

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-24-5962

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)** 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 **Burton H. Baldwin, Jr, an unmarried man, and Mary E. Baldwin, an unmarried woman, (herein referred to as "Grantor," whether one or more),** whose mailing address is

208 Lakeshore Drive, Jefferson, GA 30549

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 **354 Highland Park Drive, Birmingham, AL 35242,** 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.

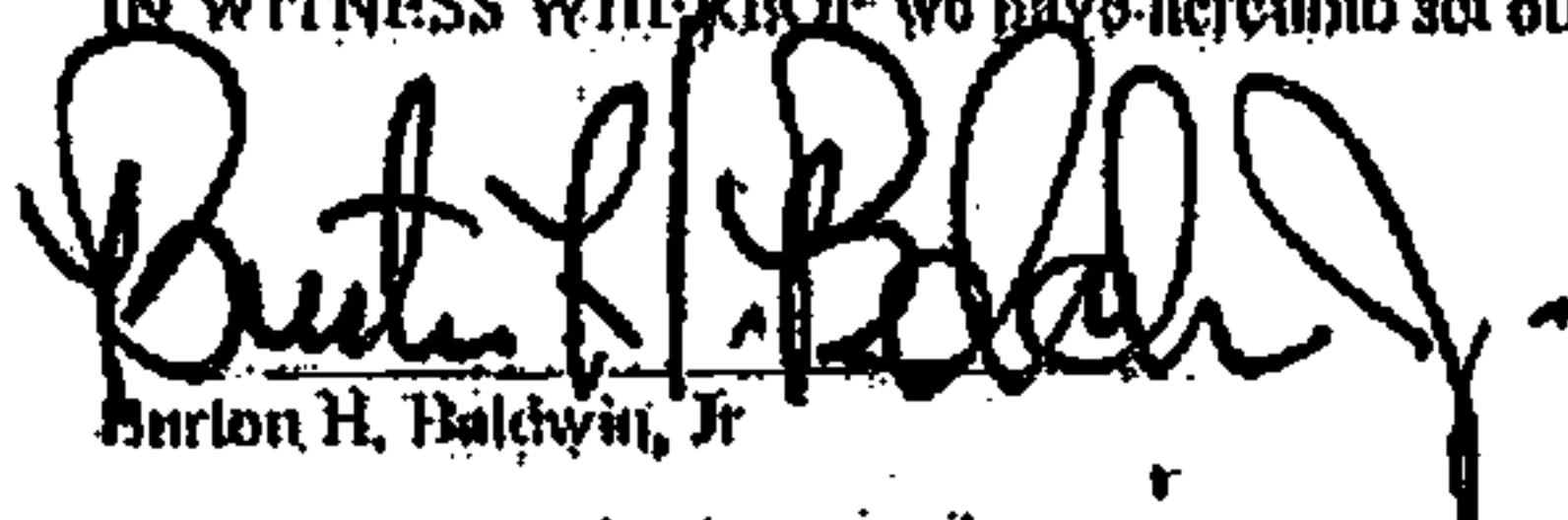
\$372,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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.

Poor Quality

IN WITNESS WHEREOF we have hereunto set our hands and seals, this ____ day of August, 2024.


 Burton H. Baldwin, Jr.


 Mary Beth E. Baldwin
 MEB

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Burton H. Baldwin, Jr whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

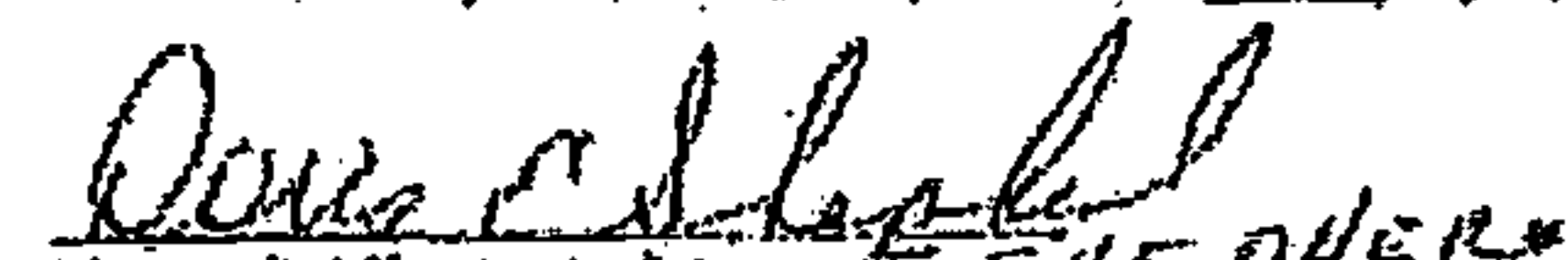
Given under my hand and official seal this 21st day of August, 2024.


 Notary Public
 My Commission Expires 11/3/2024

STATE OF FLORIDA
 COUNTY OF VOLUSHA

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Beth E. Baldwin whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

WHE PRODUCED FOL AS TO
 Given under my hand and official seal this 21st day of August, 2024.


