

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

Send Tax Notice To:
Sean M. Fant and Taylor C. Fant
170 Sunset Lake
Chelsea AL 35043

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

That in consideration of the sum of FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00) and other good and valuable consideration to the undersigned grantor, Merchant Development, Inc., an Alabama Corporation, and Brown Capital Ventures, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Sean Michael Fant and Taylor Christine Fant, husband and wife (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, 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.

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

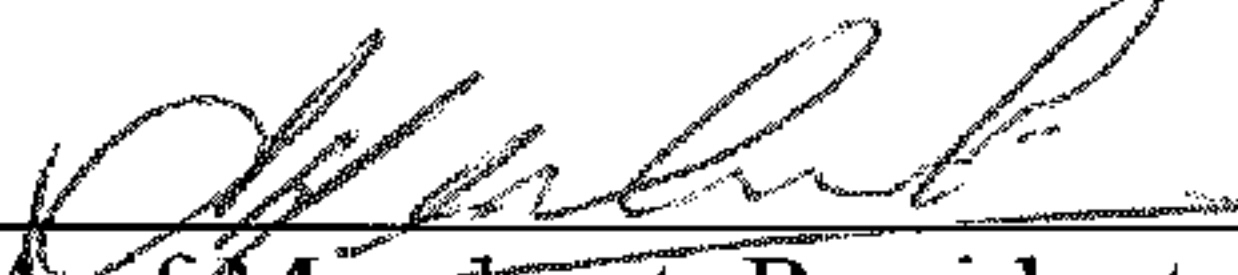
\$324,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

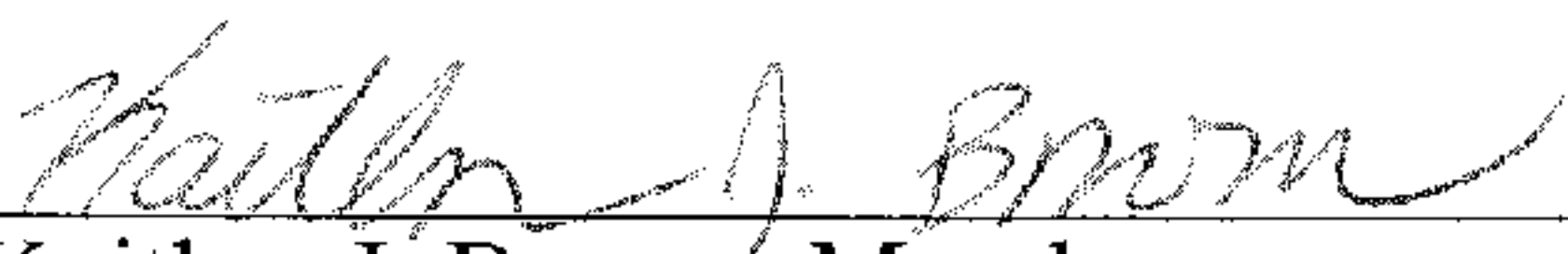
And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

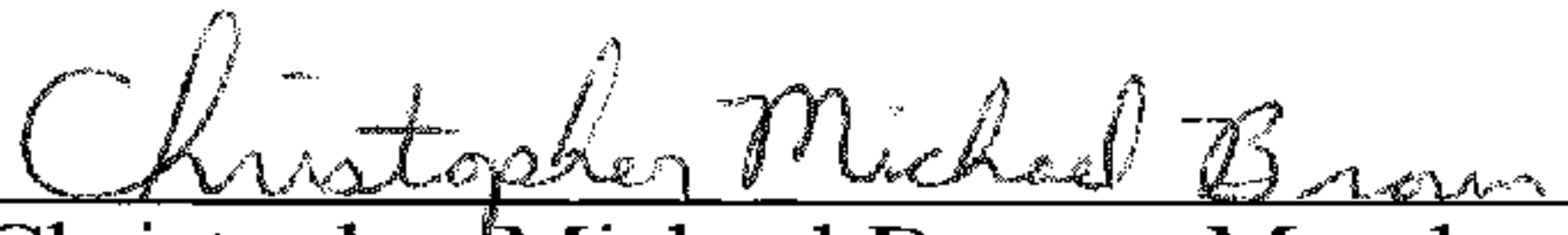
IN WITNESS WHEREOF, the said Merchant Development, Inc. and Brown Capital Ventures, LLC by its President and Members, respectively, who are authorized to execute this conveyance, have hereto set signature and seal, this the 7th day of December, 2023

