

20211202000576450  
12/02/2021 03:10:17 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Maria Belem Avalos Hernandez and Arkyell Gardner

**204 Lane Park Cir  
Maylene, AL 35114**

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
TVL2100561

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chase Pays Cash, LLC**, whose address is **204 Lane Park Cir, Maylene, AL 35114** (hereinafter "Grantor", whether one or more), by **Maria Belem Avalos Hernandez and Arkyell Gardner**, whose address is **204 Lane Park Cir, Maylene, AL 35114** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Maria Belem Avalos Hernandez and Arkyell Gardner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **204 Lane Park Cir, Maylene, AL 35114, to-wit:**

**Lot 516, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, page 133 in the Probate Office of Shelby County, Alabama.**

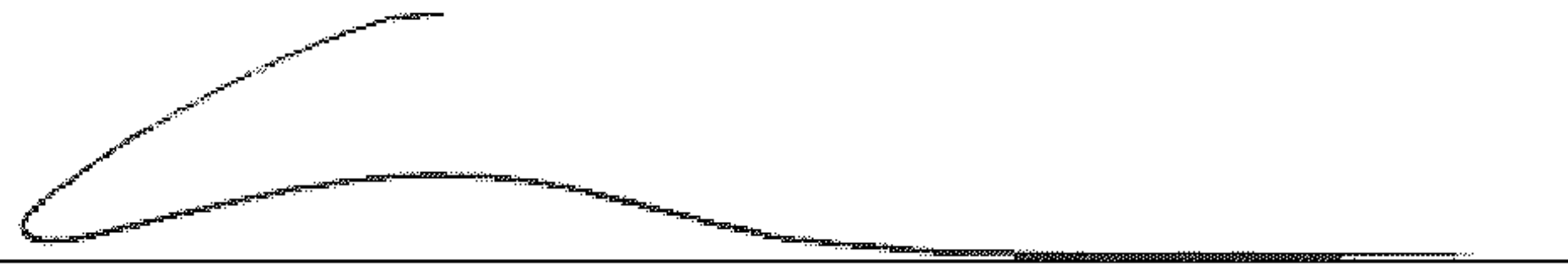
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$300,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 1st day of December, 2021.

