

This Instrument Prepared By: \$ 380,000.00 (Purchase Price)



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2022163

STATE OF ALABAMA §
 §
SHELBY COUNTY § WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED EIGHTY THOUSAND DOLLARS AND NO/100 (\$380,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **VICTORIA REDDING and ROBYN REDDING, a married couple**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto PIERRE ANDRE FONTAINE ROBERTA A. FONTAINE, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

- 1. Taxes for current and subsequent years.
- 2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
- 3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
- 4. Restrictive covenants contained in instrument(s) recorded in Instrument No. 1999-324671.
- 5. Easement granted Alabama Power Company by instrument recorded in Deed Book 236, Page 825, Deed Book 139, Page 127, Deed Book 133, Page 210, Deed Book 126, Page 191, Deed Book 126, Page 192, Deed Book 126, Page 323 and Deed Book 124, Page 519.
- 6. Reservation of oil, gas and minerals contained in instrument recorded in Volume 53, Page 262.

7. Terms, conditions, obligations, rules, regulations and by-laws of The Arbores of Forest Parks Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20050113000022240.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they might own to the Grantee/s herein.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 15th day of May, 2023.


VICTORIA REDDING


ROBYN REDDING

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **VICTORIA REDDING, spouse of Robyn Redding**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of MAY, 2023.
(AFFIX NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: April 16, 2025

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **ROBYN REDDING, spouse of Victoria Redding**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of MAY, 2023.
(AFFIX NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: April 16, 2025

PROPERTY ADDRESS:

217 Arbor Court
Sterrett, AL 35147

GRANTEE'S ADDRESS:

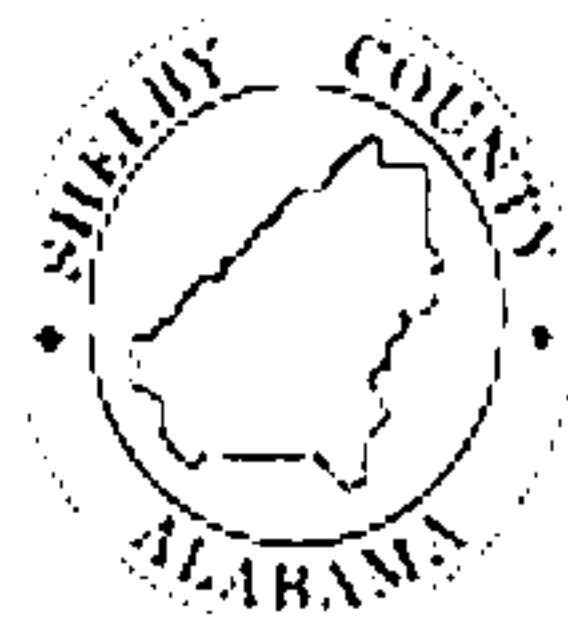
GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE AS OF: Dec. 22, 2023

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

EXHIBIT A

**LOT 1017, ACCORDING TO THE SURVEY OF THE ARBORES OF FOREST PARKS, AS
RECORDED IN MAP BOOK 25, PAGE 146, 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
 01/03/2024 08:37:33 AM
 \$414.00 JOANN
 20240103000000250

Allen S. Beryl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Victoria Redding Robyn Redding	Grantee's Name	Pierre Andre Fontaine Roberta A. Fontaine
Mailing Address	600 Hwy 169 South #500 Minneapolis, MN 55426	Mailing Address	217 Arbor Court Sterrett, AL 35147
Property Address	217 Arbor Court Sterrett, AL 35147	Date of Sale	22nd day of December, 2023
		Total Purchase Price	\$380,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-22-23

Unattested

[Signature]
 (verified by)

Print Pierre Andre Fontaine

Sign

[Signature]