

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-25-7487

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00)** 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

**BHMO Property Holdings, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

Post Office Box 383171, Birmingham, AL 35238

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 **2401 16th Street, Calera, AL 35040,**

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.


**\$120,000.00 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 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 a good right sell and convey the same as aforesaid; that he/she 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 21<sup>st</sup> day of July, 2025.


BHMO Property Holdings, LLC, an Alabama Limited Liability Company

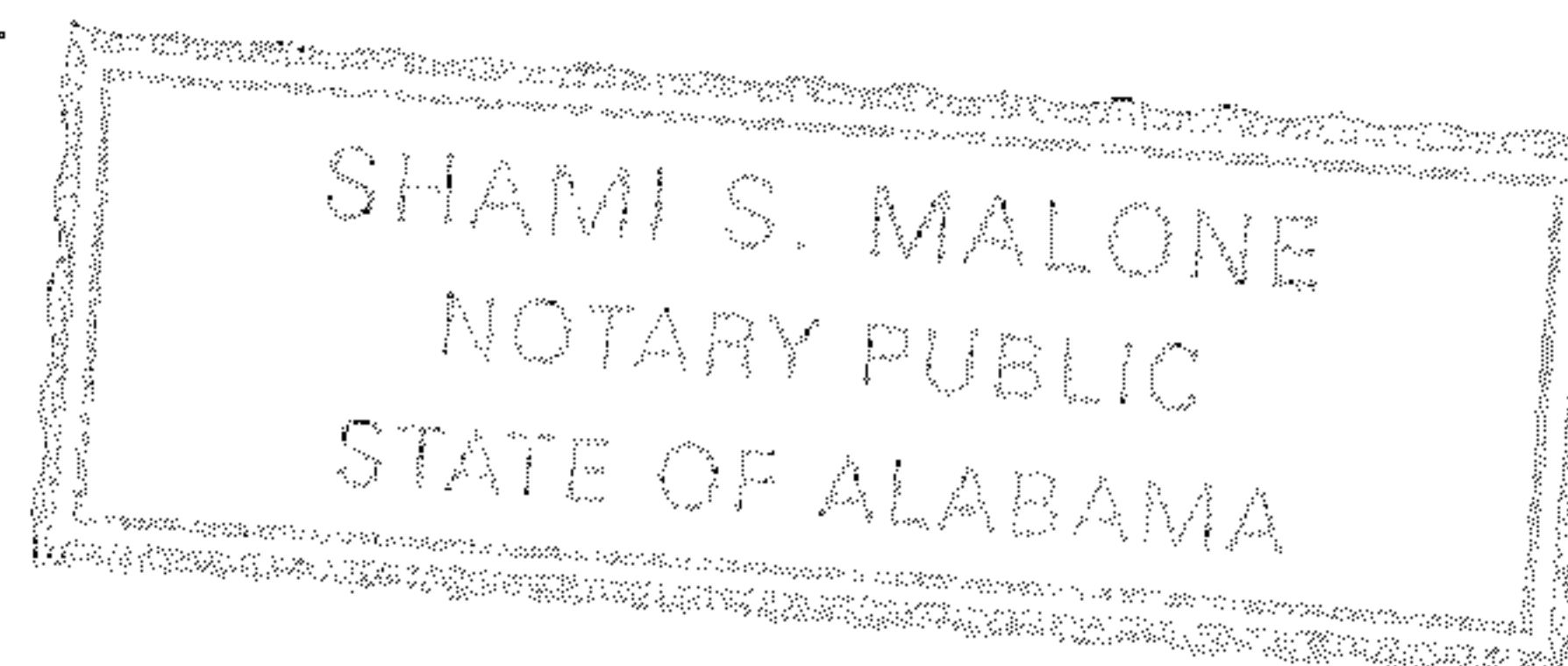
By:   
Mackenzie Brown, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mackenzie Brown, Member**, whose name as **Member** of **BHMO Property Holdings, 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 **BHMO Property Holdings, LLC**, on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of July, 2025.

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



**EXHIBIT A**

**Property 1:**

**Lot 32, in Allendale Subdivision, According to the Map recorded in Map Book 4, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with the North half of the vacated street as filed in Vacation Recorded in Instrument No. 2002-19109, in the Office of the Judge of Probate of Shelby County, Alabama.**



File No.: TVL-25-7487

**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2025 10:00:59 AM  
\$29.00 BRITTANI  
20250722000221340  
General Warranty Deed - LE (AL)**

*Allen S. Bayl*