

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-25-8219

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00)** 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

Annette Hardin Drummonds, an unmarried woman, (herein referred to as "Grantor," whether one or more), whose mailing address is

404 Newport Drive, Saint Peters, MO 63376

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 **3018 Old Stone Drive, Birmingham, AL 35242,** 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.

\$110,000.00 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 herself, her heirs and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators 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 6th day of August, 2025.

*Annette Hardin Drummonds
by Susan Hardin Fischer, Attorney-In-Fact*

Annette Hardin Drummonds by Susan Hardin Fischer, Attorney-In-Fact

State of MISSOURI
County of ST. CHARLES

I, the undersigned, a Notary Public, hereby certify that Susan Hardin Fischer, whose name is signed as Attorney in Fact for Annette Hardin Drummonds 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of August, A. D. 2025.

James B. Gould

Notary Public

JAMES B GOULD

Printed Name

My Commission Expires: 06-18-2027

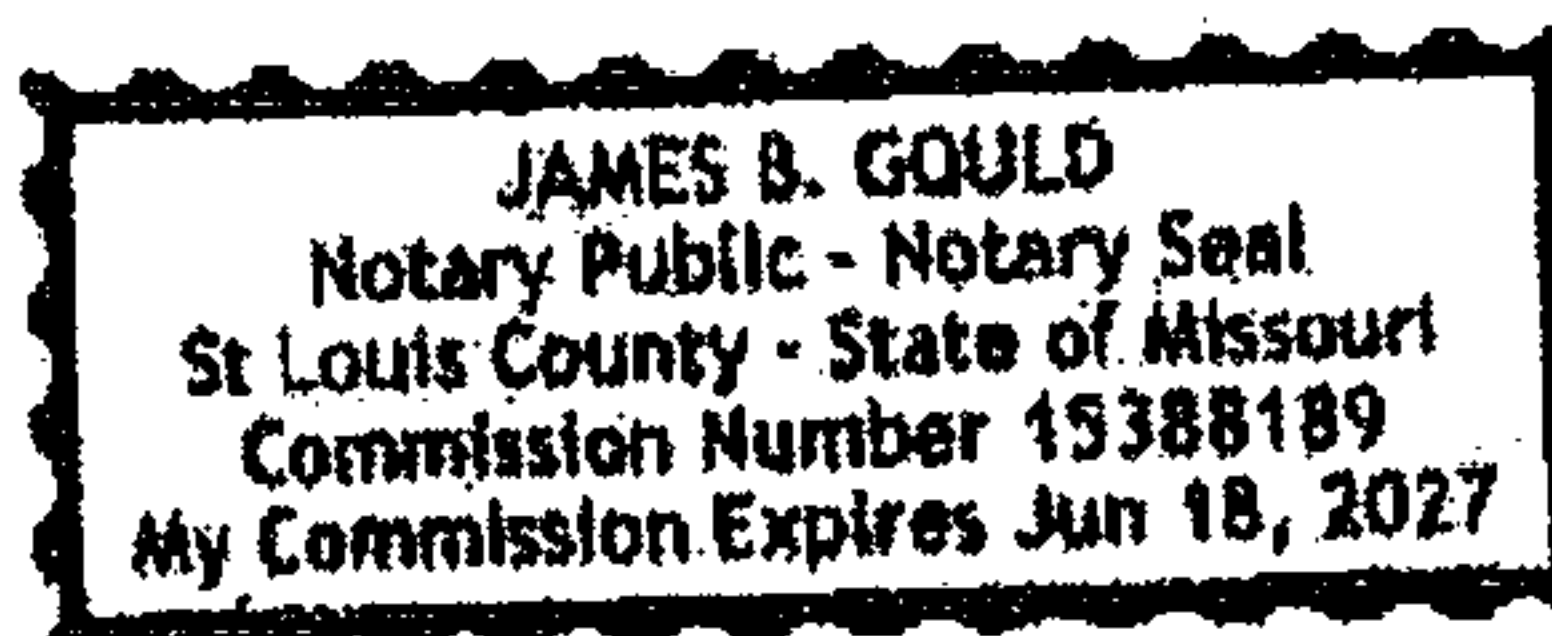
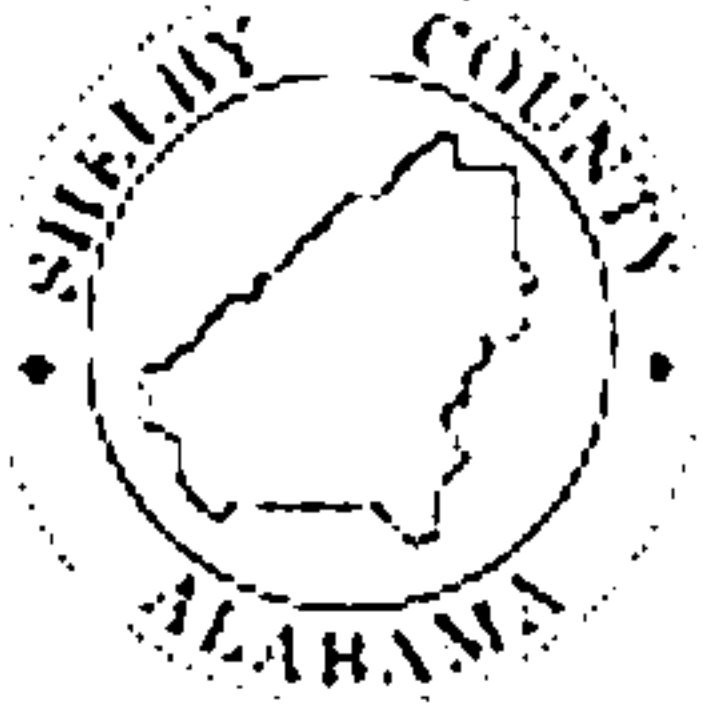


EXHIBIT A

Property 1:

Lot 4-8, Block 1, according to & Resurvey of Lot 4-A, Block 1, Resurvey of Stoneridge, said Resurvey recorded in Map Book 8, Page 67, 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
08/08/2025 12:20:15 PM
\$33.00 PAYGE
20250808000242240

Alexis S. Bayl