

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Merchant Development, Inc. & Brown Capital Ventures, LLC
2195 Brenton Lane
Auburn, AL 36830

GENERAL WARRANTY DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION



20230807000237110 1/3 \$313.00
Shelby Cnty Judge of Probate, AL
08/07/2023 10:59:44 AM FILED/CERT

STATE OF ALABAMA

}

COUNTY OF Shelby

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Five Hundred Dollars and NO/100 (\$500.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Merchant Development, Inc., an Alabama Corporation**, (herein referred to as Grantor), grant, sell, bargain and convey unto, **Merchant Development, Inc., an Alabama Corporation, (50% Ownership) and Brown Capital Ventures, LLC, an Alabama Limited Liability Company, (50% Ownership)** (herein referred to as Grantee whether one or more) as Tenants in Common, the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 62, according to the Final Plat of Sunset Lake, Phase 2, as recorded in Map Book 31, Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/07/2023
State of Alabama
Deed Tax: \$285.00

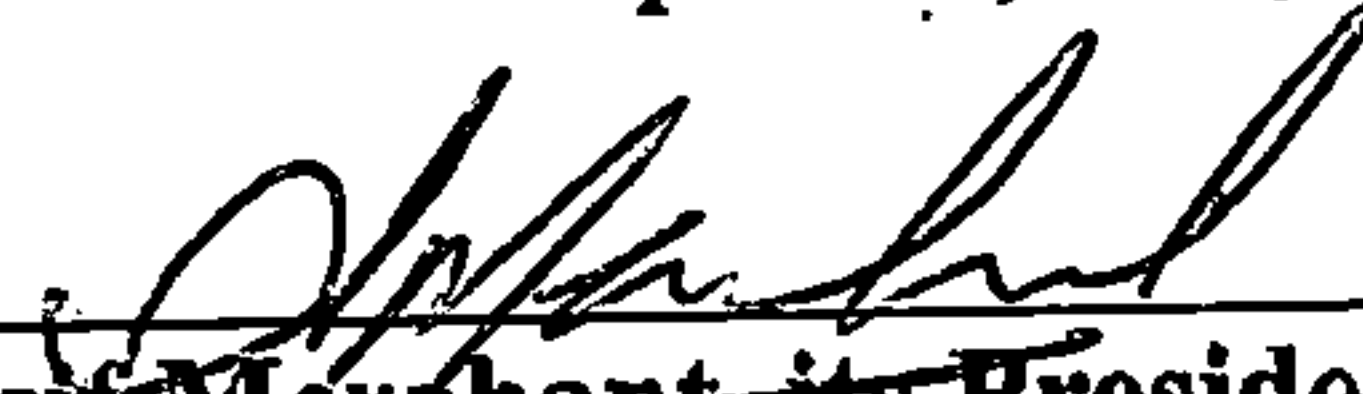


20230807000237110 2/3 \$313.00
Shelby Cnty Judge of Probate, AL
08/07/2023 10:59:44 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, this

