

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Merchant Development, Inc.
1324 Berwick Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

67% Shelby County - 33% Lee County

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Asif S. Merchant and wife, Ambreen Merchant, and American Investment Enterprises, LLC** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Merchant Development, Inc.** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Lee (Parcel 1) and Jefferson (Parcels 2 and 3)**, State of Alabama, to-wit:

Parcel 1: 3928 Eagle Ridge Lane, Opelika, AL 36801

Lot 15, of Eagle Ridge Subdivision, according to and as shown by the Corrective Plat of said Subdivision of recorded in Town Plat Book 30, at Page 173, in the Office of the Judge of Probate of Lee County, Alabama.

Parcel 2: 837 Narrows Point Drive, Birmingham, AL 35242

Lot 46, according to the Final Record Plat of Narrows Point, as recorded in map Book 26, Pages 81 A & B in Probate Office of Shelby County, Alabama.

Parcel 3: 1324 Berwick Drive, Birmingham, AL 35242

Lot 62, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$870,000.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

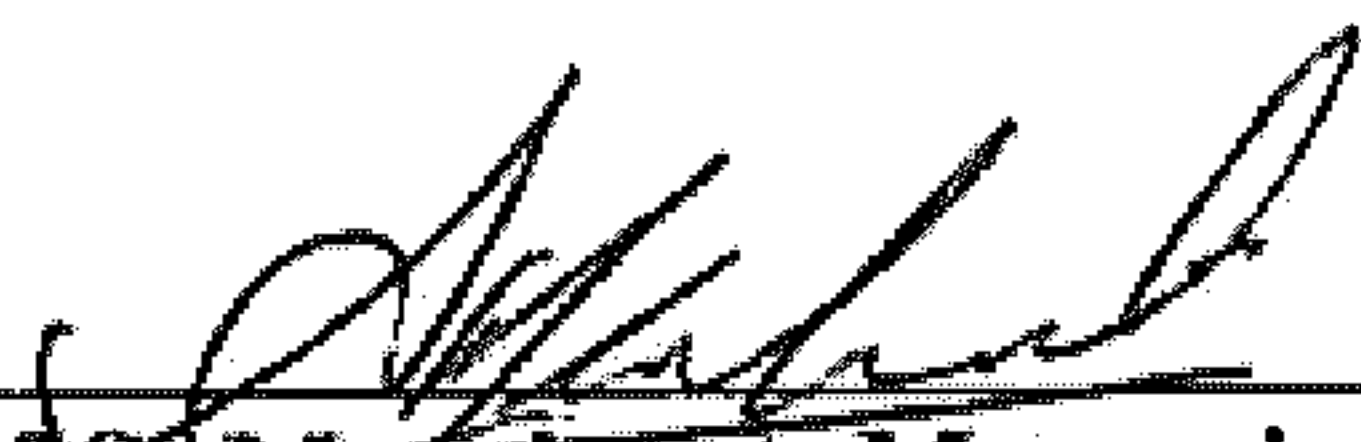
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **October 19, 2022.**



Asif S. Merchant




Ambreen Merchant



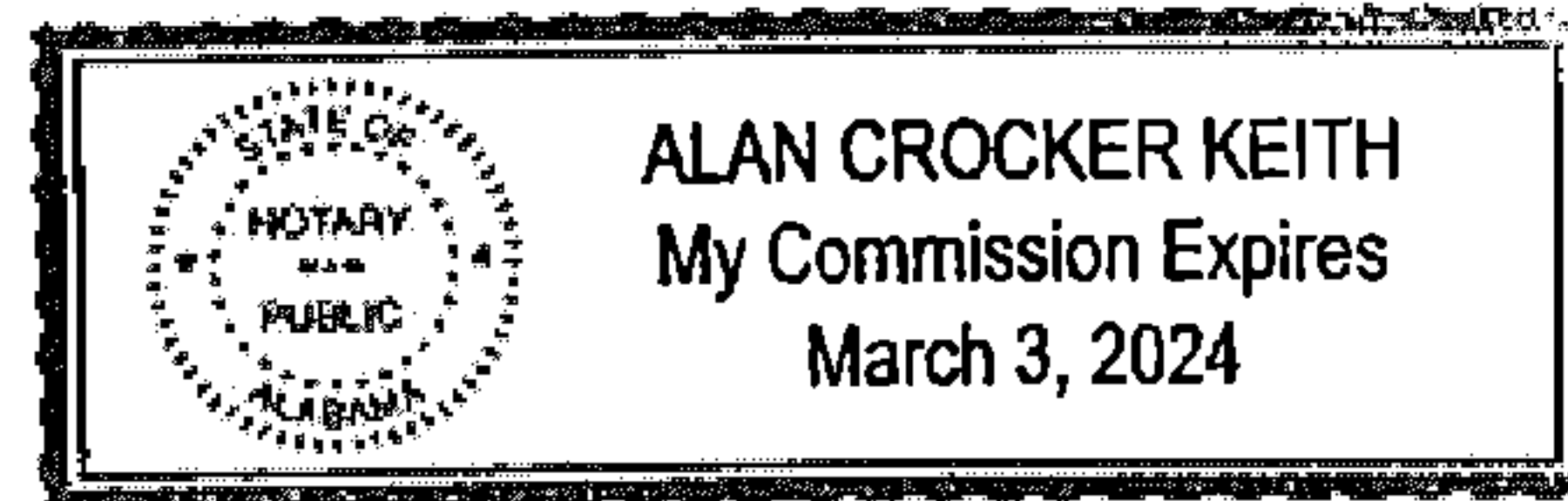
**Asif S. Merchant, Managing Member
American Investment Enterprises, LLC**

