

**Prepared By and Return To:**  
Paul Michael Kemp  
Access Title & Closing Group, LLC  
Attn: Paul Kemp  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216  
TV-23-00184-RET

Send Property Tax Notice to:  
Pamela Little  
4004 Saddle Run Circle  
Pelham, AL 35124

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that:

**Chase Pays Cash, LLC**

For and in consideration of the sum of TWO HUNDRED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS, (\$265,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

**Pamela Little**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**See Exhibit "A" attached hereto and incorporated herein.**

Source of Title:

Chase Pays Cash, LLC by warranty deed recorded September 6, 2023, in the Probate Office in and for Shelby County, Alabama, in Instrument No. 20230906000268930.

The subject property **is not** the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 20<sup>th</sup> day of Dec., 2023.

Chase Pays Cash, LLC,  
an Alabama Limited Liability Company

  
By: Sweet Home Bama.com, LLC sole member  
Chase Smith, authorized Signor

STATE OF AL

COUNTY OF Jefferson

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Chase Smith, in his capacity as Authorized Signor for Sweet Home Bama.com, LLC, Sole Member of Chase Pays Cash, LLC**, is/are signed to the foregoing conveyance, and who is/are known to me or has provided statutorily sufficient proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance, and in his capacity as Authorized Signor for the LLC, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 20<sup>th</sup> day of December, 2023.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]

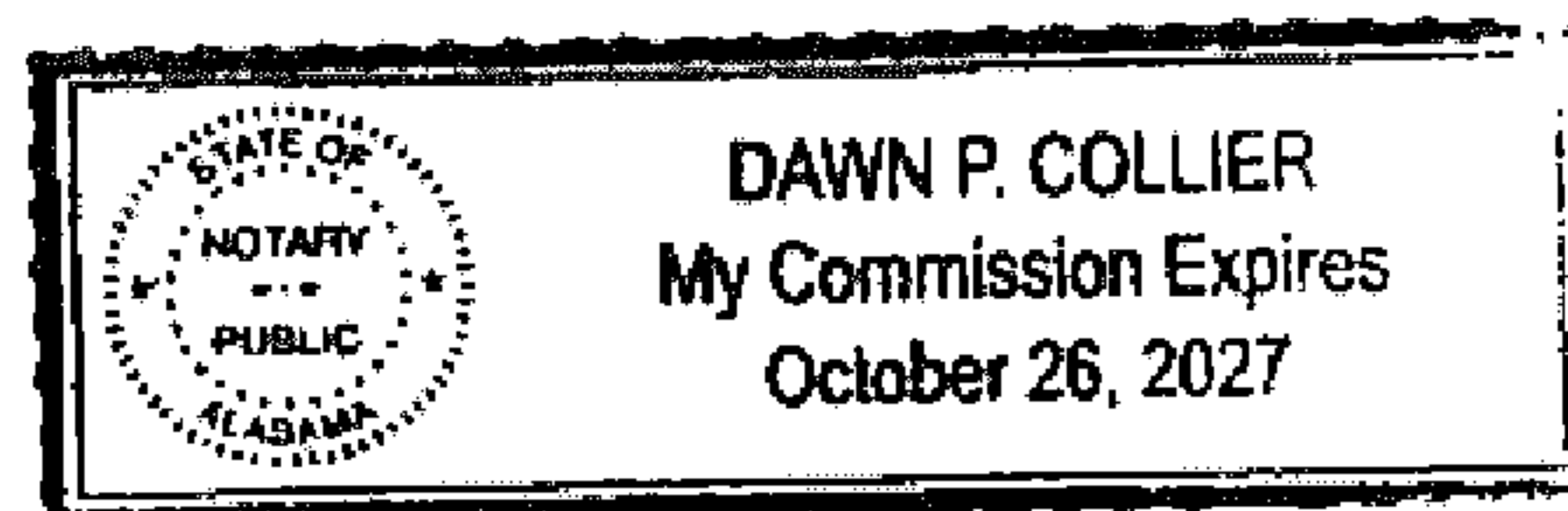


Exhibit "A"

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.

FOR INFORMATIONAL PURPOSES ONLY:  
LOT 37 - 4004 SADDLE RUN CIRCLE, PELHAM, AL 35124.

## REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Chase Pays Cash. LLC  
 Mailing Address: 7536 Arrowhead Lane  
 Trussville, AL 35173

Grantee's Name: Pamela Little  
 Mailing Address: 4004 Saddle Run Circle  
 Pelham, AL 35124

Property Address:  
 4004 Saddle Run Circle  
 Pelham, AL 35124

Date of Sale:

Total Purchase Price:

\$265,000.00

Or

Actual Value

Or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one)  
 (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property Address – the physical address of the property being conveyed, if available

Date of Sale – the date on which interest to property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property is determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h)

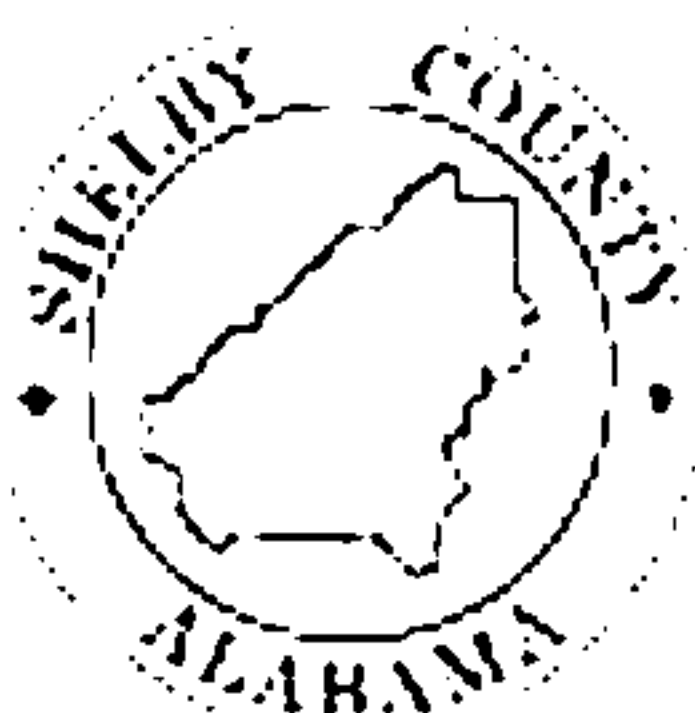
Date: 12-20-23

☐ Unattested

Verified by:

Print: Access Title &amp; Closing Group, LLC

Sign:   
 (Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/28/2023 08:06:38 AM  
 \$296.00 PAYGE  
 20231228000370840

FORM RT-1

Allen S. Beal