**Chase Pays Cash, LLC**



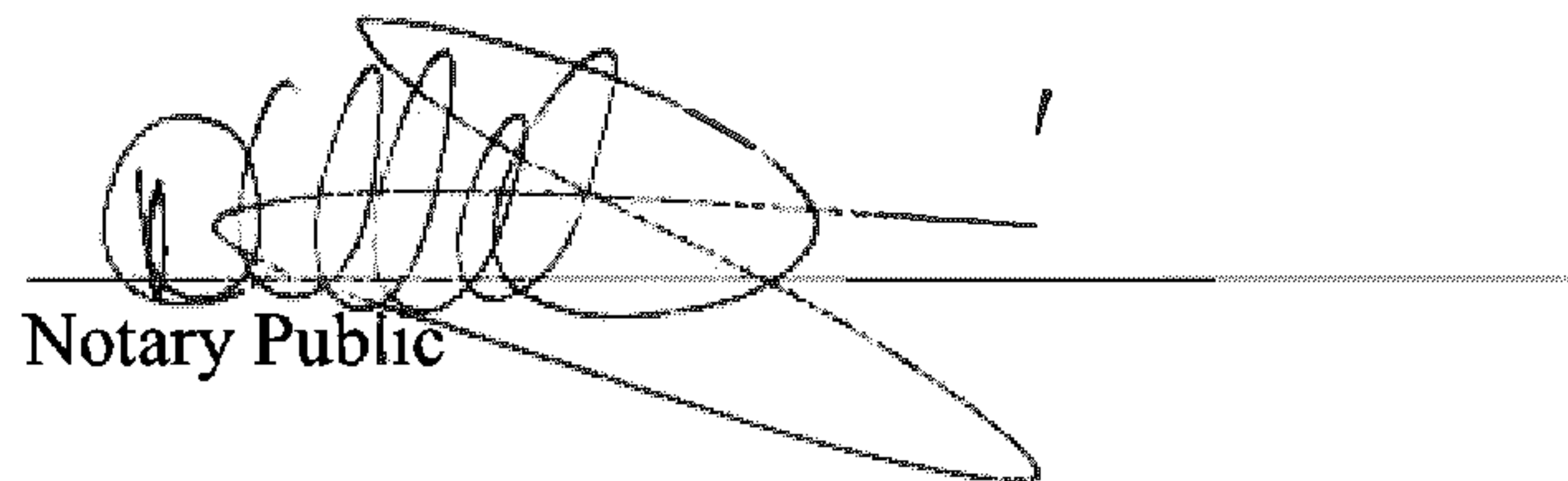
**By: Chase Smith, Its Sole Member**

**State of Alabama**

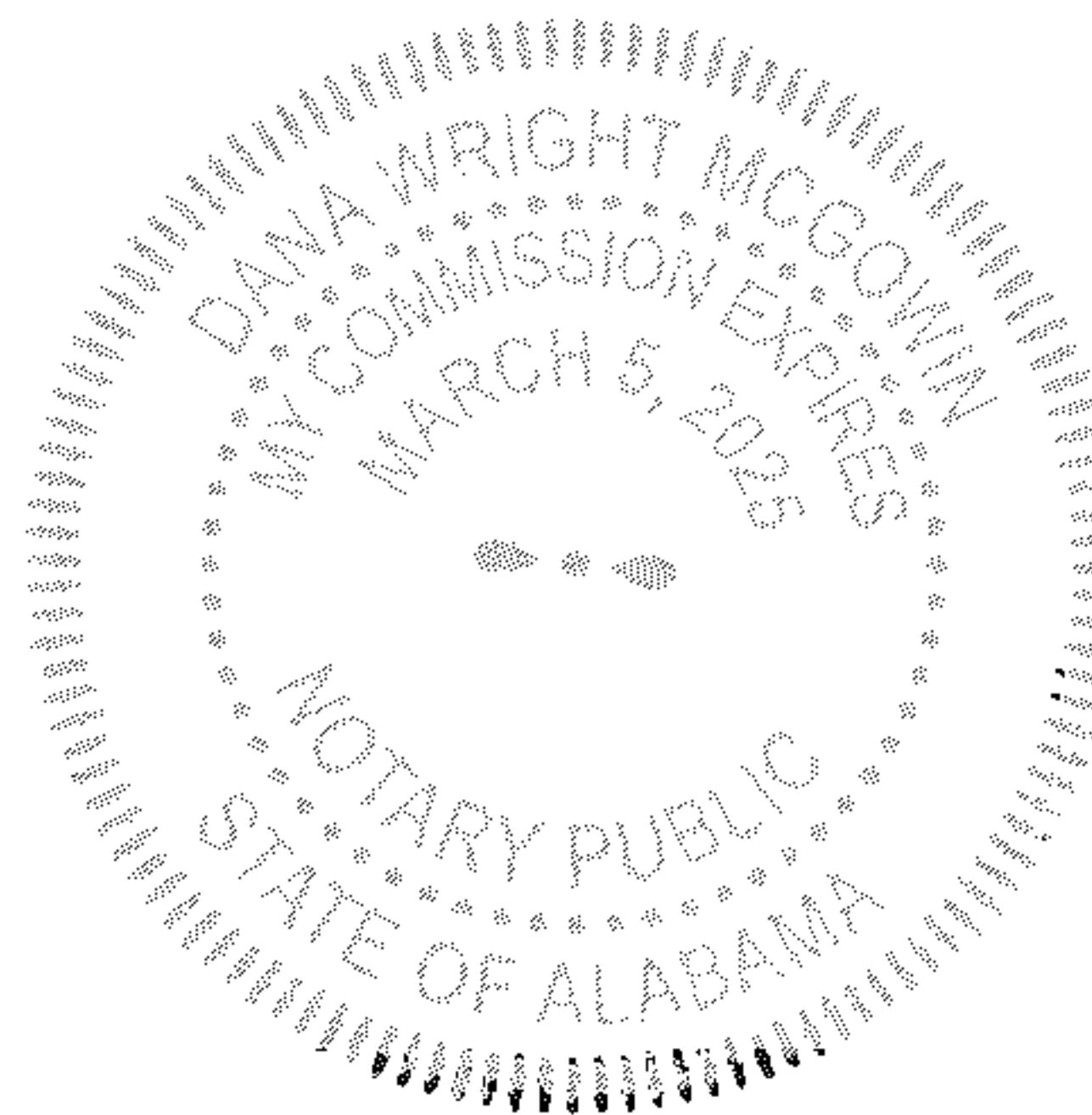
**County of JEFFERSON**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Chase Smith, whose name as Sole Member of Chase Pays Cash, LLC, 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, Chase Smith, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal on this 1st day of December, 2021.



Notary Public



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/02/2021 03:10:17 PM**  
**\$100.00 JOANN**  
**20211202000576450**

*Allen S. Bayl*