

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0501

Send Tax Notice To: Keyondra R. Willis
1139 Caribbean Cir.
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Merchant Development Inc., an Alabama Corporation**, whose mailing address is:

2195 Brenton Lane, Auburn, AL 36830

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Keyondra R. Willis, whose mailing address is 3466 Jeather Lane, Birmingham, AL 35216** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1139 Caribbean Cir., Alabaster, AL 35007**; to wit;

Lot 13, Block 1, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72 in the Probate Office of Shelby County, Alabama.

\$255,290.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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.

IN WITNESS WHEREOF, the said Grantor, by its President, Asif Merchant, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of May, 2021.

MERCHANT DEVELOPMENT INC.

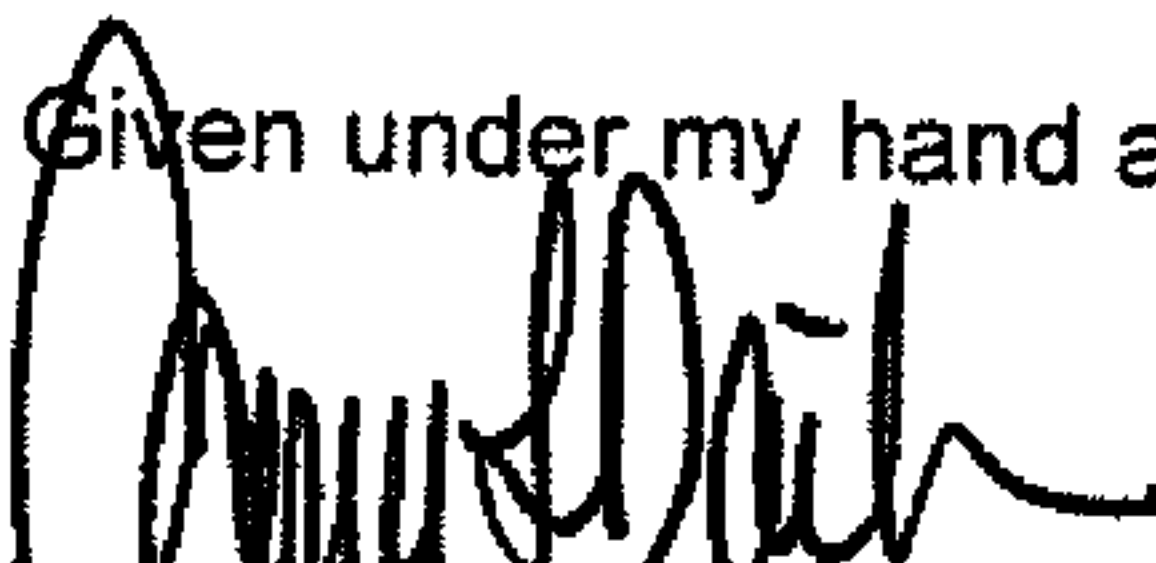

Asif Merchant
President

State of Alabama

County of Shelby

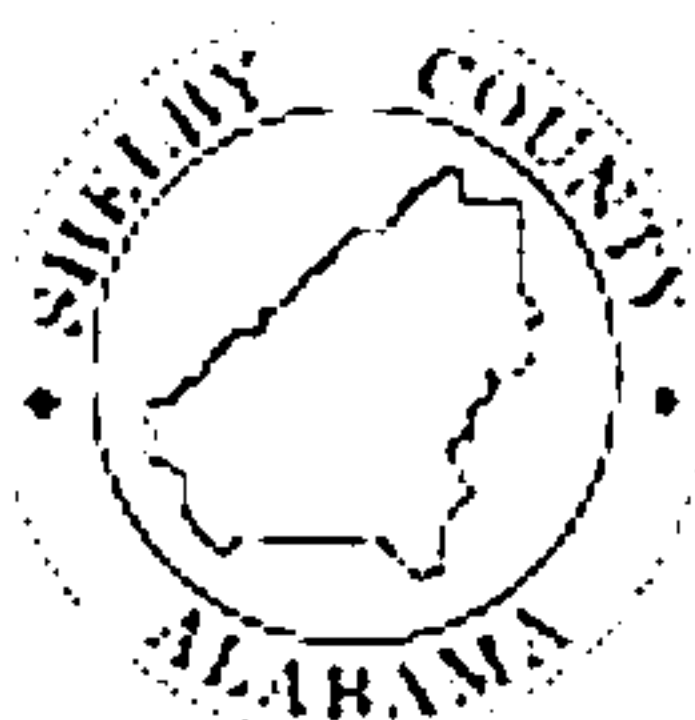
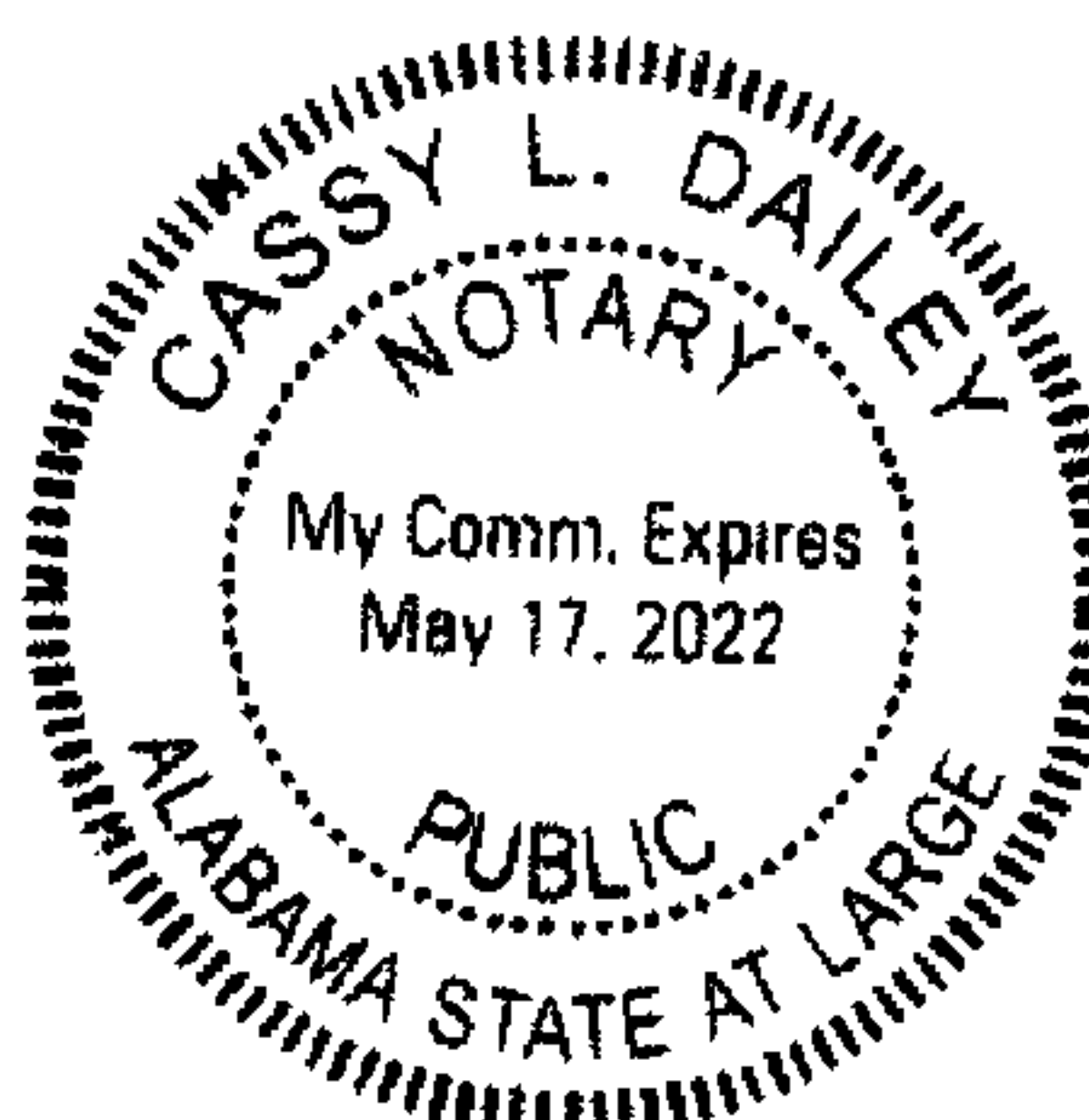
I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Asif Merchant, President of Merchant Development Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of May, 2021.



Notary Public, State of Alabama

Cassy L. Dailey
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 09:58:04 AM
\$27.00 JOANN
20210603000271390

Allen S. Bayl