Merchant Development, Inc., an Alabama Corporation

By: 
Asif Merchant, President

Brown Capital Ventures, LLC, an Alabama Limited Liability Company

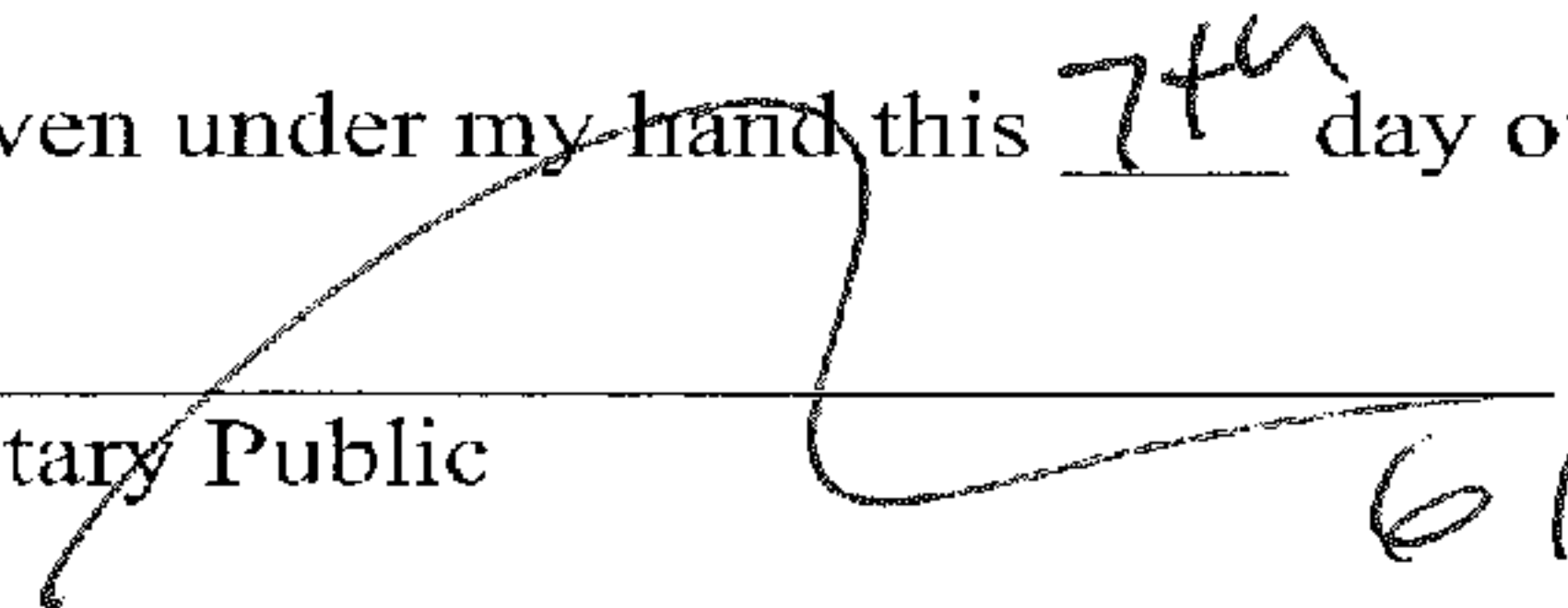
By: 
Kaitlyn J. Brown, Member

By: 
Christopher Michael Brown, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County in said State, hereby certify that Asif Merchant, whose name as President of Merchant Development, Inc., an Alabama Corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 7th day of December, 2023.

