

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 \* KNOW ALL MEN BY THESE PRESENTS,**  
**SHELBY COUNTY \***

That in consideration of Ten and No/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Keith Dewayne Daniel and Candice Holifield Dooley, husband and wife**, of 239 Warwick Lane, 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** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 191, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

Property Address: 239 Warwick Lane, Alabaster, AL 35007

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

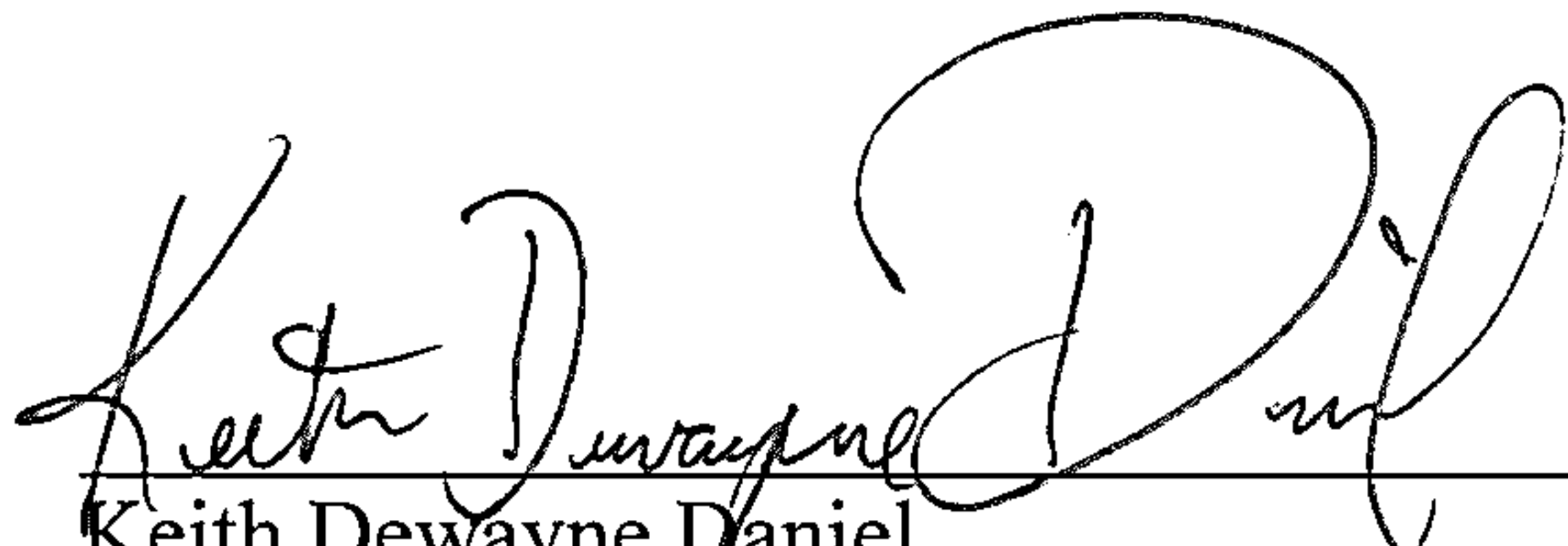
Mineral and mining rights excepted not owned by grantor.

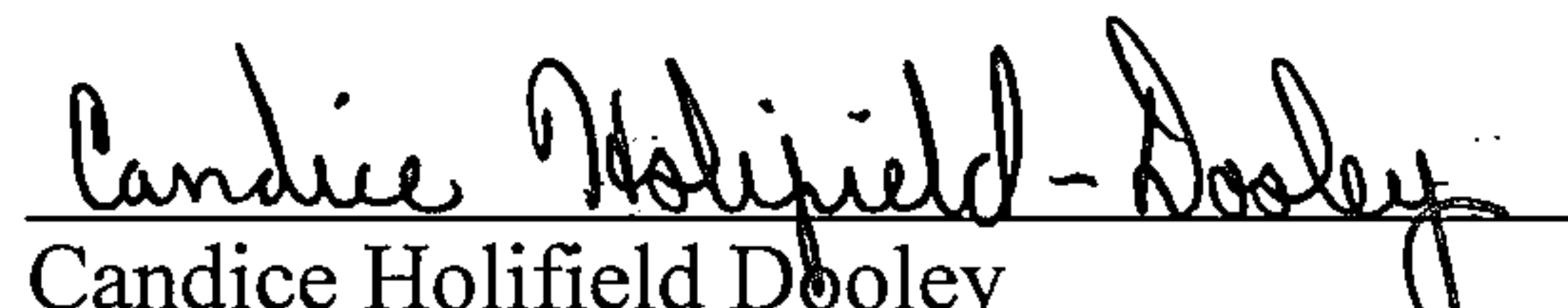
Tax Assessed Value for Recording Purposes: \$210,600.00

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 8<sup>th</sup> day of February, 2023.

