

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
RHAMA, LLC
3025 Wilson Street
Pelham, AL 35124

GENERAL WARRANTY DEED

20220304000092930
03/04/2022 03:03:11 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Bessie Lee Chance, a single woman, whose mailing address is:

116 Chance Lane, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

RHAMA, LLC, whose mailing address is:

3025 Wilson Street, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3021 Wilson St., Pelham, AL 35124** to-wit:

West half of Lot 13 in Block 1, according to map and survey of Pelham Estates, as recorded in Probate Office of Shelby County, Alabama, in Map Book 3, Page 57.

Subject to: All easements, restrictions and rights of way of record.

*James A. Chance having died on or about February 25, 2006.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 2nd day of March, 2022.

Bessie Lee Chance
Bessie Lee Chance

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bessie Lee Chance, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 2nd day of March, 2022.

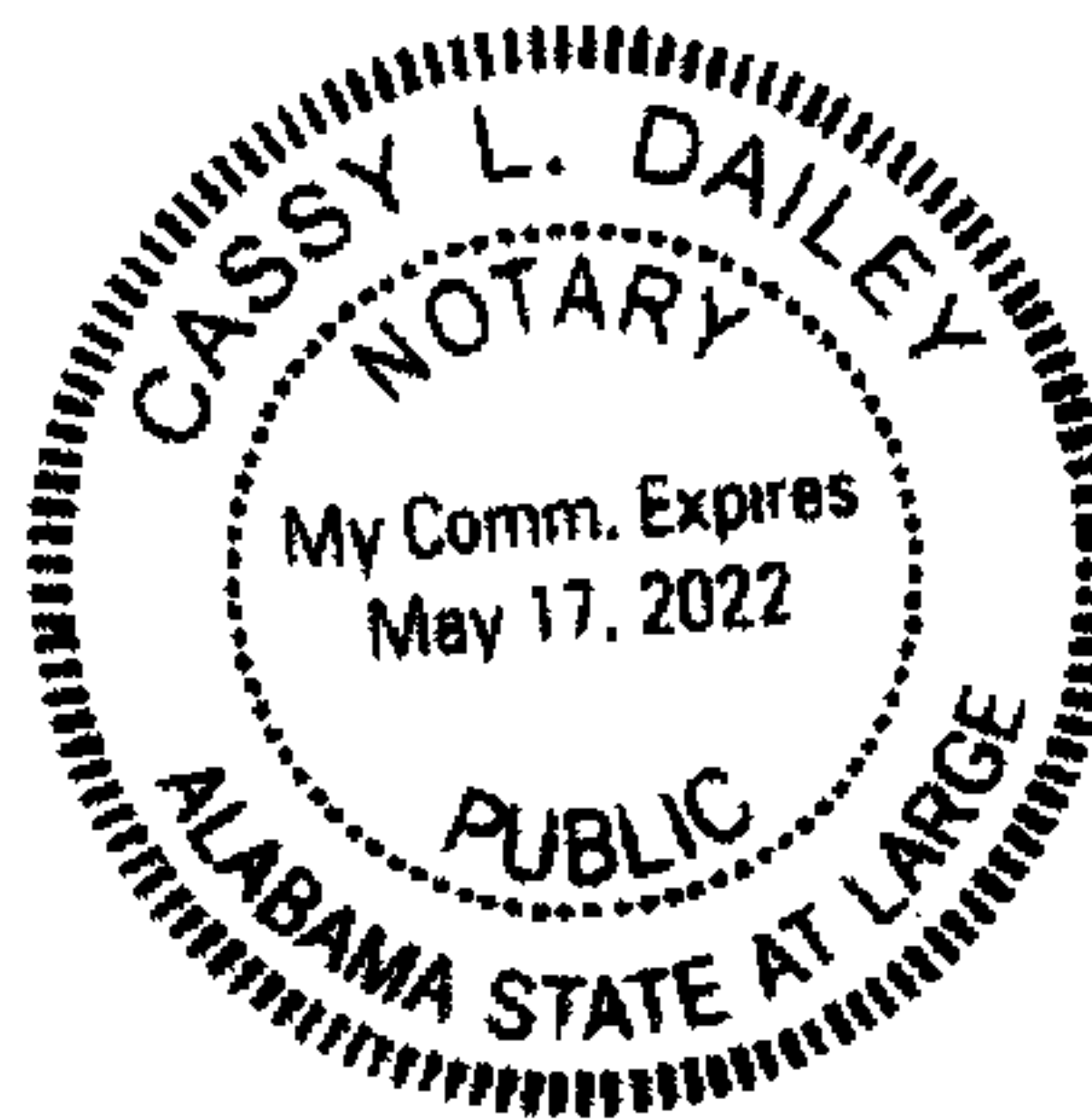
Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 03:03:11 PM
\$72.00 CHARITY
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Alvin S. Bayl