

Send Tax Notice to:
Patricia Lindy Sumerford
3018 Old Stone Drive
Birmingham, AL 35242

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

File: TVL-25-12114

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** 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 **Patricia Lindy Sumerford** (herein referred to as "Grantee"), whose mailing address is

3018 Old Stone Drive, Birmingham, AL 35242

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, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

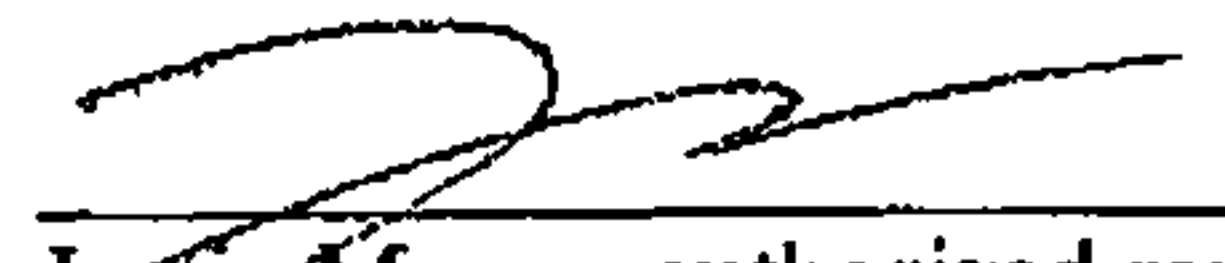
\$252,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 5th day of December, 2025.

Chase Pays Cash LLC, an Alabama Limited Liability Company


Justin Moore, 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 Justin Moore, whose name as authorized representative for Chase Smith, Sole Member of SweetHomeBama.com Sole Member of Chase Pays Cash LLC a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 5th day of December, 2025.


Notary Public

My Commission Expires: 11-3-28

SHAMI S. MALONE
NOTARY PUBLIC
STATE OF ALABAMA

EXHIBIT A

Property 1:

Lot 4-B, 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
12/08/2025 08:12:40 AM
\$91.00 PAYGE
20251208000373180

Allen S. Bayl