

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Amanda Marie Smith**  
162 Creekstone Trail  
Calera, AL 35040

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$219,900.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Fountainhead Capital LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Amanda Marie Smith** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 213, according to the Map and Survey of Final Plat Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Fountainhead Capital LLC is one and the same as Fountainhead Capital, LLC, the grantee in deed recorded in Inst. No. 2022120000437860.

Property Address: **162 Creekstone Trail Calera, AL 35040**


**\$145,000.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **22nd day of May, 2024.**

**Fountainhead Capital LLC**

  
\_\_\_\_\_  
**By: Mark Walker**  
**Its Managing Member**

STATE OF ALABAMA    )  
  :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mark Walker** whose name as **Managing Member of Fountainhead Capital LLC**, 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 the Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **22nd day of May, 2024.**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **02/21/28**

**ALAN CROCKER KEITH**  
Notary Public, Alabama State at Large  
My Commission Expires Feb. 21, 2028

**Real Estate Sales Validation Form**

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

Grantor's Name Fountainhead Capital LLC  
Mailing Address 320 Battle Street West  
Talladega, AL 35160

Grantee's Name Amanda Marie Smith  
Mailing Address 162 Creekstone Trail  
Calera, AL 35040

Property Address 162 Creekstone Trail  
Calera, AL 35040

Date of Sale May 22, 2024  
Total Purchase Price \$219,900.00  
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)

Bill of Sale  
 Sales Contract

Appraisal  
 Other: \_\_\_\_\_

Closing Statement



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/22/2024 01:06:27 PM  
\$103.00 PAYGE  
20240522000151960

*Alan S. Byrd*

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

**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 5-22-2024 Print Alan C. Keith

Unattested

(verified by)

Sign Alan C. Keith  
(Grantor/Grantee/ Owner/ Agent) circle one