

Send tax notice to:  
MELISSA ROSE CHASE  
4664 SANDPIPER LANE  
HOOVER, 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

2021740

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$312,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JASON W. LASSITER, AN UNMARRIED INDIVIDUAL**, whose mailing address is 238 Linwood Rd, Stetter, AL 35147 (hereinafter referred to as "Grantors") by **MELISSA ROSE CHASE** whose property address is: **4664 SANDPIPER LANE, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 63, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement to South Central Bell as recorded in Real 172 page 642 in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions recorded in Real 340 page 499 in the Probate Office.
4. Easement for Alabama Power Company and South Central Bell recorded in Real 207 page 397 in the Probate Office.
5. Easement for Alabama Power Company recorded in Real 207 page 399 in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 186 page 357 in Probate Office.
7. Vacation of Easement recorded in Instrument 1996-9807 in the Probate Office.
8. Building lines and easements as shown by recorded plat.

**\$296,875.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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.

29<sup>th</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of September, 2021.

  
\_\_\_\_\_  
JASON W. LASSITER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON W. LASSITER whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of September, 2021.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 30, 2024





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/30/2021 01:33:28 PM  
\$41.00 JOANN  
20210930000478240

*Allie S. Boyd*