

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-24-8247

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)** 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

**Christopher Deasee and Danielle Deasee, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

1047 Willow Creek Court, Alabaster, AL 35007

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 **112 Port South Lane, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$160,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20 th day of November, 2024.



Christopher Deasee

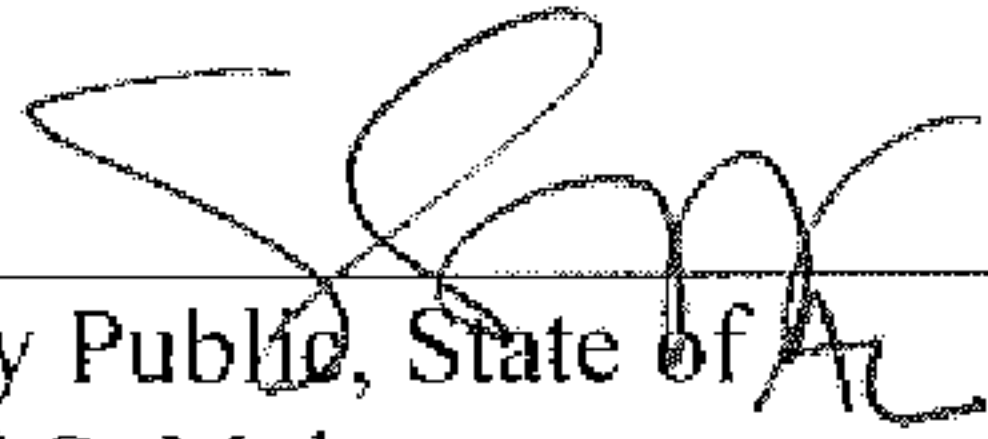


Danielle Deasee

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Deasee and Danielle Deasee**, whose names 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 20th day of November, 2024.

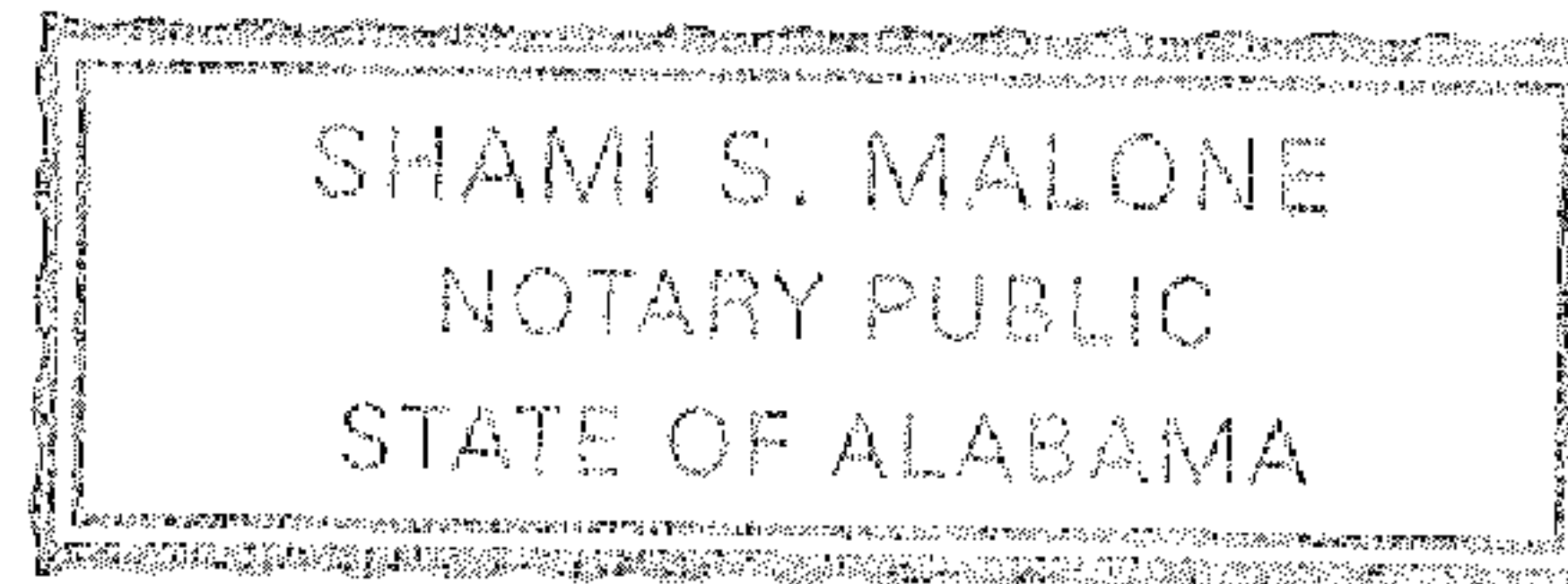


Notary Public, State of AL

Shami S. Malone

Printed Name

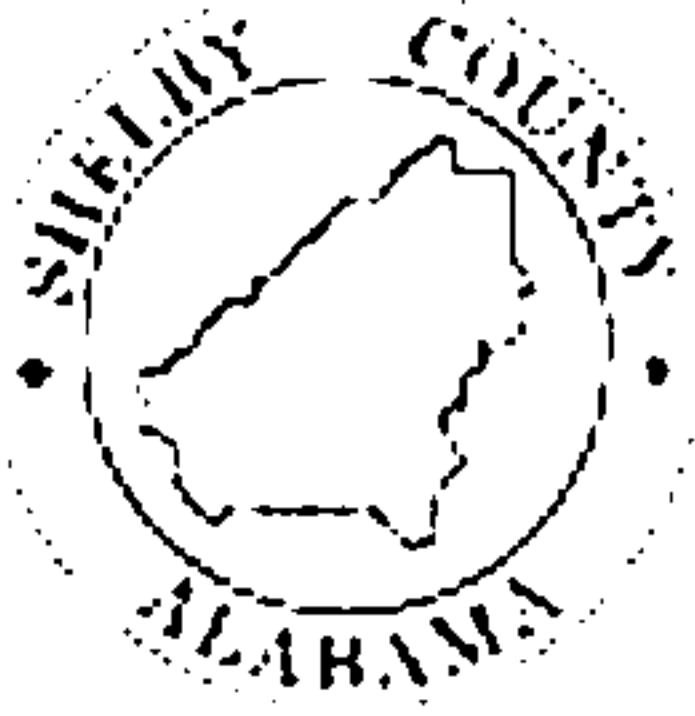
My Commission Expires: 11/3/2028



**EXHIBIT A**

**Property 1:**

**Lot 30, according to the Survey of Portsmouth, First Sector, as recorded in Map Book 6, Page 22, 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  
11/21/2024 12:59:45 PM  
\$68.00 PAYGE  
20241121000361720**

*Allen S. Boyd*