

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-24-5587

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)** 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 **Todd D. Simpson and Amy M. Simpson, a married couple (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 **108 Southview Drive, Hoover, AL 35244,** 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.

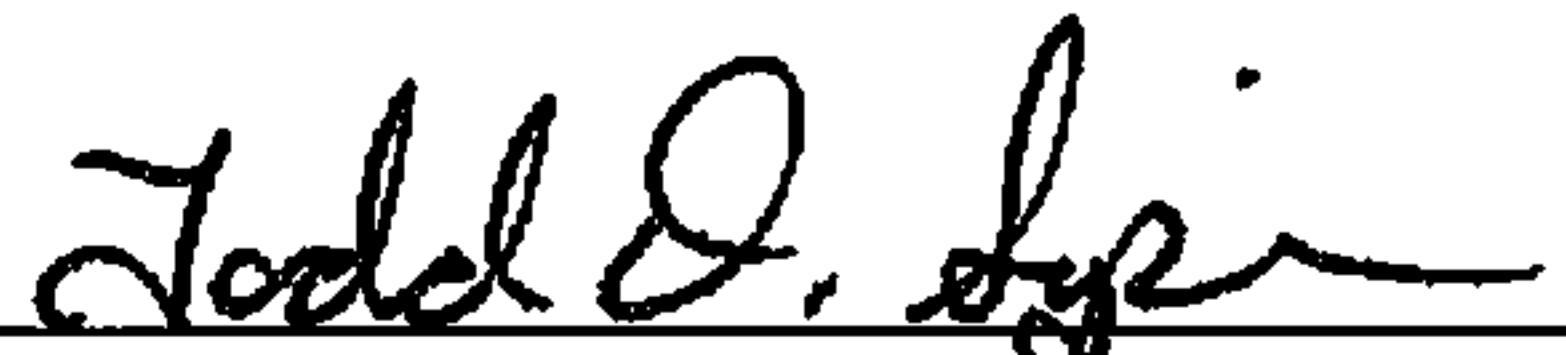
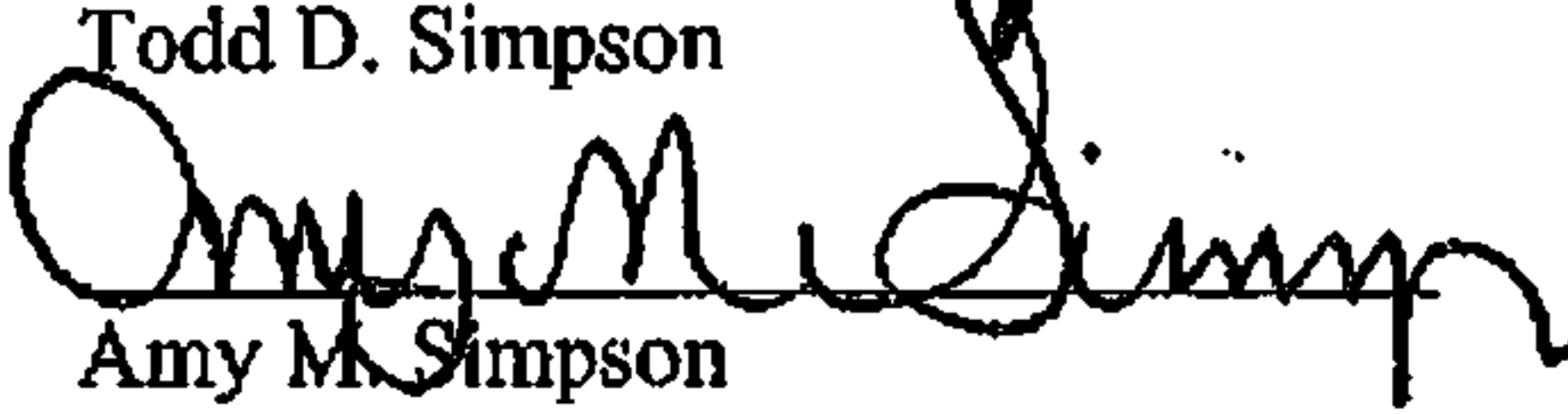
MINING AND MINERAL RIGHTS EXCEPTED.

