

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Chase Pays Cash, LLC
7536 Arrowhead Lane
Trussville, AL 35173

WARRANTY DEED
STATE OF ALABAMA *
SHELBY COUNTY *
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Six Thousand and No/100 Dollars---(\$96,000.00) and other good and valuable consideration paid to the undersigned grantor, **Joyce L. Clark Cook fka Joyce L. Clark, a married woman**, of 1341 Hillwood Drive, Alabaster, AL 35007 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Chase Pays Cash, LLC, an Alabama limited liability company** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 18, and the N ½ of Lot 17 in Block 2, according to the Resurvey of George's Subdivision of Keystone, Sector Three, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 33.

Property Address: 1341 Hillwood Drive, Alabaster, AL 35007

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

Joyce L. Clark Cook fka Joyce L. Clark is the surviving grantee of that deed recorded in Instrument No. 2008-137810, in the Probate Office of Shelby County, Alabama, the other grantee Sharon D. Carroll, having died on or about the 9th day of March, 2020.

The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$120,000.00.

The property described herein is not the homestead of the grantor nor her spouse.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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 said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 22 day of October, 2021.


Joyce L. Clark Cook fka Joyce L. Clark

STATE OF ALABAMA
JEFFERSON COUNTY*

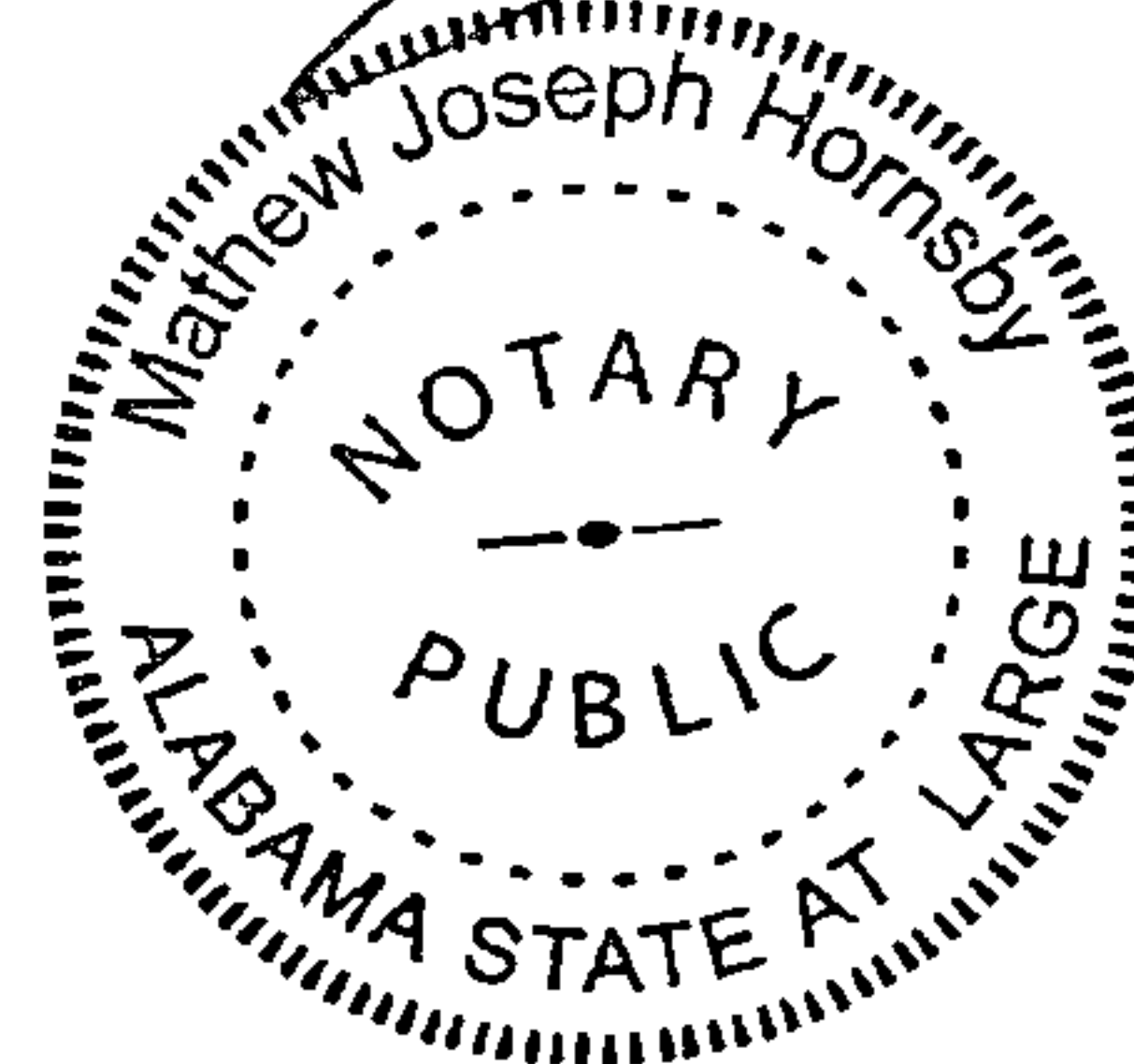
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce L. Clark Cook fka Joyce L. Clark, a married woman**, 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, she executed the same voluntarily.

Given under my hand and official seal, this 22nd day of October, 2021.

My Commission Expires: 9/17/24


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2021 08:44:45 AM
\$26.00 CHERRY
20211025000516110

