

Send tax notice to:
Landry Nathaniel Key and Jimeshia Key
268 Warwick Lane
Alabaster, AL 35007
BLD1900331

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20200205000047220
02/05/2020 08:07:03 AM
DEEDS 1/2

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars (\$182,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Merchant Development, Inc.**, whose mailing address is 1324 Berwick Dr., Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Landry Nathaniel Key and Jimeshia Key** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 205, according to the Survey of Amended Map, Phase II, of Weatherly Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

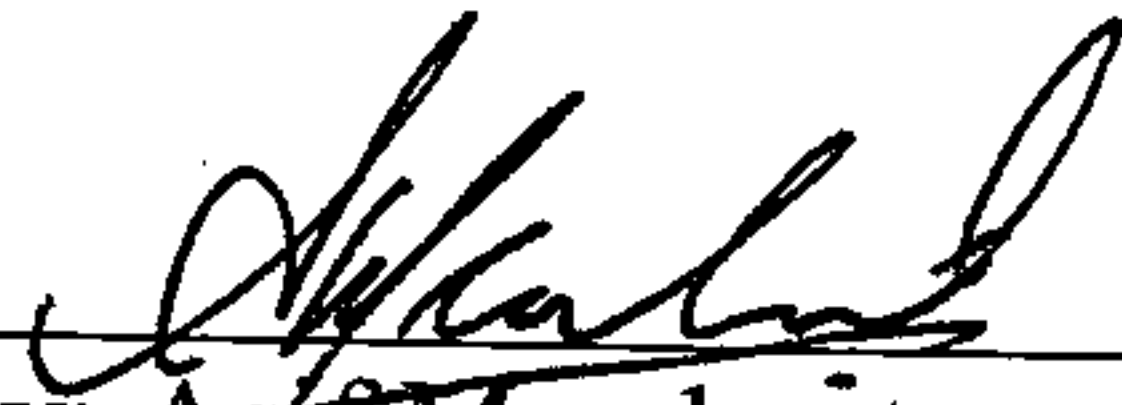
\$173,375.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, Merchant Development, Inc., by Asif Merchant, its Director, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 3rd day of February, 2020.

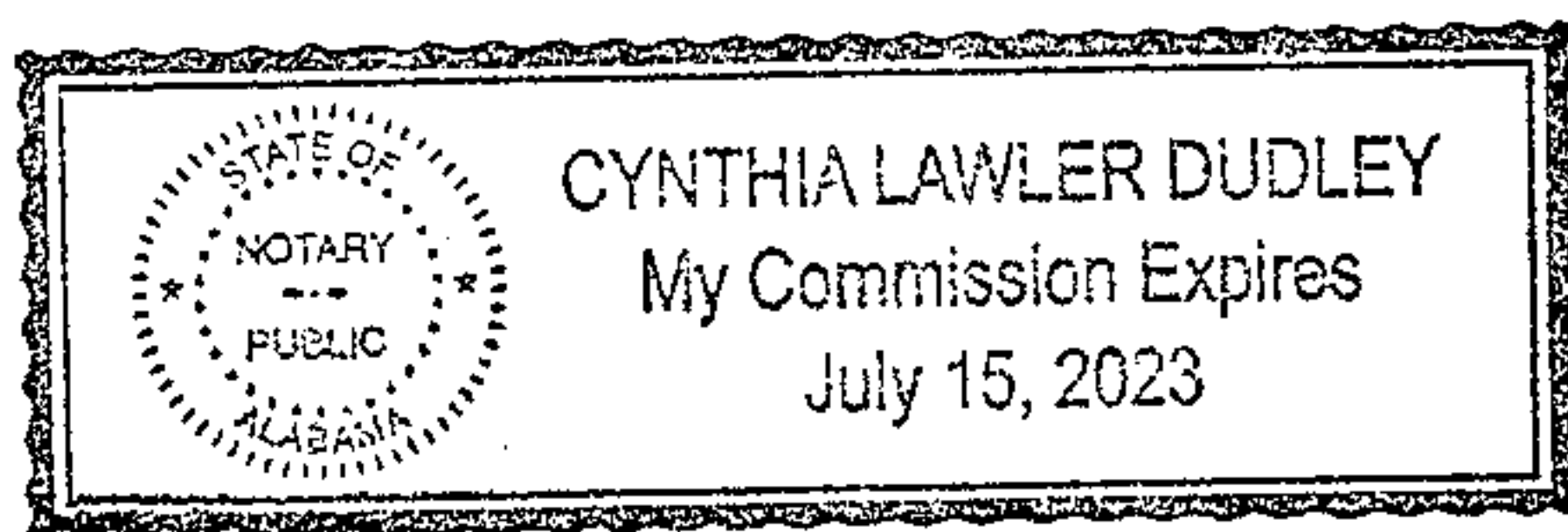
Merchant Development, Inc.


By: Asif Merchant
Its: Director

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3rd day of February, 2020.




Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2020 08:07:03 AM
\$34.50 CHERRY
20200205000047220

