

Send Tax Notice to:  
Steven Frederick Pate, Sr. and Anita  
K. Pate  
6202 Waterford Place  
Pelham, AL 35124

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

File: TVL-25-2678

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$435,000.00)** 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**, 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 **Steven Frederick Pate, Sr. and Anita K. Pate** (herein referred to as "Grantee," whether one or more), whose mailing address is

6202 Waterford Place, Pelham, AL 35124

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 **6202 Waterford Place, Pelham, AL 35124**, 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.

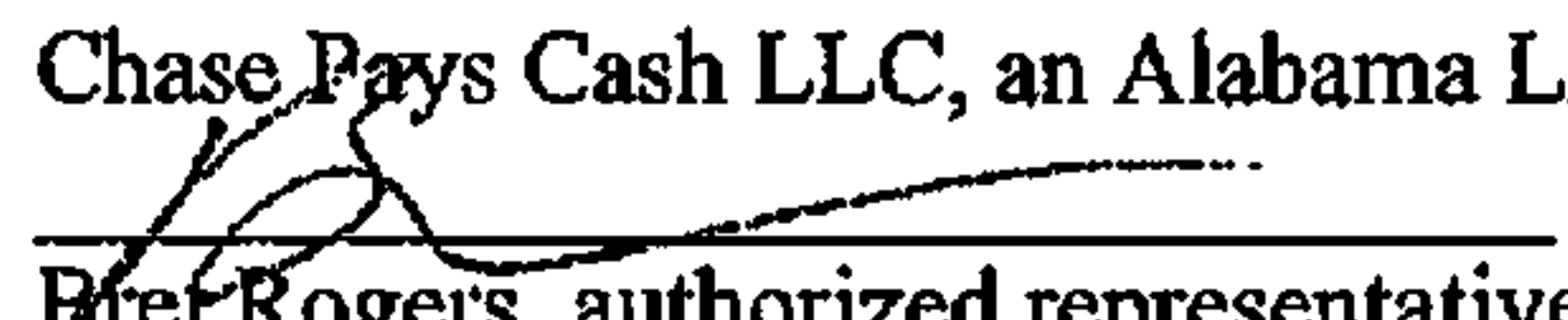
**\$350,020.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 do 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 7<sup>th</sup> day of April, 2025.

Chase Pays Cash LLC, an Alabama Limited Liability Company

  
Bret Rogers, authorized representative for Chase Smith, Sole Member of SweetHomeBama.com Sole Member of Chase Pays Cash, LLC

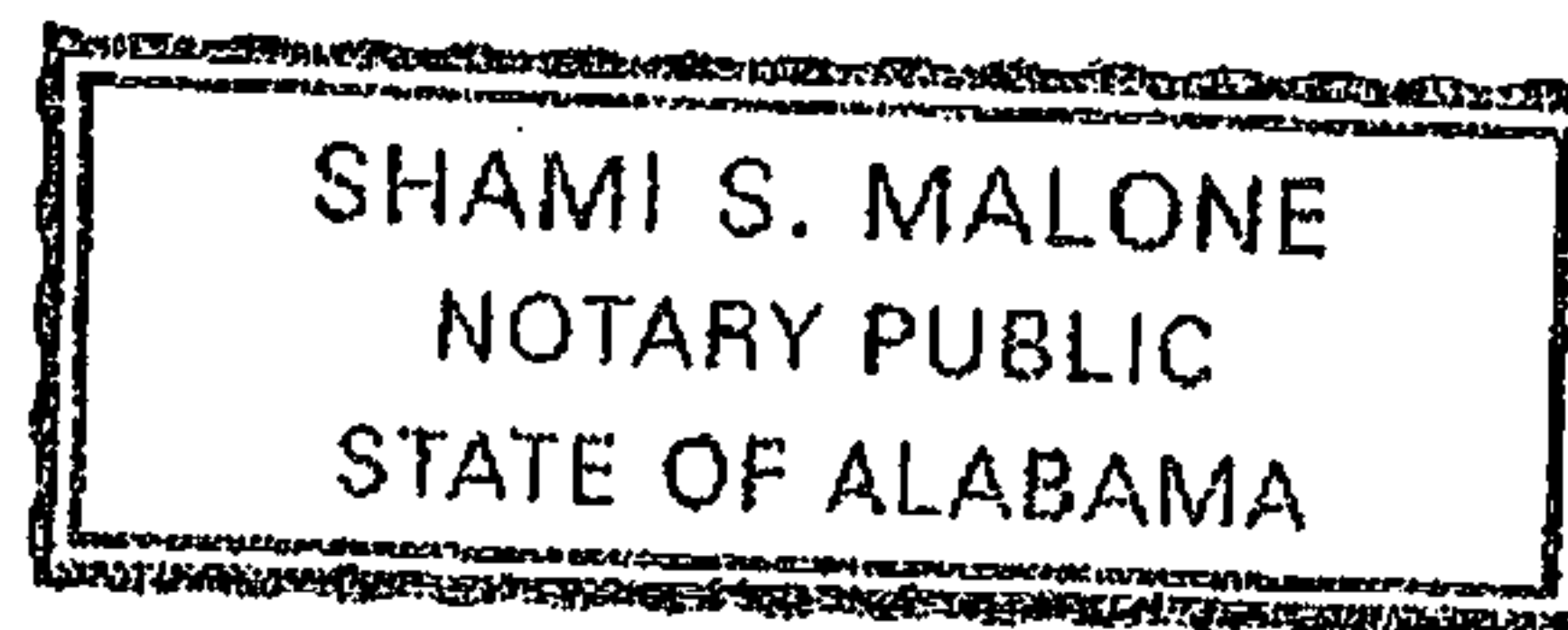
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bret Rogers**, whose name as authorized representative for Chase Smith, Sole Member of SweetHomeBama.com 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, 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 7<sup>th</sup> day of April 7, 2025.

  
Notary Public  
Shami S. Malone

My Commission Expires: 11.3.28



**EXHIBIT A**

**Property 1:**

Lot 16, according to the Survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama.



File No.: TVL-25-2678

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/07/2025 03:01:06 PM**  
**\$113.00 BRITTANI**  
**20250407000103280**  
**General Warranty Deed – LE - JTROS (AL)**

*Allen S. Bayl*

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