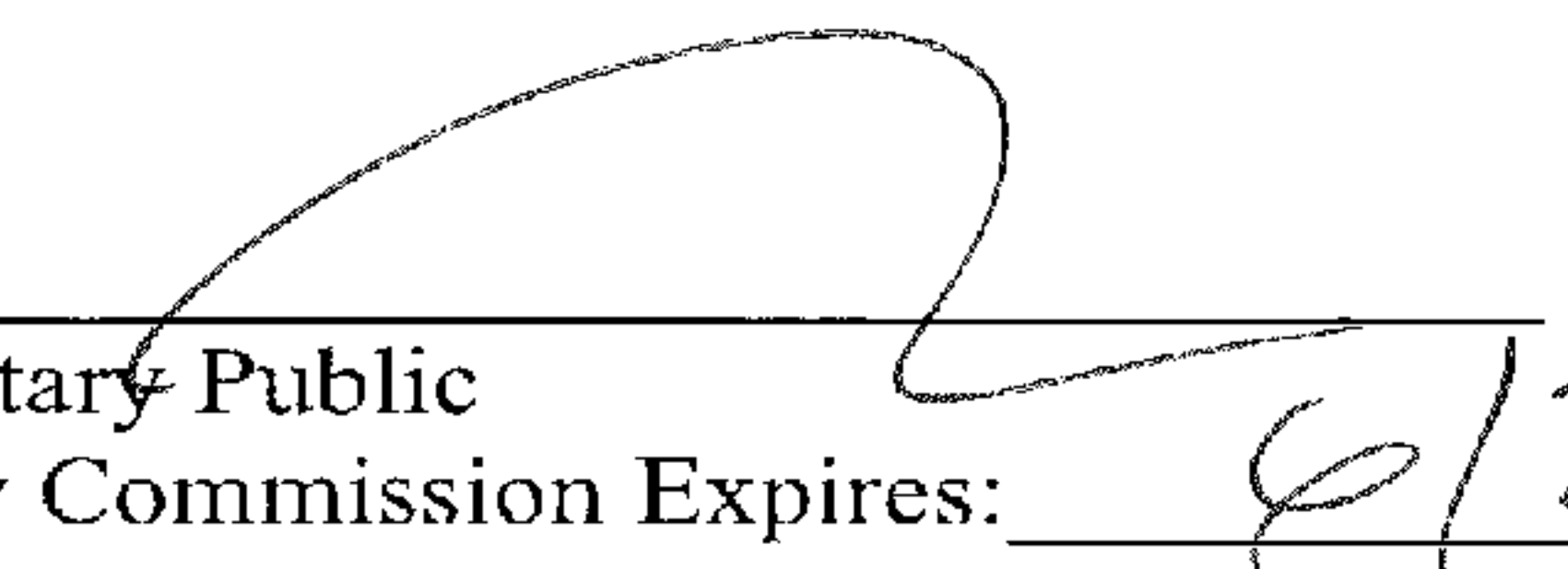

Notary Public

6122125

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Kaitlyn J. Brown and Christopher Michael Brown, whose names as Members of Brown Capital Ventures, LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such members and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 7th day of December, 2023.


Notary Public

My Commission Expires: 8/22/25



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/08/2023 03:33:40 PM
 \$433.00 BRITTANI
 20231208000355040

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Merchant Development, Inc. and Brown
Capital Ventures, LLC
 Mailing Address 1324 Berwick Drive
Birmingham, AL 35242

Grantee's Name Sean Michael Fant and Taylor Christine
Fant
 Mailing Address 170 Sunset Lake Drive
Chelsea, AL 35043

Property Address 170 Sunset Lake Drive
Chelsea, AL 35043

Date of Sale December 8, 2023
 Total Purchase Price \$405,000.00
 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:

✓ Closing Statement

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 12-8-2023

Print Lynda Howard

 Unattested

Sign

Lynda Howard