

Send tax notice to:
Diana I Carlisle
837 Narrows Point Drive
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025124

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) 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 Drive, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by **Diana I Carlisle** whose property address is: **837 Narrows Point Drive, Birmingham, AL, 35242** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

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

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating hereto, whether or not appearing in the Public.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 26, Page 81 A & B.
4. Subject to The Narrows Residential Declaration of Covenants, Conditions and Restrictions dated March 27, 2000 has heretofore been duly executed and recorded as Instrument #2000-09755 in the Probate Office of Shelby County, Alabama, and has been amended by the First Amendment thereto dated May 24, 2000 and recorded as Instrument #2000-17136 in said Probate Office, and further amended by the Second Amendment thereto dated October 16, 2000 and recorded as Instrument #2000-36696 in said Probate Office, and further amended by the Third Amendment thereto dated August 29, 2001 and recorded as Instrument #2001-38328 in said Probate Office, and further amended by the Fourth Amendment thereto dated August 27, 2002 and recorded as Instrument #20020905000424180 in said Probate Office, and further amended by the Fifth Amendment thereto dated October 1, 2002 and recorded as Instrument #20021017000508250 in said Probate Office, and further amended by the Sixth Amendment thereto dated July 11, 2003 and recorded as Instrument #20030716000450980 in said Probate Office, and further amended by the Seventh Amendment thereto dated August 26, 2005 and recorded as instrument #20050831000450840 in said Probate Office, and further amended by the Eighth Amendment thereto dated October 25, 2005 and recorded as Instrument #20061031000537350 in said Probate Office, and further amended by the Ninth Amendment thereto dated December 8, 2006 and recorded as Instrument #20061211000599540 in said Probate Office, and further amended by the Tenth Amendment thereto dated May 24, 2007 and recorded as Instrument

#20070607000266840, 11th amendment to the Narrows Residential Declaration of Covenants, Conditions and Restrictions filed 7/11/2008 in Instrument #20080711000280890 all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

5. A nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #2000-09755, as amended by Instruments recorded in Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 200210170000508250 and Instrument No. 20030716000450980, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
6. Subject to Assignment of Developer's Rights and Obligations for The Narrows as recorded by Instrument #2000-40514.
7. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 109, Page 70, and Deed Book 145, Page 22.
8. Easement to Alabama Gas Corporation as shown by instrument recorded in Instrument #2000-1818.
9. Restrictive Covenants and Grant of Land Easement to Alabama Power Company in Instrument #20040910000506370.
10. Sewer Service Agreement filed 11/2/2012 in Instrument #20121102000422250.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Merchant Development, Inc., by A Marchant, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30 day of April, 2025.

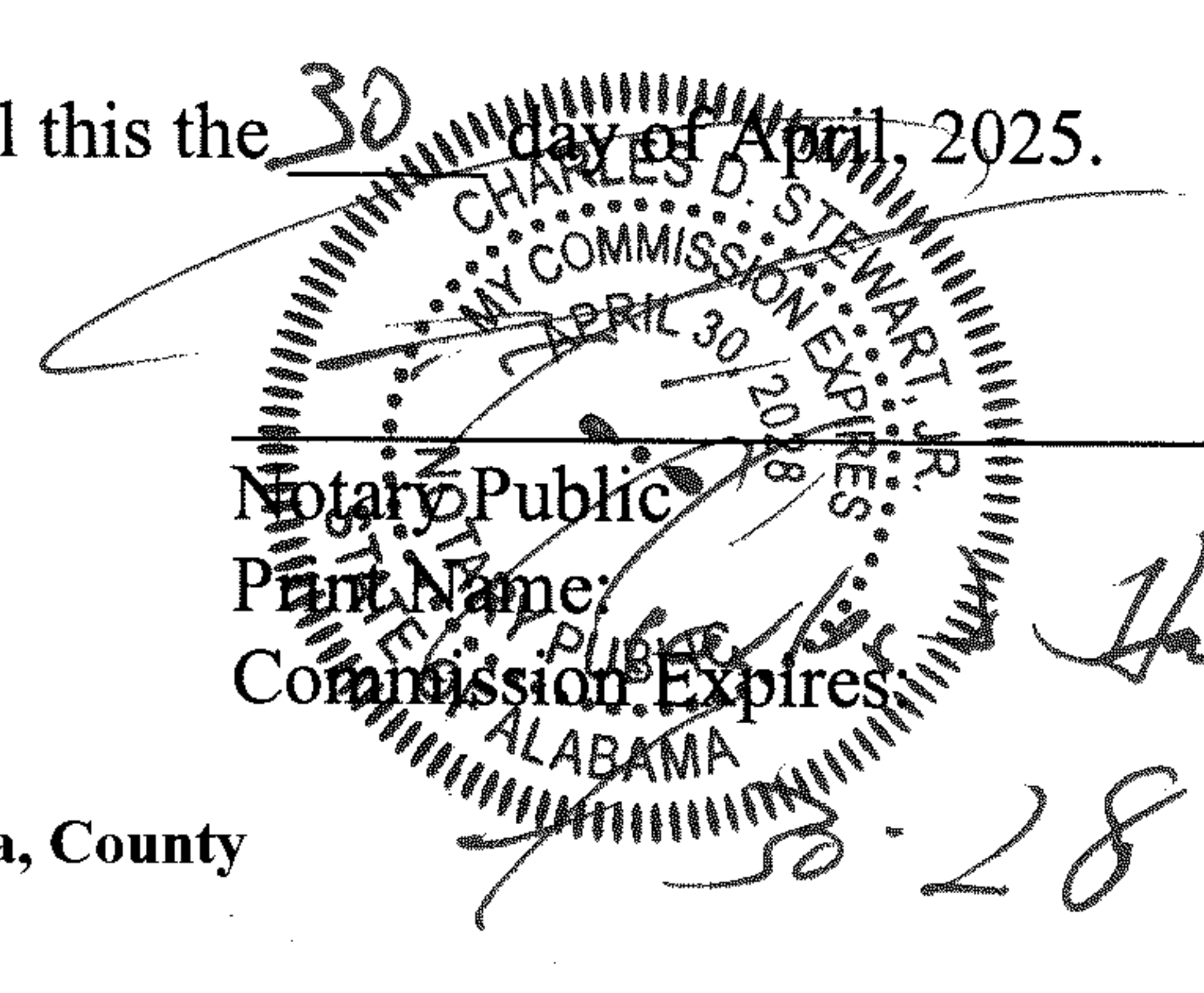
Merchant Development, Inc.


BY: Asif S Merchant, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Asif S Merchant, whose name as President 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 and with full authority, he executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 30 day of April, 2025.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 10:55:49 AM
\$375.00 JOANN
20250501000129810



Allen S. Bayl