

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 One Hundred Forty Five Thousand and No/100 Dollars---(\$145,000.00) and other good and valuable consideration paid to the undersigned grantor, **Sandra A. Jones, an unmarried woman**, of 4004 Saddle Run Circle, Pelham, AL 35124 (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 37, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

Property Address: 4004 Saddle Run Circle, Pelham, AL 35124

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.

The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$145,000.00.

Sandra Ann Jones is one and the same person as Sandra A. Jones.

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 28 day of August, 2023.

Sandra A. Jones aka Sandra Ann Jones
by Clarence O. Jones, Jr. Attorney in Fact
 Sandra A. Jones aka Sandra Ann Jones
 by Clarence O. Jones, Jr., as Attorney in Fact

STATE OF ALABAMA

General Acknowledgment

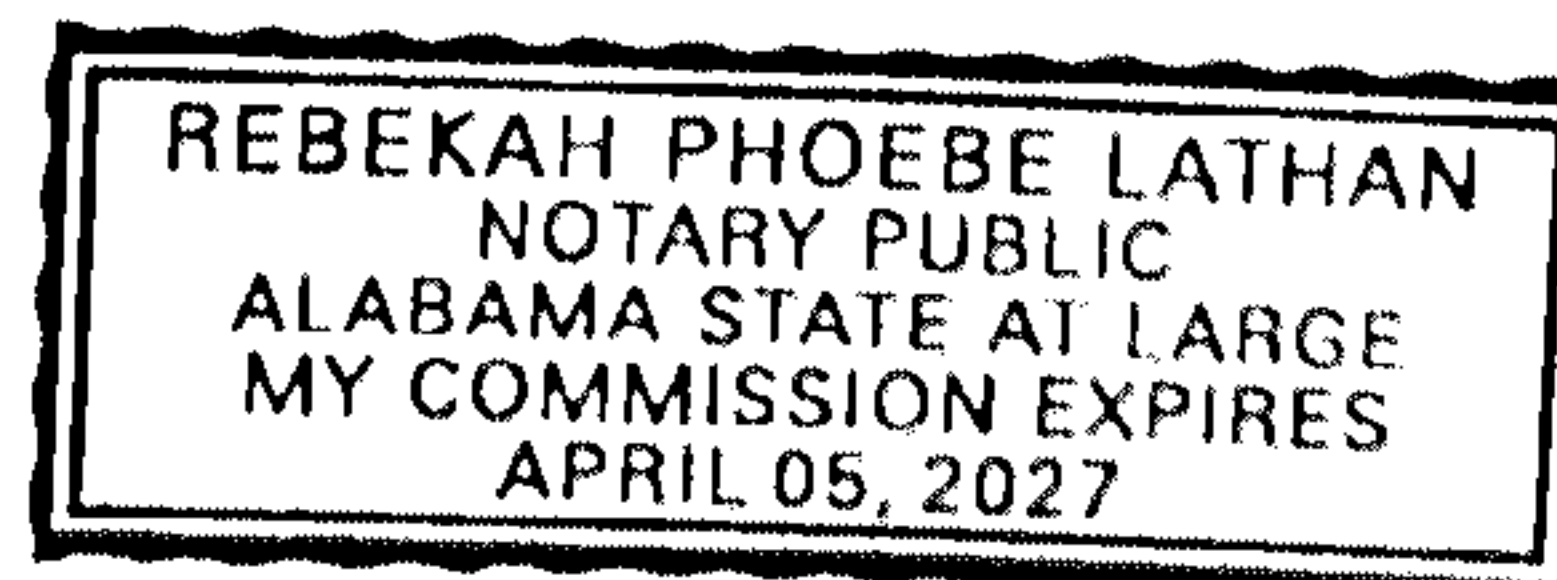
Jefferson COUNTY*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clarence O. Jones, Jr. as attorney in fact for Sandra A. Jones aka Sandra Ann Jones, 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, and in his capacity as said attorney in fact and with full authority therein, he executed the same voluntarily.

Given under my hand and official seal, this 28th day of August, 2023.

My Commission Expires: 04-05-2027

Rebekah Phoebe Lathan
 Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/06/2023 08:51:58 AM
 \$26.00 PAYGE
 20230906000268930

Allie S. Byrd