

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, **Patricia C. Smith, as Personal Representatives of the Estate of Thomas Haynie Greggs, deceased, Shelby County Probate Case No. PR-2022-000714**, of 396 Union Station Way, Calera, AL 35040 (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 16, according to the Survey of Union Station, Phase I, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.

Property Address: 396 Union Station Way, Calera, AL 35040

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: \$158,600.00

Thomas H. Greggs, grantee in deed recorded in Instrument #20121010000390170, is one and the same person as Thomas Haynie Greggs.

Patricia C. Smith, is one and the same person as Caroline Greggs.

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 9th day of May, 2023.

Estate of Thomas Haynie Greggs, deceased,
Shelby County Probate Case No. PR-2022-000714

Patricia C Smith

By: Patricia C. Smith, Personal Representative

STATE OF ALABAMA
JEFFERSON COUNTY*

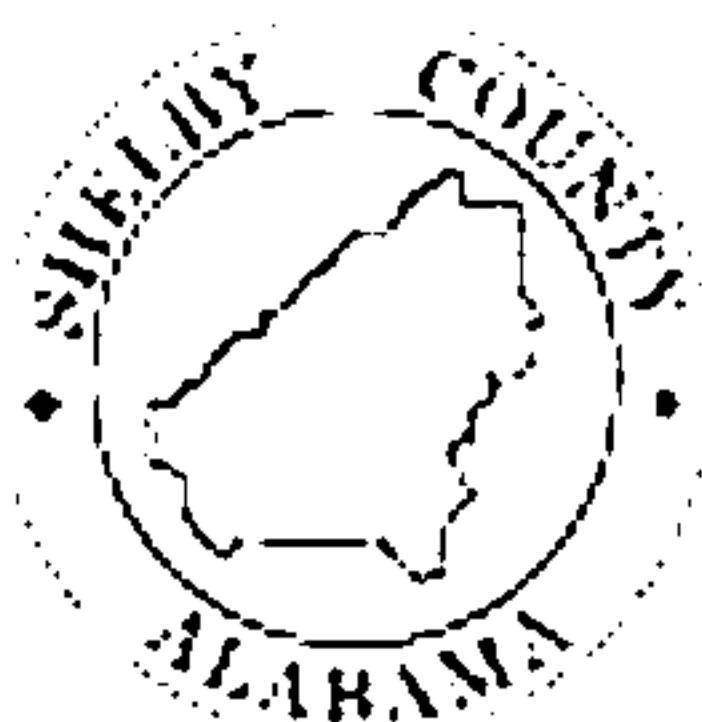
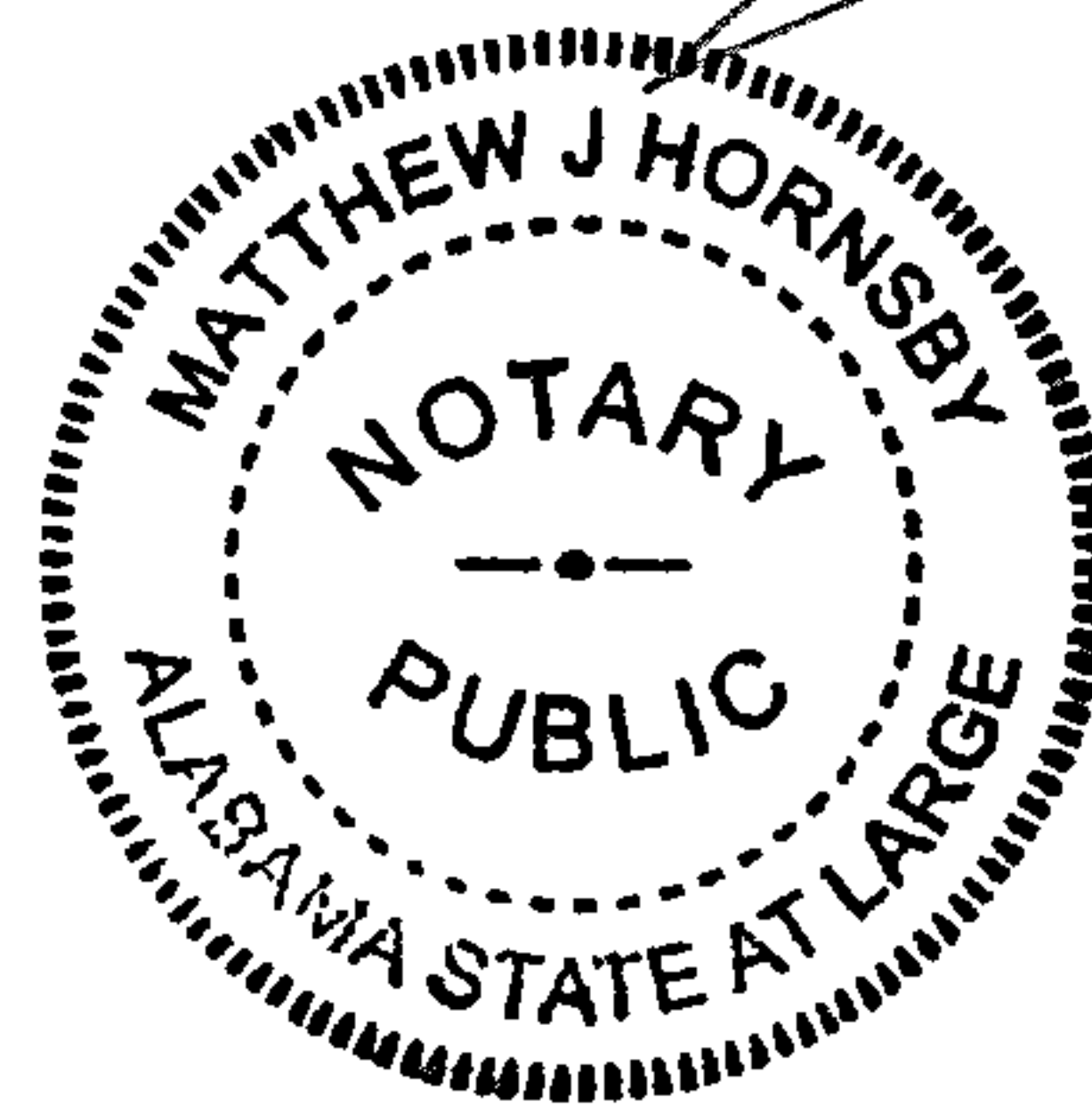
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia C. Smith, as Personal Representatives of the Estate of Thomas Haynie Greggs, deceased, Shelby County Probate Case No. PR-2022-000714**, 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, in her capacity as Personal Representatives, and with full authority, executed the same voluntarily.

Given under my hand and official seal, this 9th day of May, 2023.

My Commission Expires: 9/17/24

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2023 11:12:23 AM
\$186.00 JOANN
20230509000136760

Allen S. Bayl