_____ day of _____, _____.

Merchant Development, Inc., an Alabama Corporation



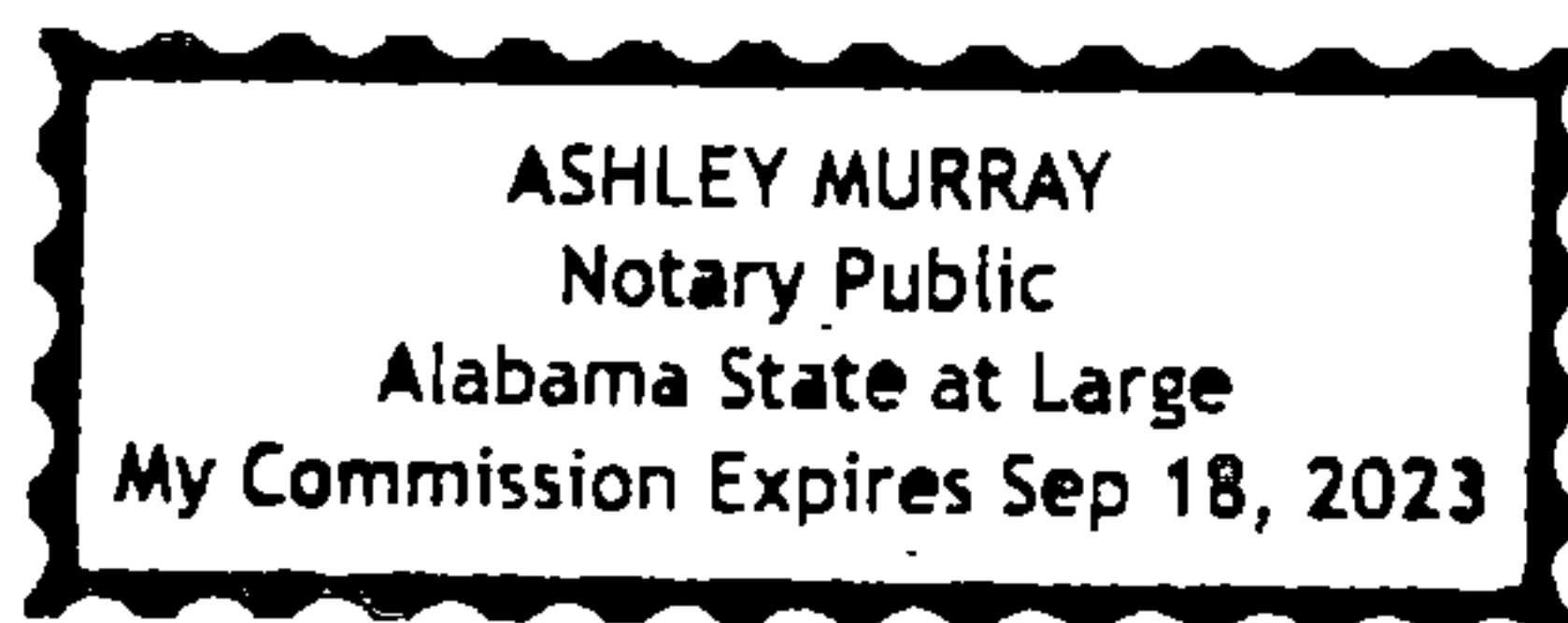
By: **Asif Merchant, its President**

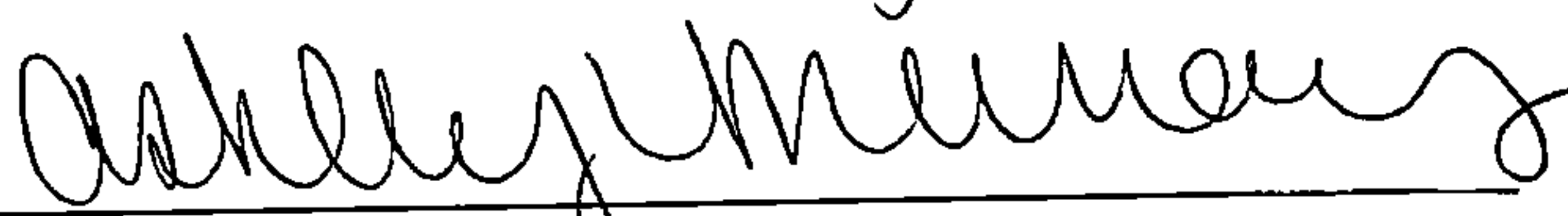
STATE OF Alabama
COUNTY OF Jefferson

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

Given under my hand and official seal this the 24th day of May, 2023.

Notary Seal





Notary Public

My commission expires:

Real Estate Sales Validation Form

20230807000237110 3/3 \$313.00
Shelby Cnty Judge of Probate, AL
08/07/2023 10:59:44 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Merchant Development Inc. Grantee's Name Merchant Development, Inc.
Mailing Address 2195 Brenton Lane Mailing Address Brown Capital Ventures LLC
Auburn, AL 36830 2195 Brenton Lane
Auburn AL 36830

Property Address 170 Sunset Lake Drive Date of Sale X 3/14/23
Chelsea, AL 35043 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 284,700.00

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
☐ Closing Statement

☐ Appraisal
☒ Other Assessor Value

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 X 8/4/23

Print ASIF MERCHANT

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1