  
Keith Dewayne Daniel

  
Candice Holifield Dooley

**STATE OF ALABAMA**  
**JEFFERSON COUNTY\***

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Keith Dewayne Daniel and Candice Holifield Dooley, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily.

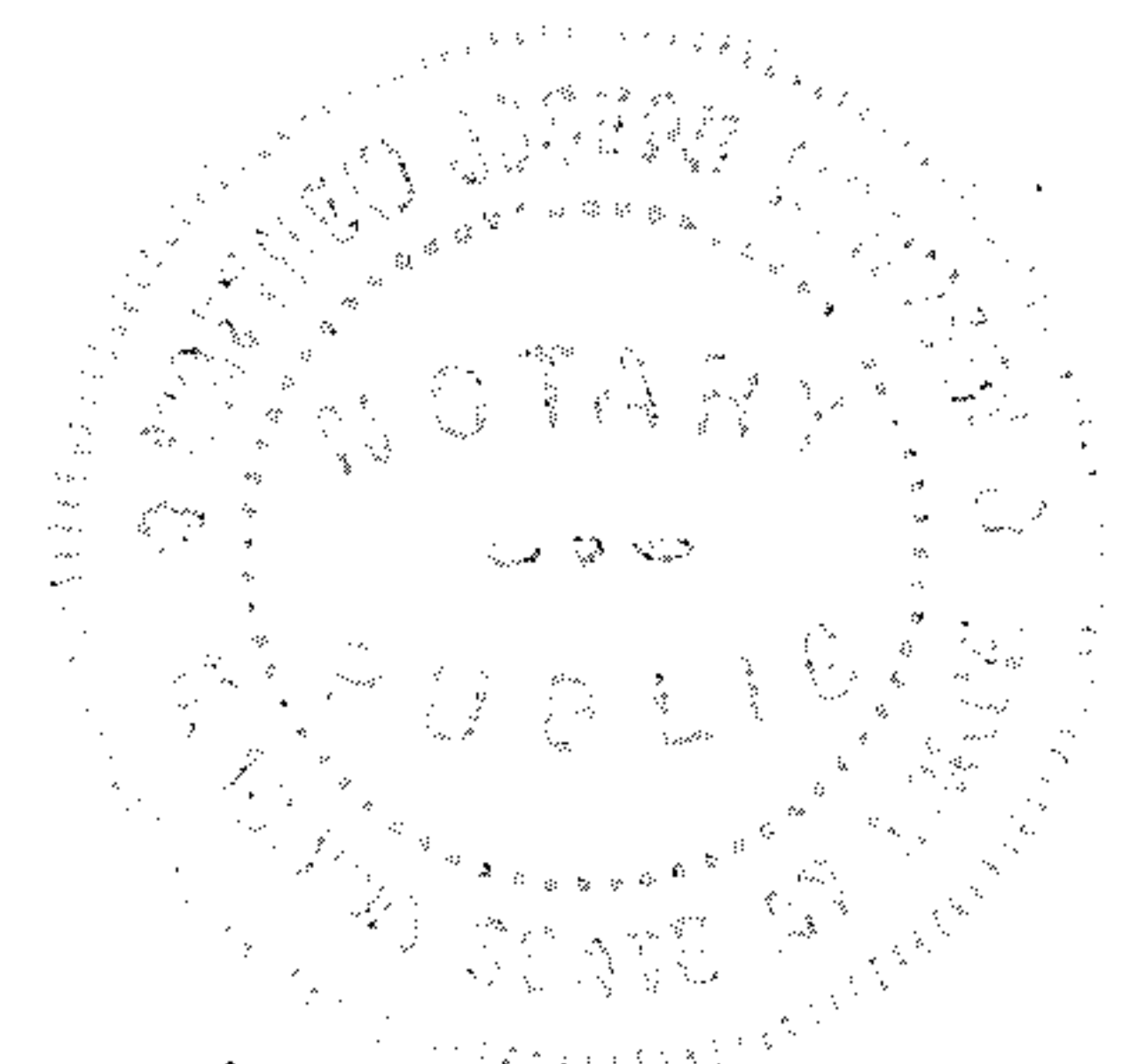
Given under my hand and official seal, this 8<sup>th</sup> day of February, 2023.

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**  
**02/09/2023 01:14:17 PM**  
**\$236.00 JOANN**  
**20230209000035090**



*Allie S. Bayl*