

Send Tax Notice to:  
Heather Leenora Hyche  
588 Russet Bend Drive  
Hoover, AL 35244

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

File: TVL-24-7610

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00)** 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 **Chase Pays Cash LLC, a Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

8056 Carrington Drive, Trussville, AL 35173

by **Heather Leenora Hyche** (herein referred to as "Grantee"), whose mailing address is

588 Russet Bend 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 **588 Russet Bend 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$333,841.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

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

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 28<sup>th</sup> day of October, 2024.

Chase Pays Cash LLC, a Limited Liability Company

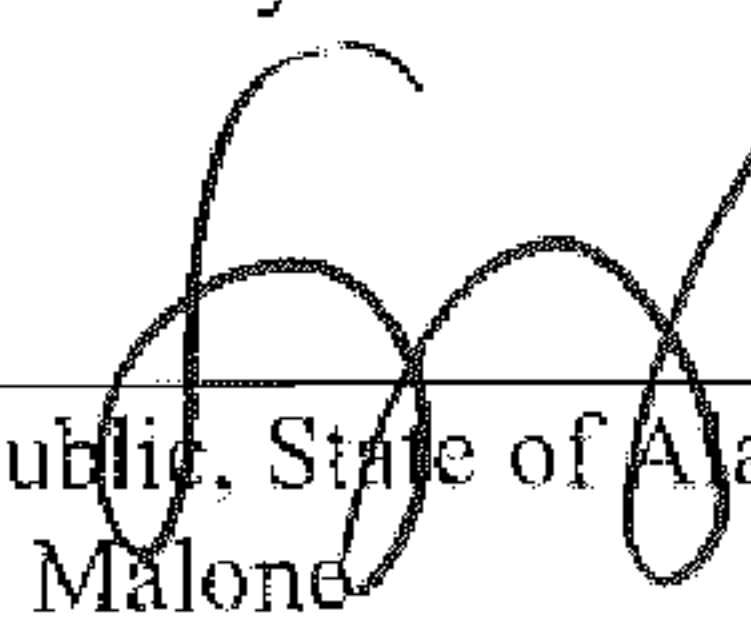


Chase Smith, Member

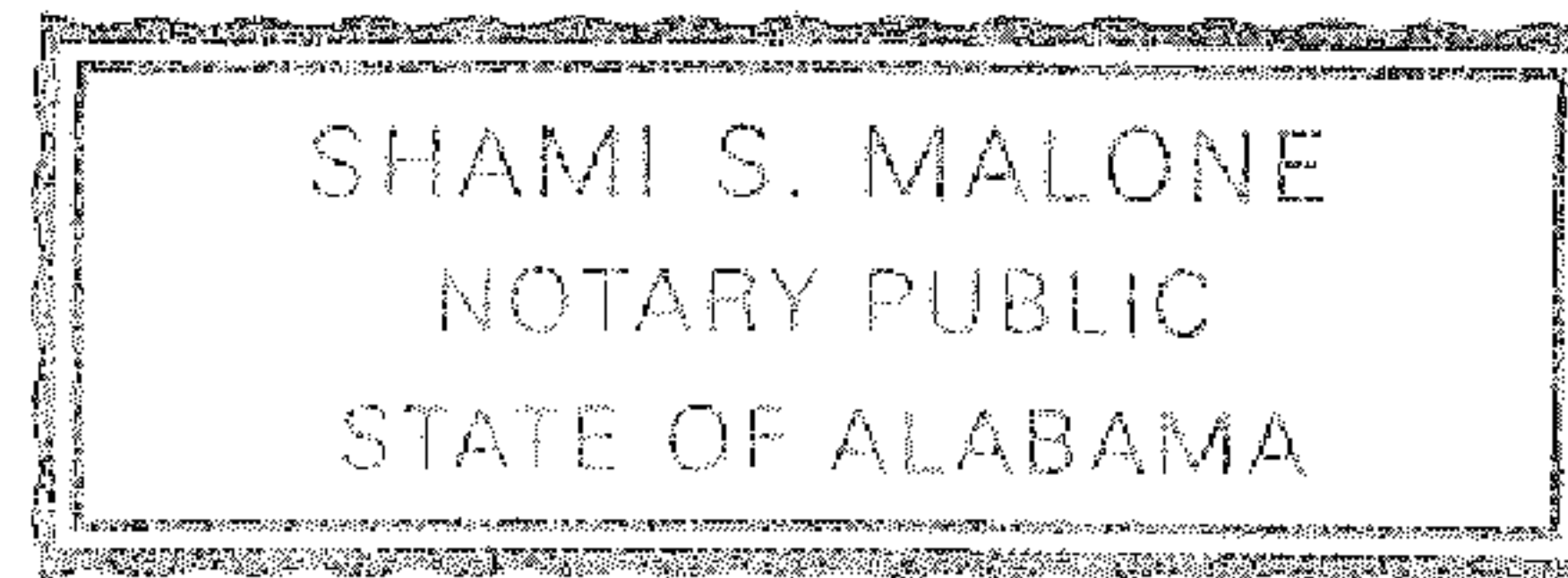
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chase Smith, whose name as Member of **Chase Pays Cash LLC**, an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of **Chase Pays Cash LLC**, on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of October, 2024.



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Notary Public, State of Alabama  
Shami S. Malone  
My Commission Expires: 11/3/2024



**EXHIBIT A**

**Property 1:**

**Lot 15, according to the Survey of Russet Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/29/2024 11:16:42 AM  
\$34.50 JOANN  
20241029000337660**

*Allen S. Bayl*