

Send Tax Notice to:
Barma Shrestha and Sarita Pradhan
609 Chesser Court
Chelsea, AL 35043

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

File: TVL-25-2365

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$379,900.00)** 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, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

8056 Carrington Drive, Trussville, AL 35173

by **Barma Shrestha and Sarita Pradhan** (herein referred to as "Grantee," whether one or more), whose mailing address is

609 Chesser Court, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, 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.

\$300,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantees, their 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 successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 24th day of March, 2025.

Chase Pays Cash LLC, an Alabama Limited Liability Company

By: Chase Smith by Jenna Tomlin

Jenna Tomlin, authorized representative for Chase Smith, Sole Member of SweetHomeBama.com LLC Sole Member of Chase Pays Cash, LLC

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jenna Tomlin**, whose name as authorized representative for Chase Smith, Sole Member of SweetHomeBama.com LLC, Sole 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, she, 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 24th day of March, 2025.



Notary Public
Shami S. Malone
My Commission Expires: 11/3/2028

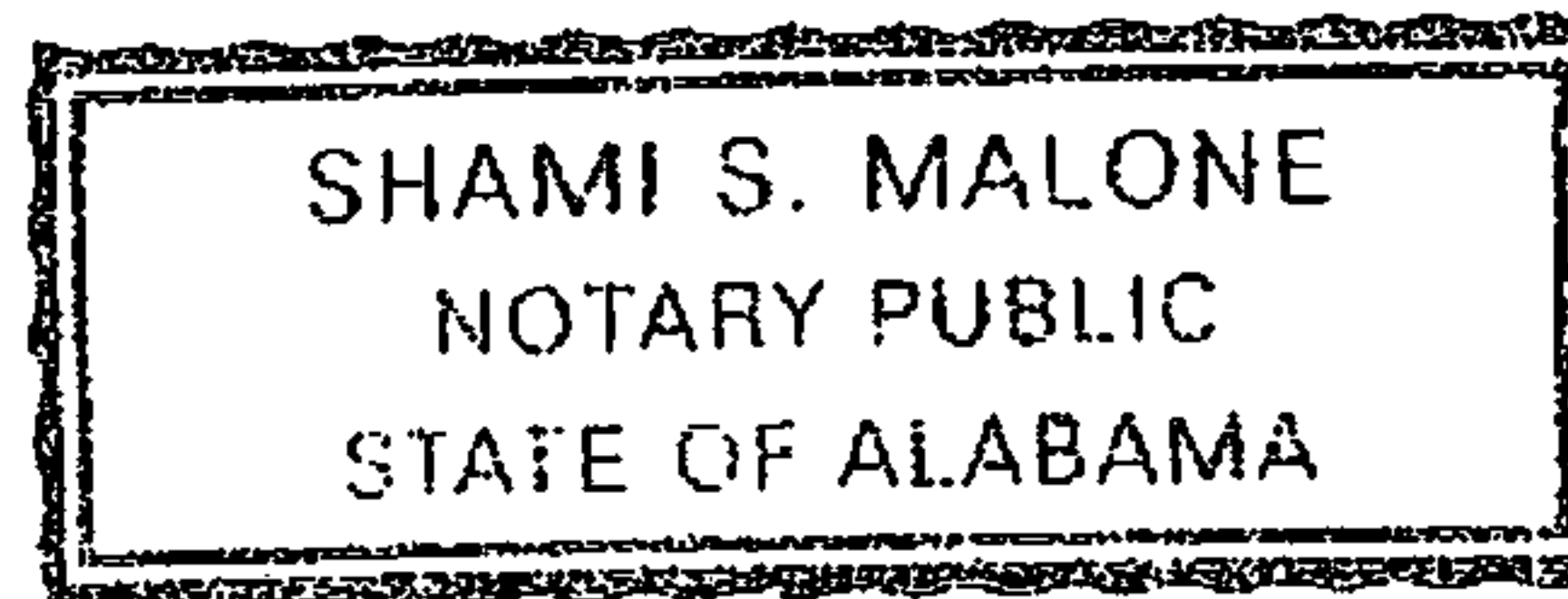


EXHIBIT A

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
03/24/2025 12:09:16 PM
\$108.00 JOANN
20250324000086470

Allen S. Bayl