

SEND TAX NOTICE TO:

Todd Sheffer

239 Warwick Lane
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chase Pays Cash, LLC, an Alabama Limited Liability Company**, whose address is 7536 Arrowhead Lane Trussville AL 35173 (hereinafter "Grantor", whether one or more), by **Todd Sheffer**, whose address is 239 Warwick Lane, Alabaster, AL 35007, (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 **Todd Sheffer, as sole owner**, the following described real estate situated in Shelby County, Alabama, the address of which is **239 Warwick Lane, Alabaster, AL 35007** 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.

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 \$265,500.00 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 26th day of May, 2023.

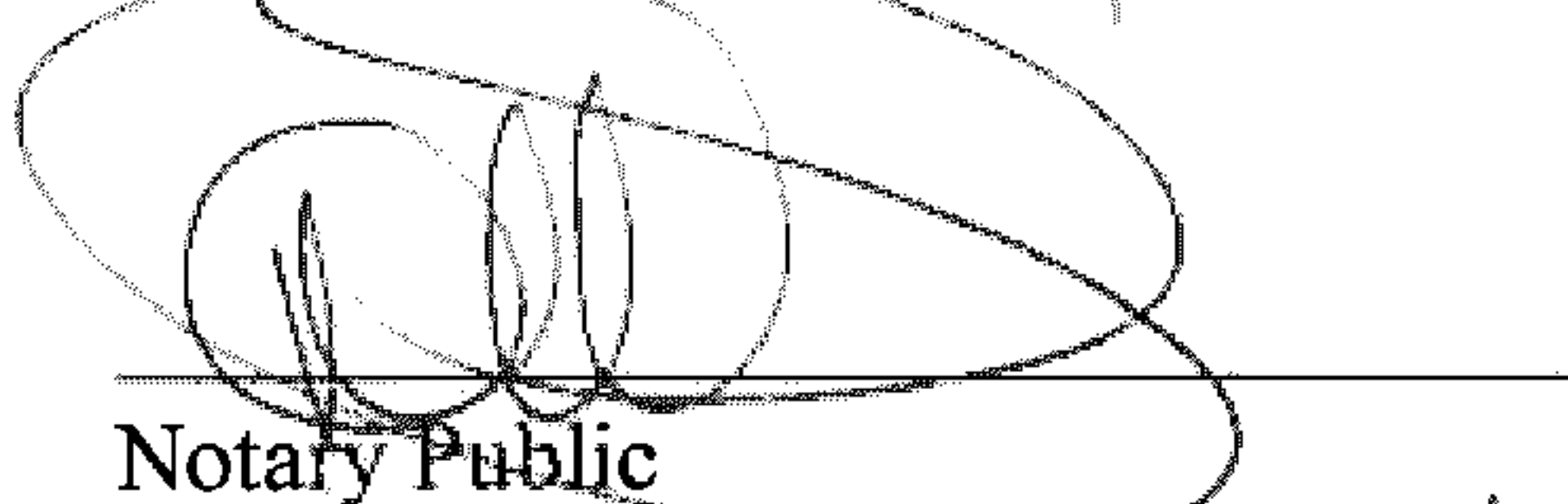


Chase Smith as Sole Owner of Chase Pays Cash, LLC, an Alabama Limited Liability Company

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Dana Wright McGowin Notary Public, in and for said County in said State, hereby certify that Chase Smith as Sole Owner of Chase Pays Cash, LLC, a AL Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

~~Given under my hand and seal~~ this 26th day of May, 2023.



Notary Public

My Commission Expires: 3/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2023 02:47:45 PM
\$54.50 BRITTANI
20230531000163020

