

Send Tax Notice to:
Chase Pays Cash LLC
8056 Carrington Drive
Trussville, AL 35173

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-4665

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY TWO THOUSAND AND 00/100 (\$182,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Randall Booth and Karen Booth, Trustees of Booth Family Trust dated February 19, 2014 (herein referred to as "Grantor," whether one or more)**, whose mailing address is

by **Chase Pays Cash LLC (herein referred to as "Grantee")**, whose mailing address is

8056 Carrington Drive, Trussville, AL 35173

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **510 Bennett Drive, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$182,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 19th day of June, 2024.

Booth Family Trust dated February 19, 2014

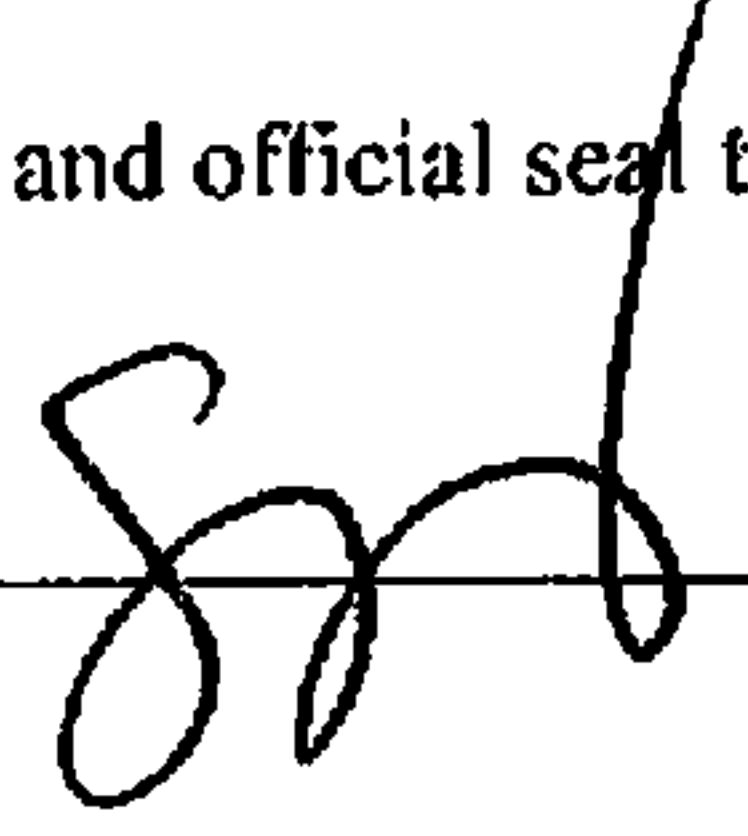
By: 
Randall Booth, Trustee

By: 
Karen Booth, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall Booth and Karen Booth**, whose names as **Trustees of Booth Family Trust**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and as the act of as **Trustees of Booth Family Trust**, on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2024.


Notary Public
Shami S. Malnoe
My Commission Expires: 11/3/2024

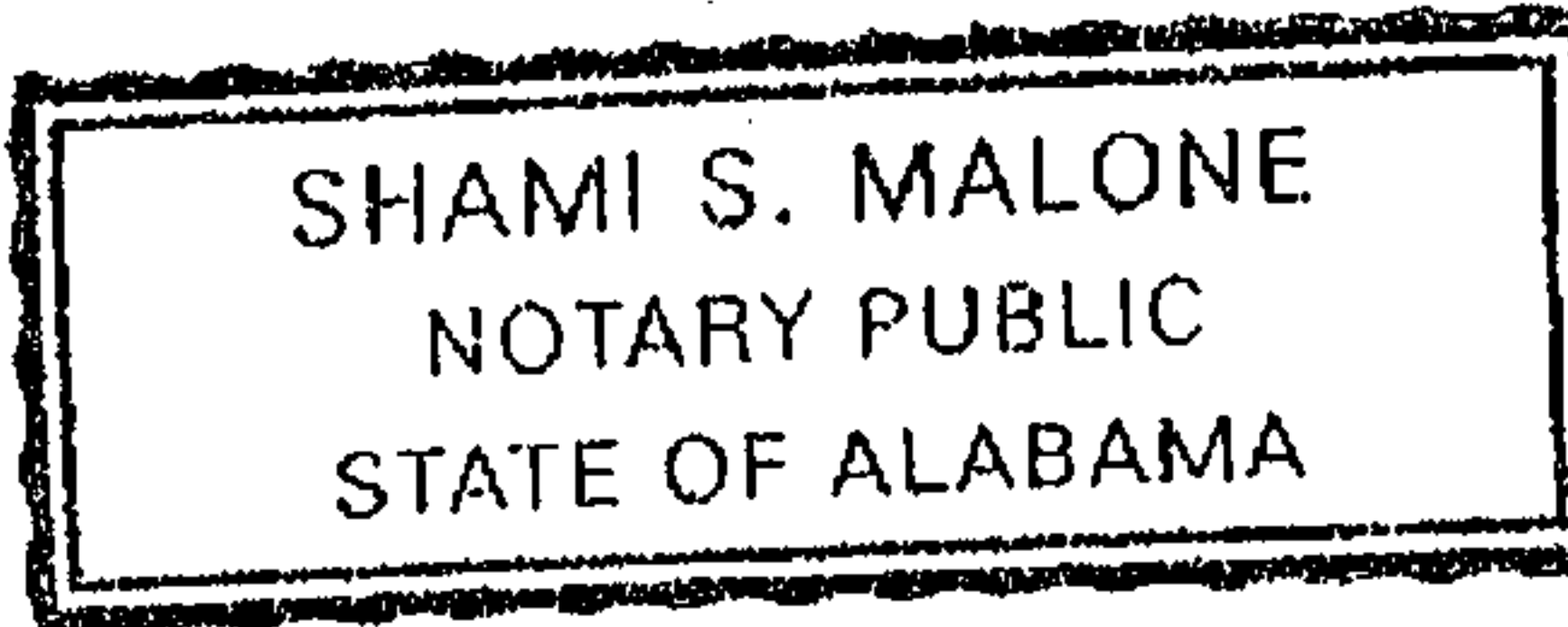


EXHIBIT A

Property 1:

Lot 4-A, Block 2, according to the Resurvey of Lots 3 and 4, Block 2, Fernwood, Fourth Sector, as recorded in Map Book 7, Page 160, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2024 11:49:38 AM
\$30.00 JOANN
20240619000184150

General Warranty Deed - LE (AL)

Allen S. Bayl