 Notary Public DORIS E. SHEPHERD
 My Commission Expires 2/26/2025

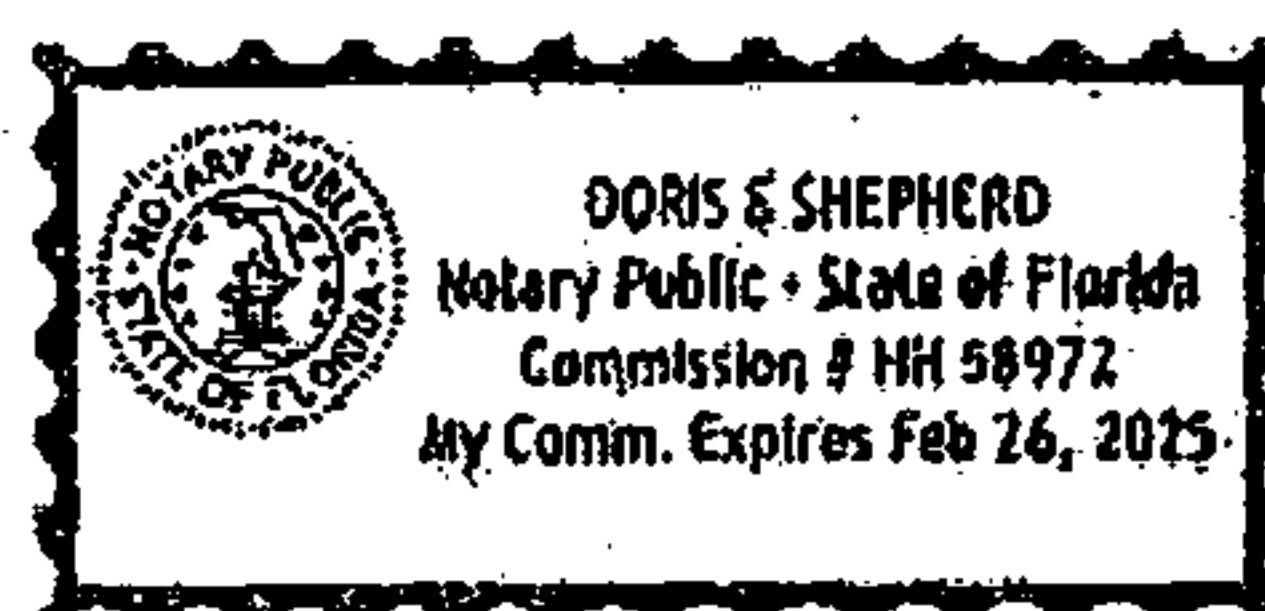


EXHIBIT A

Property 1:

Lot 844, according to the Map of Highland Lakes, 8th Sector, an Edgemont Community, as recorded in Map Book 23 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all or more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded as Inst. #1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

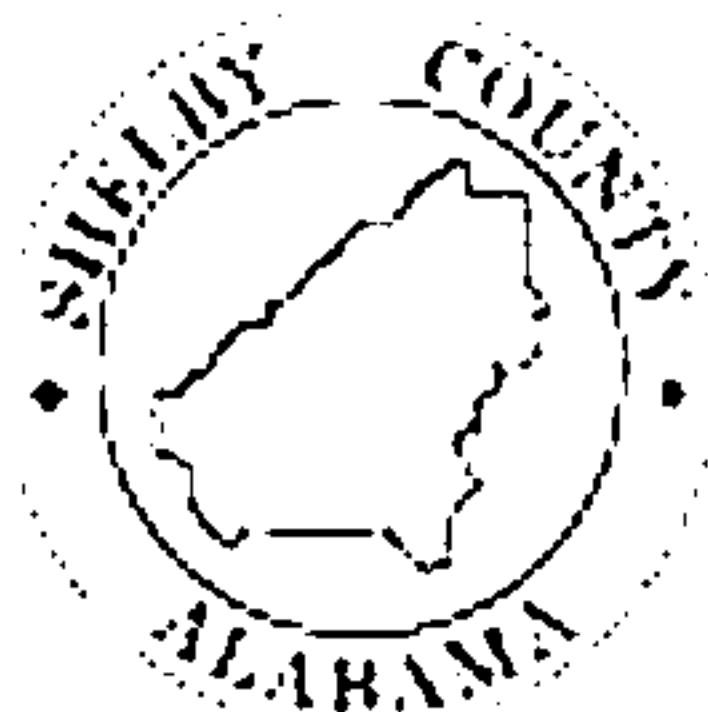
Mineral and Mining rights excepted.

Poor Quality

File No.: TVL-24-5964

Circuit Warranty Deed - Individual (A1.)

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2024 08:10:13 AM
\$121.00 JOANN
20240822000262180

Allen S. Bayl