STATE OF ALABAMA :)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Asif S. Merchant and Ambreen Merchant**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **October 19, 2022.**




NOTARY PUBLIC
My Commission Expires: **03/03/2024**

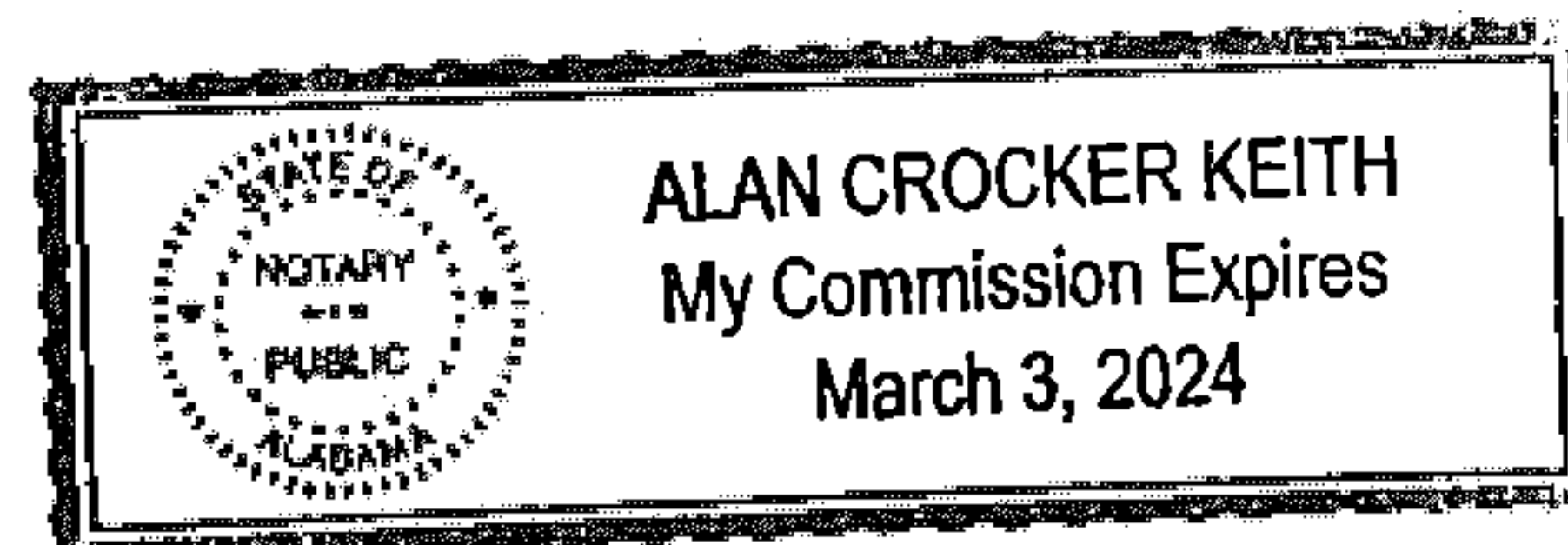


STATE OF ALABAMA :)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Asif S. Merchant**, whose name as Managing Member of American Investment Enterprises, 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 Instrument, he, as such Officer and with full authority, signed his name voluntarily on the day the same bears date, for and as the act of said company.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **October 19, 2022.**



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Asif S. Merchant and Ambreen Merchant
Mailing Address 1324 Berwick Drive
Birmingham, AL 35242

Grantee's Name Merchant Development, Inc.
Mailing Address 1324 Berwick Drive
Birmingham, AL 35242

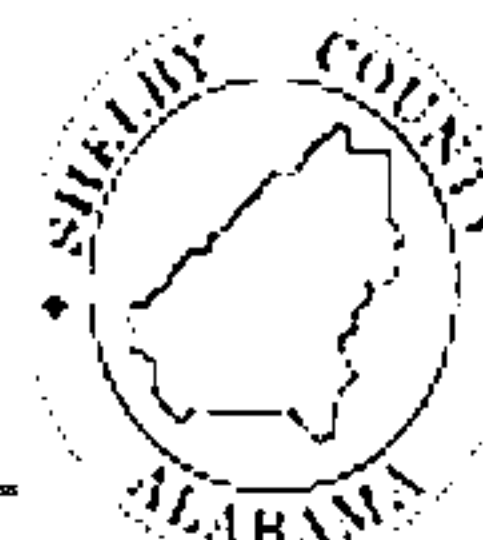
Property Address 3928 Eagle Ridge Lane
Opelika, AL 36801, 837 Narrows Point
Drive, Birmingham, AL 35242, 1324
Berwick Drive Birmingham, AL 35242

Date of Sale October 19, 2022
Total Purchase Price \$870,000.00
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)

Bill of Sale
Sales Contract

Appraisal
Other:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2022 08:31:28 AM
\$29.00 JOANN
20221020000395380

X Closing Statement

Alan S. Keith

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 10-19-2022 Print Alan C. Keith

Unattested (verified by)

Signature Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one