

SEND TAX NOTICE TO:

Nichole Locastro and Michael Smith

396 Union Station Way
Calera, AL 35040

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 TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)**, 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 Ln. Trussville, AL 35173, (hereinafter "Grantor", whether one or more), by **Nichole Locastro and Michael Smith**, whose address is 396 Union Station Way, Calera, AL 35040, (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 **Nichole Locastro and Michael Smith**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **396 Union Station Way, Calera, AL 35040** 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.

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 \$225,000.00 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 24th day of July, 2023.


Chase Smith, as sole owner of Chase Pays Cash, LLC, an Alabama Limited Liability Company

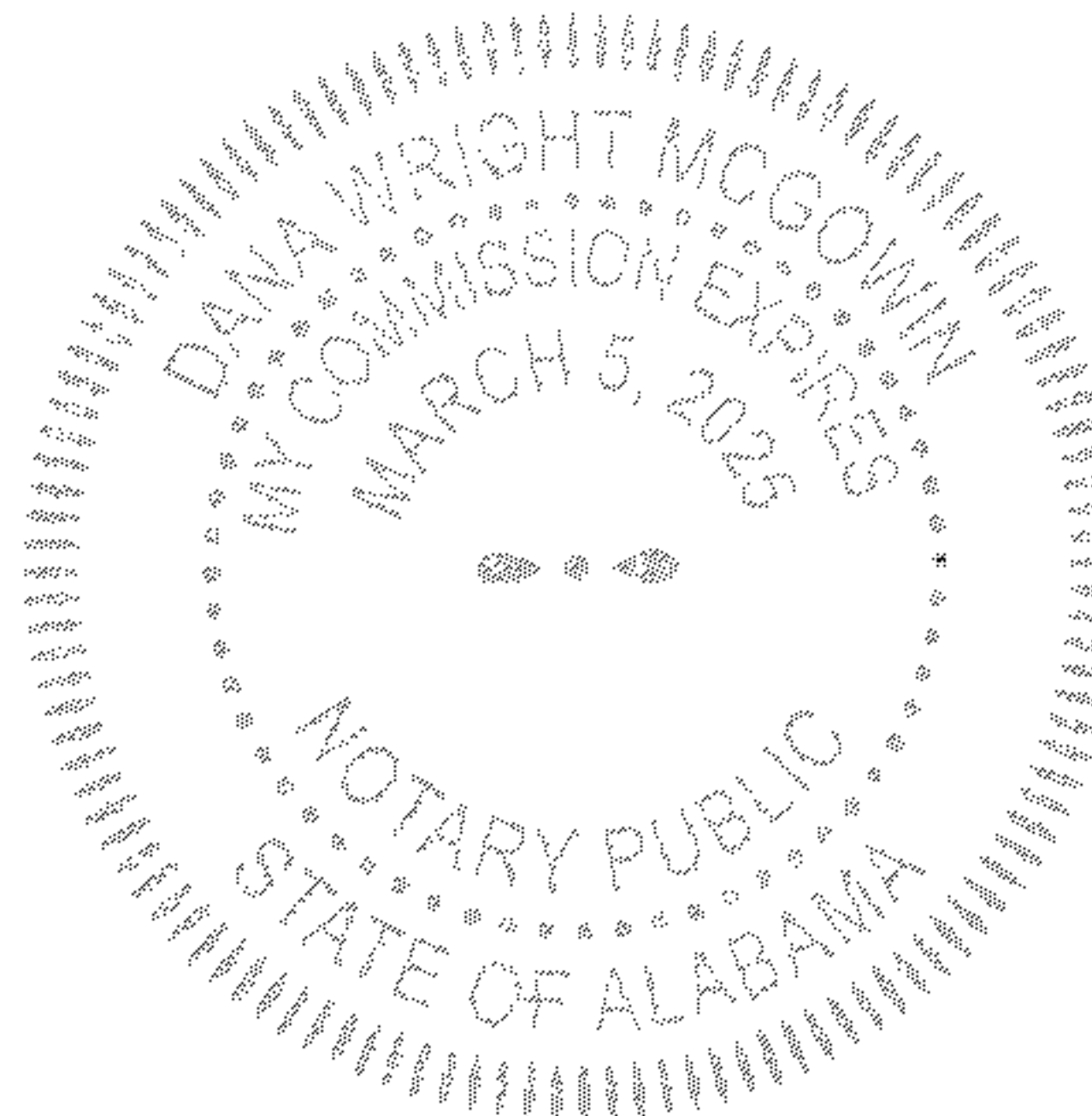
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Dana Wright McGowan, Notary Public, in and for said County in said State, hereby certify that Chase Smith whose name 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 24th day of July, 2023.


Notary Public

My Commission Expires: 03/05/25



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2023 08:06:21 AM
\$26.00 JOANN
20230731000227830**

Allen S. Bayl