

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 Two Hundred Fifty Thousand and No/100 Dollars---(\$250,000.00) and other good and valuable consideration paid to the undersigned grantor, **Regina D. Hall, an unmarried woman**, of 155 Treymoor Drive, 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, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 467-A, according to the Survey of a Resurvey of Lots 467 and 468 Weatherly Treymoor Abbey – Sector 22, as recorded in Map Book 22, Page 126 in the Probate Office of Shelby County, Alabama.

Property Address: 155 Treymoor Drive, 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.

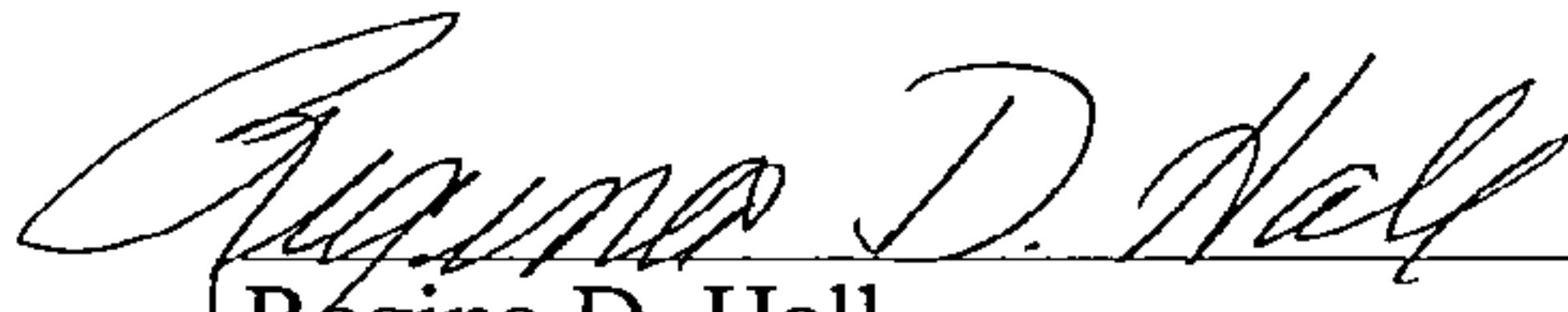
\$200,000.00 of the above stated purchase price was paid from the proceeds of a mortgage executed and recorded simultaneously herewith.

Regina D. Hall was the surviving grantee of that deed recorded in Instrument # 20211013000497430, in the Probate Office of Shelby County, Alabama; the other grantee Randy D. Hall, having died on or about the 23rd day of April, 2022.

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 23 day of June, 2023.


Regina D. Hall

STATE OF ALABAMA
JEFFERSON COUNTY*

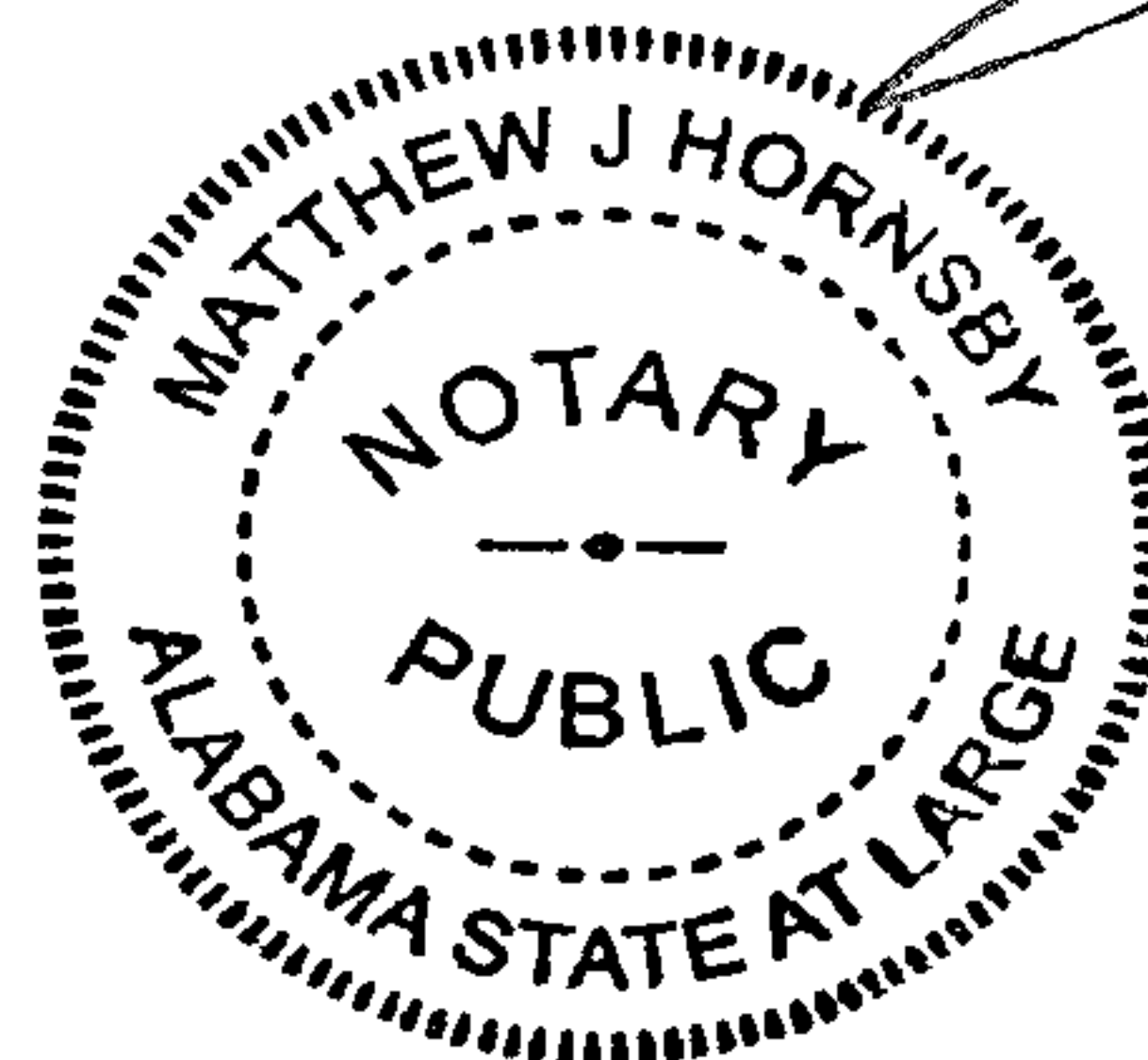
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Regina D. Hall, an unmarried woman**, 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 executed the same voluntarily.

Given under my hand and official seal, this 23 day of June, 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
06/26/2023 03:27:36 PM
\$75.00 JOANN
20230626000189980

