

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-07-5388
Documentary Evidence: Sales Contract

Send Tax Notice To:
Jenny A. Weems
912 McAllister Drive
Calera, AL 35040

(Grantees' Mailing Address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Merchant Development, Inc.**, a corporation, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Jenny A. Weems**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

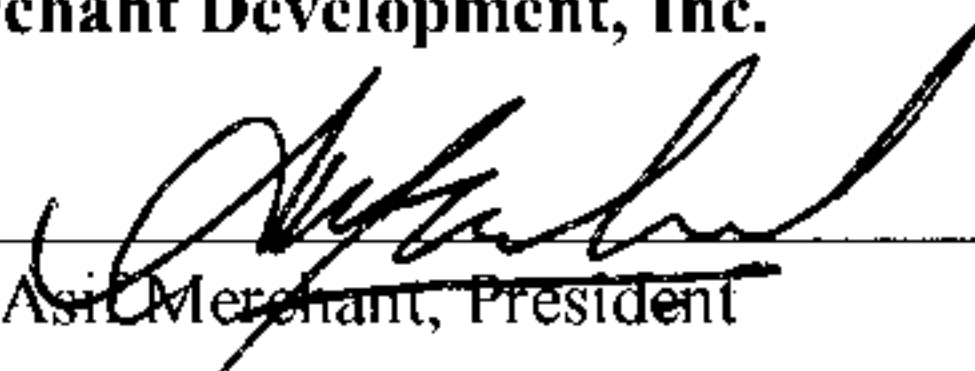
Lot 258, according to the Survey of Savannah Pointe, Sector II, Phase I, as recorded in Map Book 25, page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$147,283.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

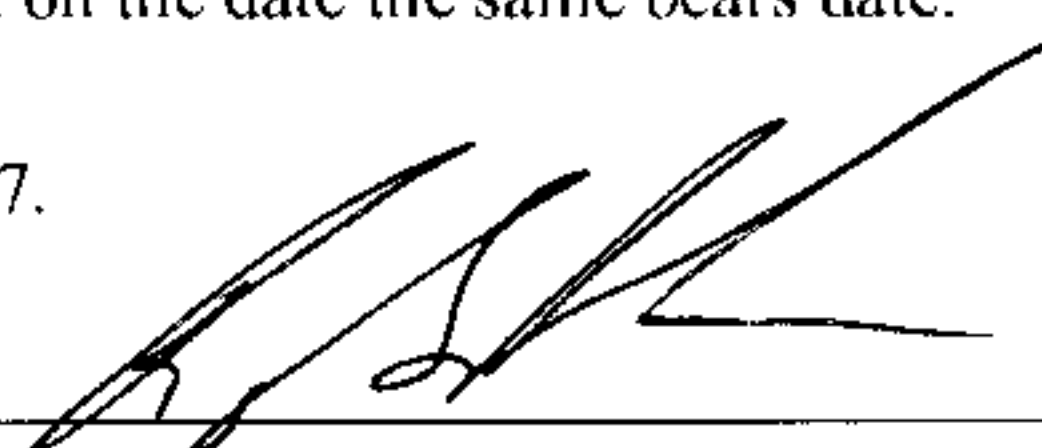
IN WITNESS WHEREOF, the said Asif Merchant, whose name as President of Merchant Development, Inc., has set his hand and seal, this 14th day of August, 2017.

Merchant Development, Inc.
By:  (Seal)
Asif Merchant, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Asif Merchante, whose name as President of **Merchant Development, Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation on the date the same bears date.

Given under my hand and official seal, this 14th day of August, 2017.


Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantors' Mailing Address:
519 Brenton Court
Auburn, Alabama 36830


20170816000297440 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
08/16/2017 03:24:58 PM FILED/CERT

Shelby County, AL 08/16/2017
State of Alabama
Deed Tax:\$3.00