\$244,000.00 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 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 4th day of September, 2024.


Todd D. Simpson

Amy M. Simpson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Todd D. Simpson and Amy M. Simpson whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2024.


Notary Public
My Commission Expires: 11/3/2024

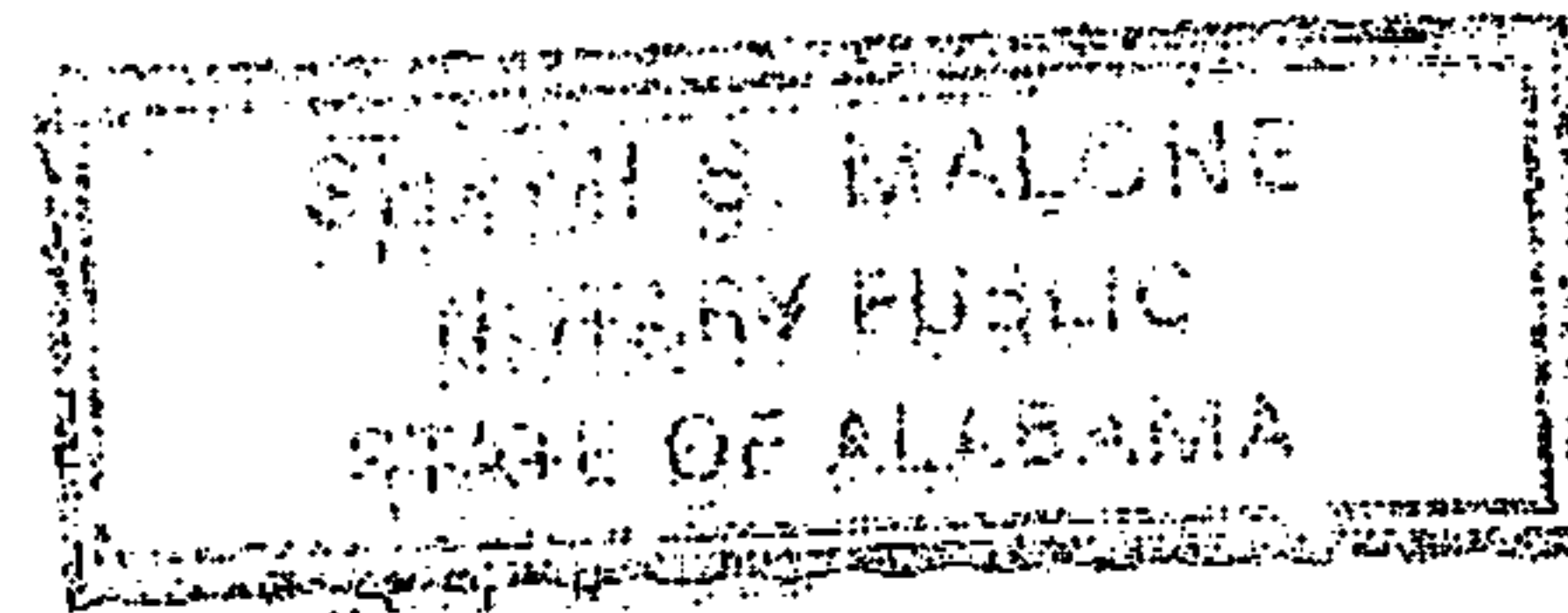


EXHIBIT A

Property 1:

Lot 40, according to the Survey of South Pointe, 9th Sector, Phase 1, as recorded in Map Book 16, Page 80, 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
09/05/2024 09:36:42 AM
\$89.00 JOANN
20240905000276460

Allen S. Bayl