

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-24-8323

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)** 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 **Teresa A. Vick, a married woman, (herein referred to as "Grantor," whether one or more),** whose mailing address is

1423 Pointe South Place, Lineville, AL 36266

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 **609 Chesser Court, Chelsea, AL 35043,** 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.

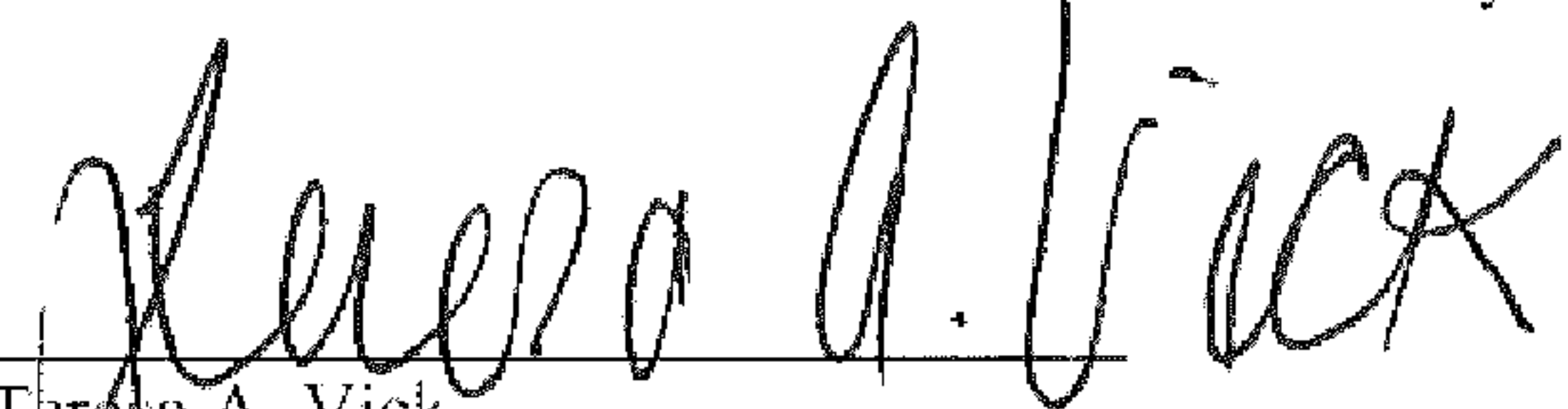
This is not the homestead of the Grantor or her spouse.

\$180,000.00 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 Grantor does for herself, her heirs and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her 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 I have hereunto set my hand and seal, this 30th day of October, 2024.


Teresa A. Vick

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa A. Vick 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.

Given under my hand and official seal this 30th day of October, 2024.


Notary Public
My Commission Expires: 11/3/2024

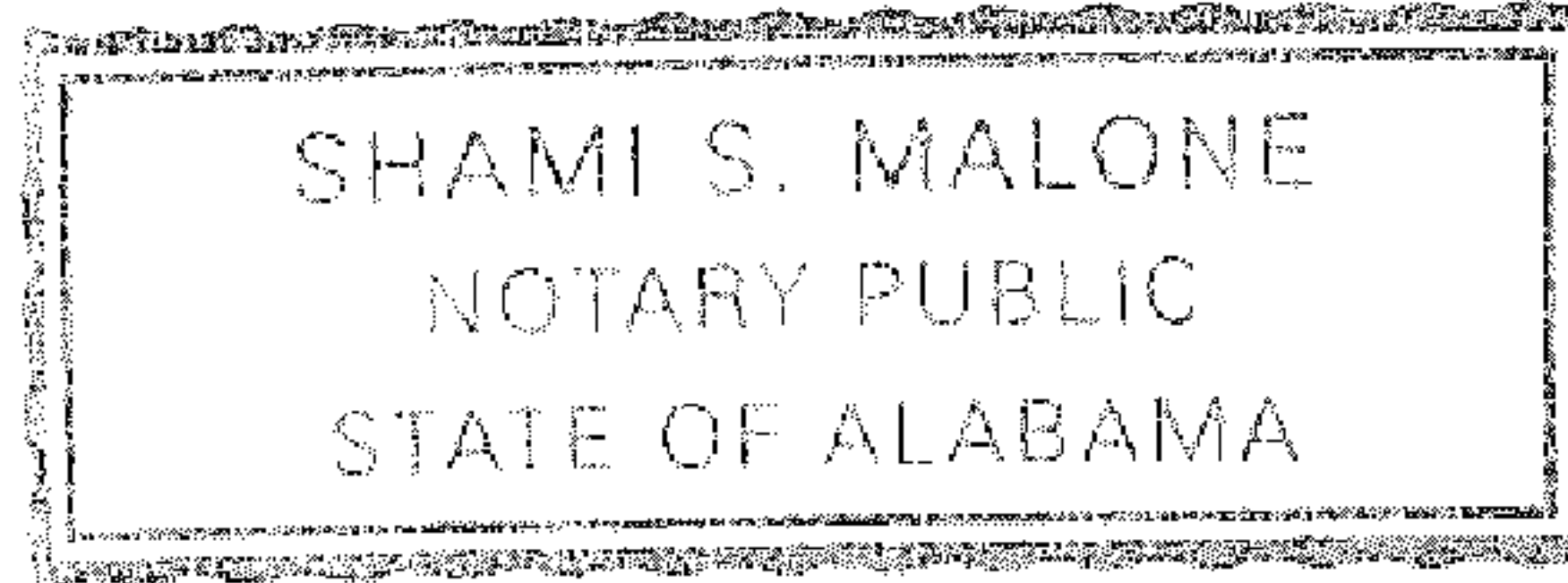


EXHIBIT A

Property 1:

Lot 49, according to the Amended Plat of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easements to use the common areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2002-10788 in the Probate Office of Shelby County, Alabama, which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration".



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2024 10:56:29 AM
\$73.00 JOANN
20241031000339980
General Warranty Deed - Individual (AL)

Allen S. Bayl