

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Renea Ponder
116 Frances Lane
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Two Hundred Thirty-One Thousand and no/100 Dollars** (\$231,000.00), and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **FOUNTAINHEAD CAPITAL LLC**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Renea Ponder**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby, Alabama to-wit:

Lot 6, according to a Resurvey of Village Parrish, as recorded in Map Book 24, Page 74, in the Probate Office of Shelby County, Alabama.

\$226,816.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

\$9,240.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Effective date of deed is 4/30/2025.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, the said **FOUNTAINHEAD CAPITAL LLC**, by Mark Walker, its Member, who is authorized to execute this conveyance, has hereto set its signature and seal this the 24 day of April, 2025.

FOUNTAINHEAD CAPITAL LLC

By:

~~Mark Walker, its Member~~

STATE OF ALABAMA

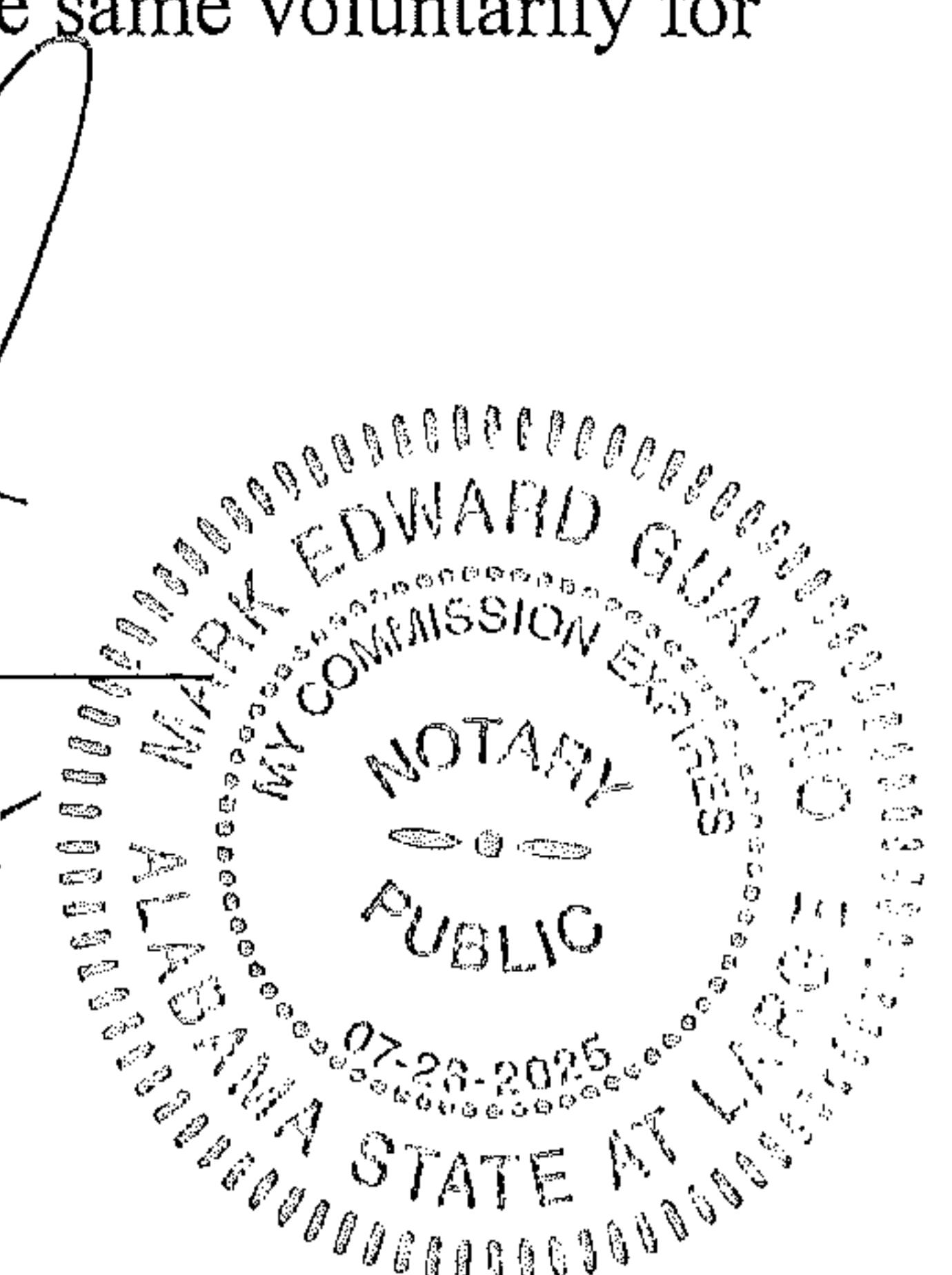
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Walker, whose name as 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 conveyance, he, as such officers and with full authority, executed the same voluntarily for and as the act of said FOUNTAINHEAD CAPITAL LLC.

Given under my hand and official seal this 29th day of April, 2025.

Notary Public

My commission expir



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 | Grantee's Name | Renea Ponder |
| Mailing Address | <u>4048 E EAGLE RIDGE CT.</u> <u>, AL BIRMINGHAM, AL</u> | Mailing Address | <u>PROPERTY ADDRESS</u> <u>, AL</u> |
| Property Address | 116 Frances Lane Helena, AL 35080 | Date of Sale | April 30, 2025 |
| | 35272 | Total Purchase Price | \$231,000.00 |
| | | 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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input 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 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.

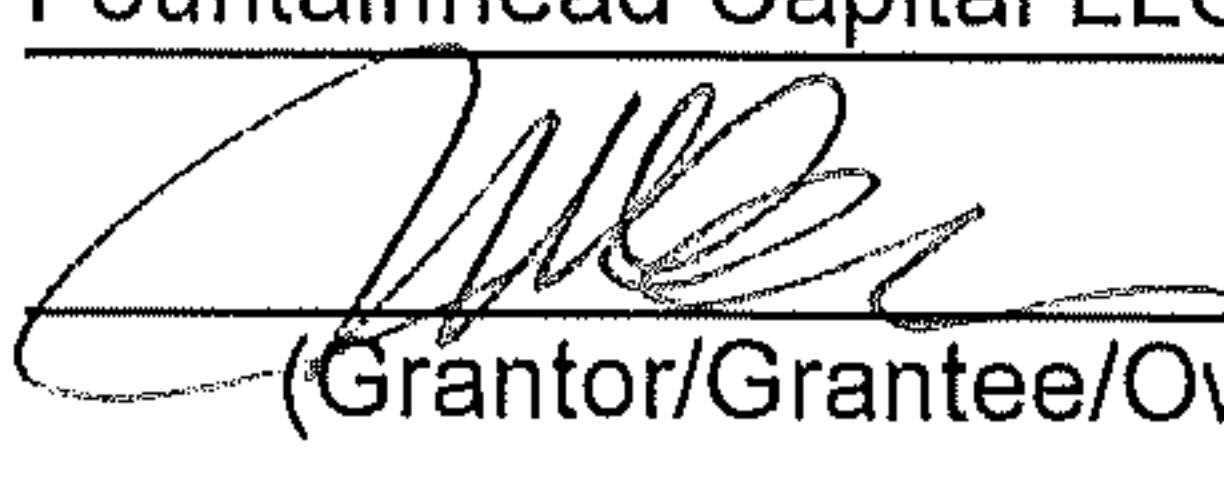
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 April , 2025

Print Fountainhead Capital LLC

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

05/01/2025 08:00:19 AM

\$29.00 PAYGE

20250501000129190

Form RT-1

Allen S. Boyd

