

SEND TAX NOTICE TO:

Amari Simmons and Todd Simmons
144 Rocky Ridge Drive
Helena, AL 35080

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-37

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (\$228,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Fountainhead Capital LLC, an Alabama Limited Liability Company**, whose address is 4048 Eagle Ridge Court, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Amari Simmons and Todd Simmons**, whose address is 4128 5th Avenue South, Unit G, Birmingham, AL 35222, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Amari Simmons and Todd Simmons, as tenants in common**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 12, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.

**FOR INFORMATIONAL PURPOSES ONLY:
Address is 144 Rocky Ridge Drive, Helena, AL 35080.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$223,870.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Fountainhead Capital LLC, an Alabama Limited Liability Company, by Mark Walker, as Sole Member & Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 19th day of February, 2025.

Fountainhead Capital LLC, an Alabama Limited Liability Company

By: _____

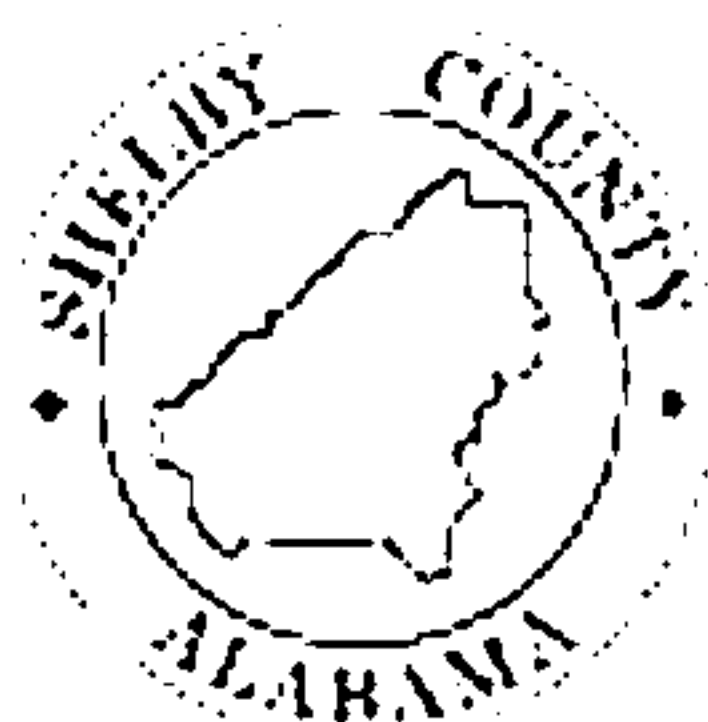
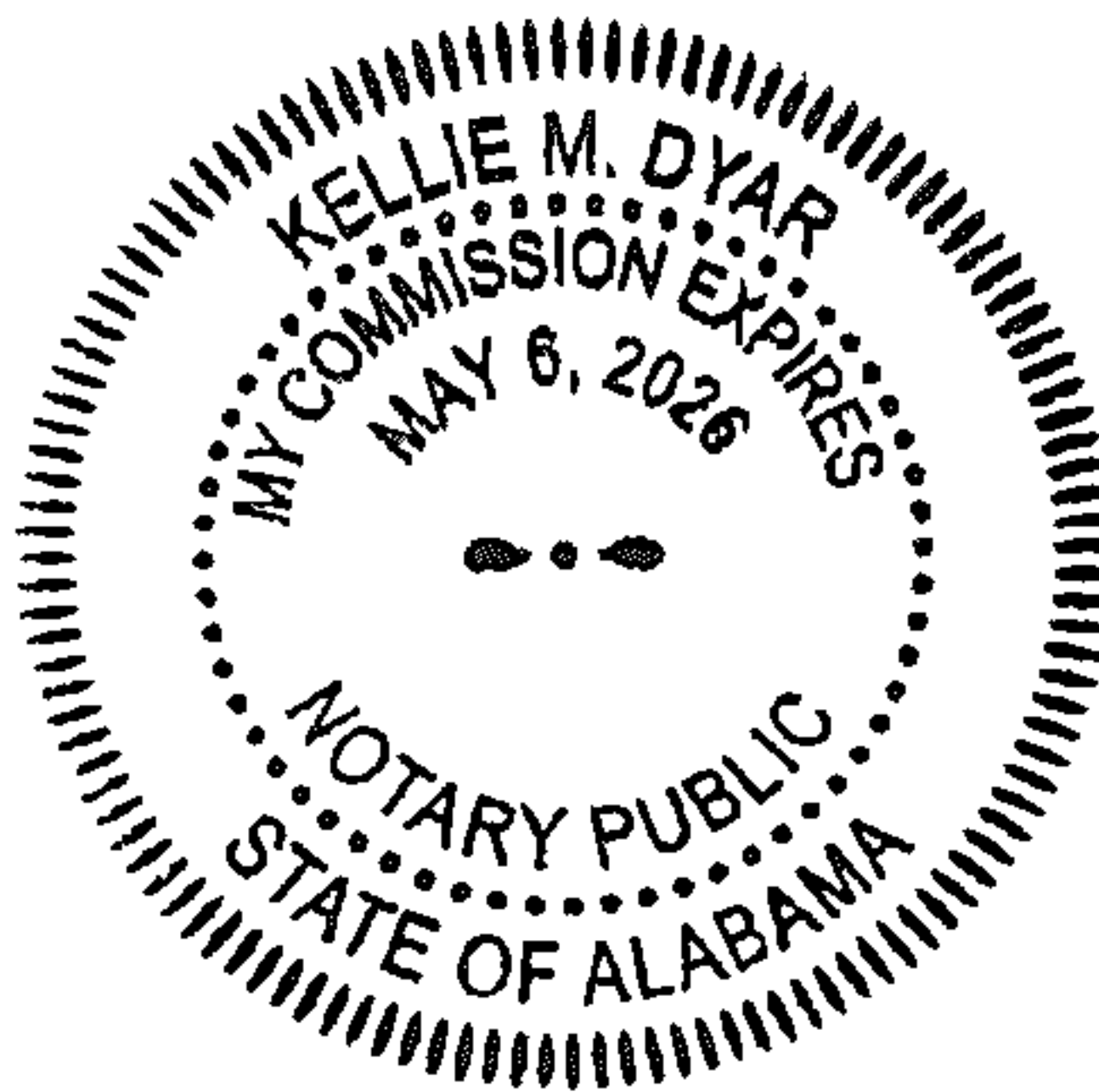
Mark Walker, Sole Member & Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mark Walker, whose name as Sole Member & Manager of Fountainhead Capital LLC, an Alabama Limited Liability Company, 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 conveyance, he/she/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 19th day of February, 2025.

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2025 08:13:52 AM
\$29.50 JOANN
20250221000050860

Allen S. Bayl