

Send Tax Notice to:  
Chase Pays Cash LLC  
8056 Carrington Drive  
Trussville, AL 35173

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

File: TVL-25-4139

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00)** 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 **Nelson Properties, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

90 Heather Ridge Drive, Pelham, AL 35124

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 **1557 Napoleon Drive, 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.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

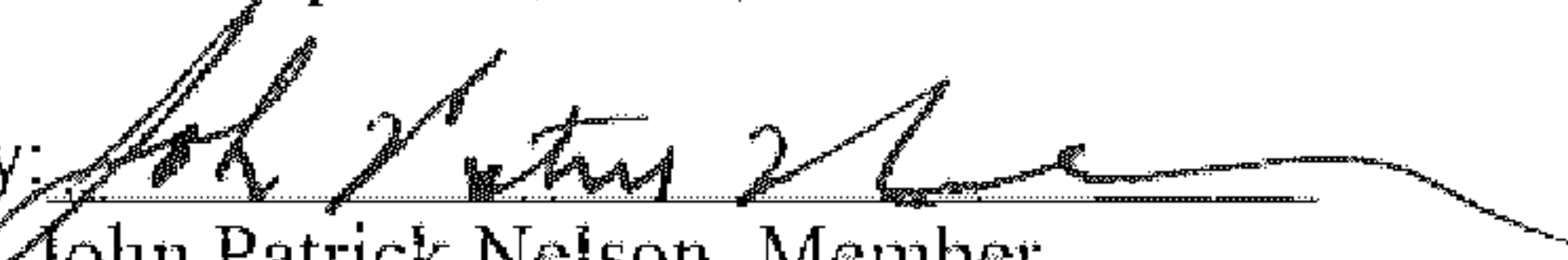
Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the state of Alabama and the United States of America by virtue of that certain foreclosure dated June 25, 2024 evidenced by Mortgage Foreclosure Deed, recorded July 3, 2024 in Inst. # 20240703000202410, in the Office of the Judge of Probate of Shelby County, Alabama. The Company does not attempt to set out the names of all parties entitled to redeem and by accepting this policy, the insured releases the Company and its agents of any such duty or obligations.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, its successors 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 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 23<sup>rd</sup> day of April, 2025.

Nelson Properties, LLC, an Alabama Limited Liability Company

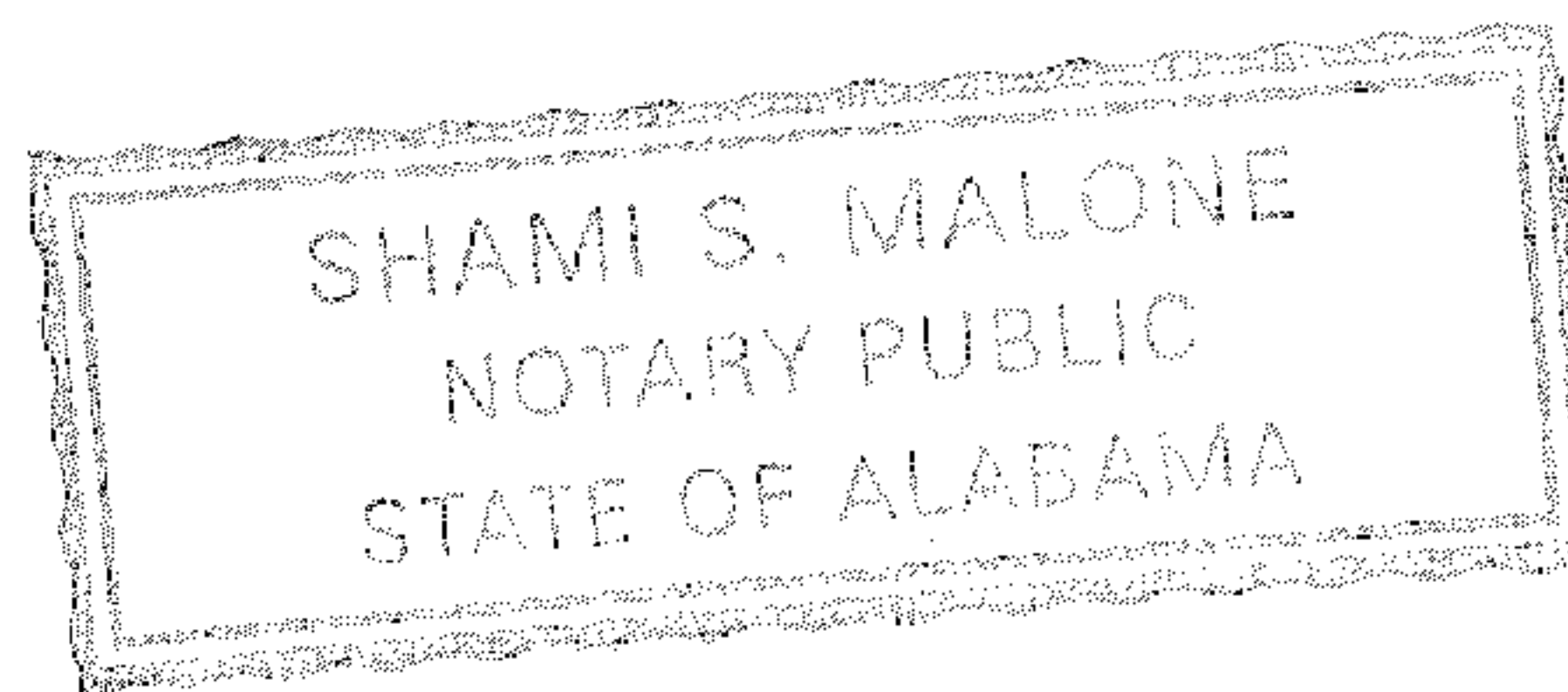
By:   
John Patrick Nelson, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Patrick Nelson**, whose name as **Member** of **Nelson Properties, 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 **Nelson Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of April, 2025.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Shami S. Malone  
My Commission Expires: 11/3/2028



**EXHIBIT A****Property 1:**

Lot 16, according to the survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Also: A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama; Described as follows: Begin at the Northeast corner of Lot 16 of Kingwood as recorded in Map Book 6, Page 40 in the Office of the Judge of Probate of Shelby County, Alabama; Thence run Southwest along the Northwest line of said Lot 16 a distance of 143.71 feet to an iron pin; Thence turn left 00 degrees 15 minutes 50 seconds and run Southwest along the Northwest line of Lot 15 of Kingwood 157.52 feet to an iron pin on the West quarter- quarter line; Thence turn right 132 degrees 39 minutes 06 seconds and run North along said quarter-quarter line 527.27 feet to an iron pin; Thence turn right 91 degrees 28 minutes 00 seconds and run East 83.63 feet to an iron pin on the Westerly Right of Way of an Alabama Power Company Right of Way; Thence turn right 65 degrees 14 minutes 42 seconds and run Southeast along said Right of Way 350.05 feet to the Point of Beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/23/2025 01:39:35 PM  
\$73.00 BRITTANI  
20250423000120800  
General Warranty Deed - LE (AL)

*Allen S. Bayl*