

20221116000424830
11/16/2022 01:26:02 PM
DEEDS 1/3

Send Tax Notice to:

Fountainhead Capital LLC
4048 Eagle Ridge Ct
Birmingham AL 35242

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-5184

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$207,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kyle Carden and Alisha Carden, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

Alisha Winslow Pace in Trussville, AL 35173
by Fountainhead Capital LLC (herein referred to as "Grantee"), whose mailing address is
4048 Eagle Ridge Ct Birmingham AL 35242
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **152 Camden Lake Drive, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

Alisha Dixon is one and the same person as Alisha Carden.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of November,
2022.

Kyle Carden
Kyle Carden
Alisha Carden
Alisha Carden

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kyle Carden and Alisha Carden whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of November, 2022.

Notary Public
My Commission Expires:

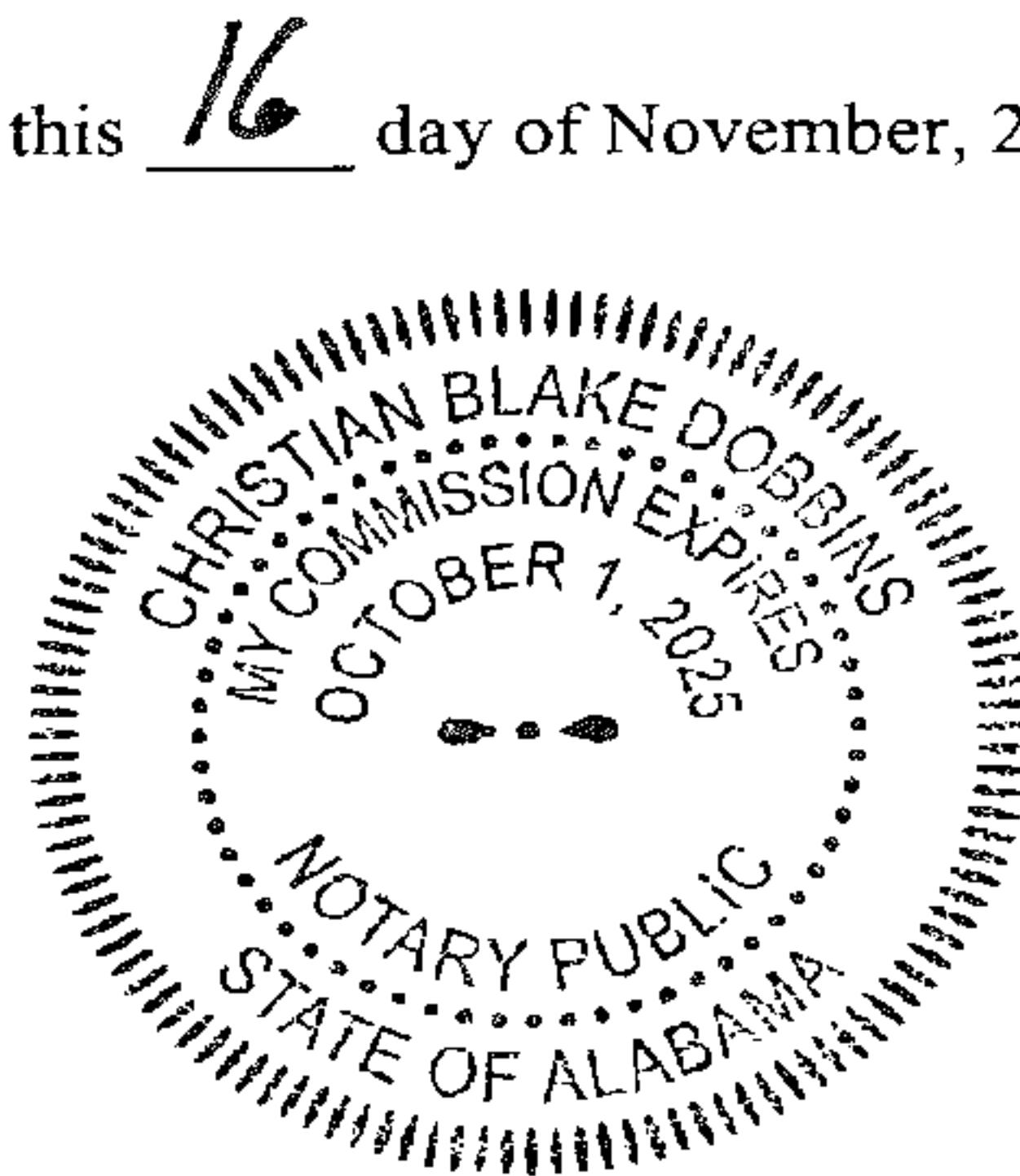


EXHIBIT A

Property 1:
Lot 25, according to the Survey of Camden Cove Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 01:26:02 PM
\$236.50 JOANN
20221116000424830**

Allie S. Boyd