

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1149**

SEND TAX NOTICE TO:

**Jacob Mayhall and Candice Jo Richards
116 Summerchase Parkway
Calera, AL 35040**

**20190628000232010
06/28/2019 01:11:07 PM
DEEDS 1/2**

[Space Above This Line for Recording Data]

**WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred and Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Merchant Development, Inc. an Alabama Corporation,** whose mailing address is: 2195 Brenton Lane Auburn AL-36830 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jacob Mayhall and Candice Jo Richards**, whose mailing address **116 Summerchase Parkway, Calera, AL 35040** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion herein referred to as grantees, the following described real estate, situated in **Shelby County**, Alabama, having a property address of **116 Summerchase Parkway, Calera, AL 35040** to wit:

Lot 5, according to the Survey of Summerchase Phase I, as recorded in Map Book 23, Page 7, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$150,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. Grantor does for itself its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the

same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of June, 2019.

Merchant Development, Inc.

By [Signature]
Its president

STATE OF ALABAMA,

JEFFERSON COUNTY

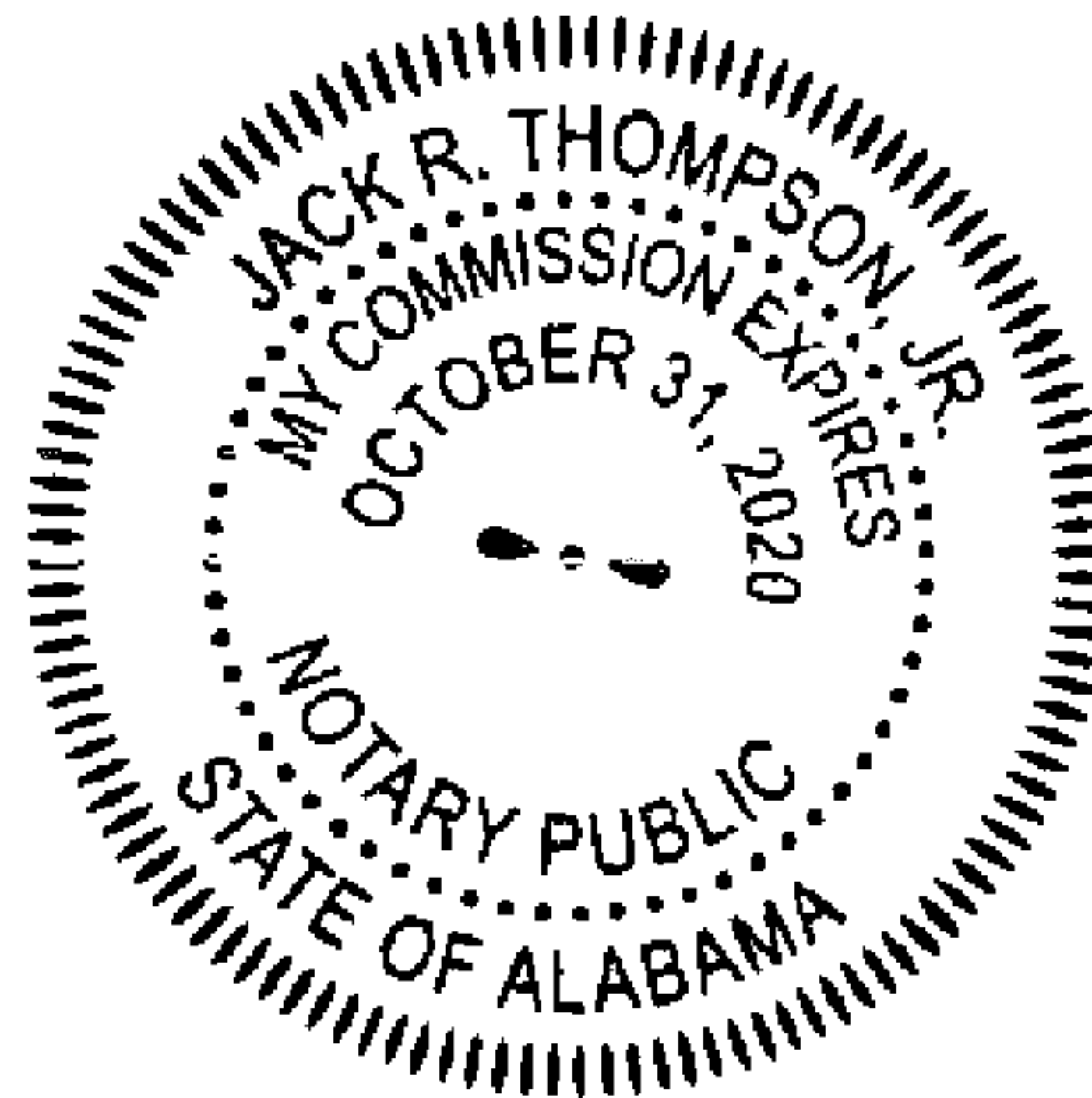
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Steve Merchant** whose name as President and Sole Shareholder of Merchant Development, Inc and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such President executed the same voluntarily and with full authority.

June WITNESS my hand and official seal in the county and state aforesaid this the 27 day of June, 2019

My Commission Expires: 10/31/2020

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2019 01:11:07 PM
\$19.00 CHERRY
20190628000232010

Alvin S. Beyle