

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 Thirty Five Thousand and No/100 Dollars---(\$235,000.00) and other good and valuable consideration paid to the undersigned grantor, **Stephanie Sealy, an unmarried woman**, of 413 Poplar Ridge 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 21, according to the Map and Survey of Forest Hills, 1st Sector, as recorded in Map Book 19, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: 413 Poplar Ridge 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.

\$188,000.00 of the purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

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 25 day of September, 2023.


Stephanie Sealy

STATE OF ALABAMA
JEFFERSON COUNTY*

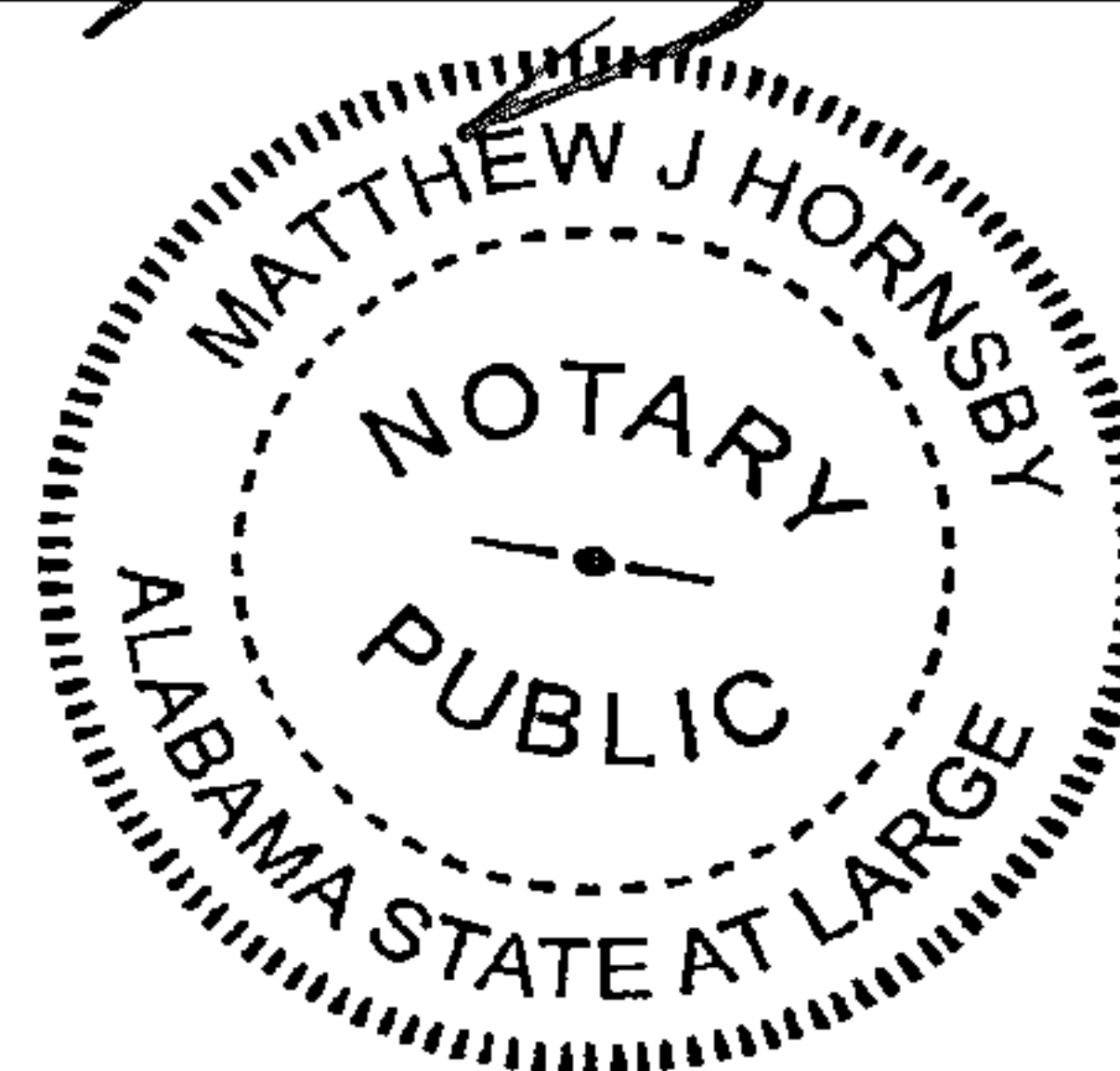
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephanie Sealy, 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 25 day of September, 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
09/26/2023 12:52:56 PM
\$72.00 PAYGE
20230926000288110

