

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-25-13206

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

Amy McKenzie Horton, an unmarried woman, (herein referred to as "Grantor," whether one or more), whose mailing address is

1586 Riverbirch Dr., Bessemer, AL 35023

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 3834 Highway 11, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

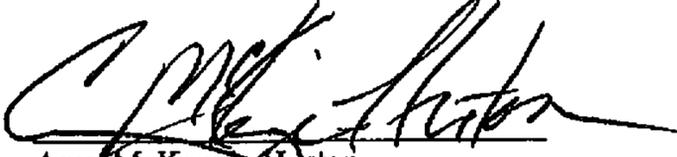
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Amy McKenzie Horton is the sole surviving grantee of that certain deed recorded in Instrument Number 20201202000549880. The other grantee, Heath Horton, having died on or about October 7, 2025.

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 he/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 19th day of December, 2025.

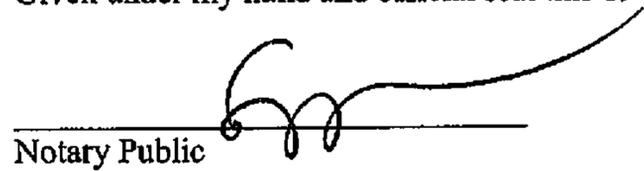


Amy McKenzie Horton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy McKenzie Horton whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2025.



Notary Public
My Commission Expires: 11/3/2028

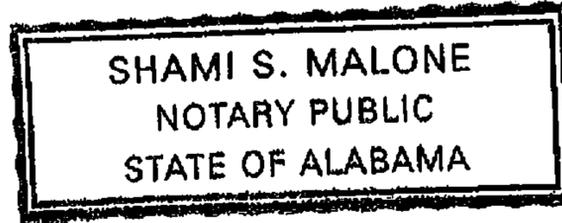


EXHIBIT A

Property 1:

A PART OF LOT I ACCORDING TO THE MAP AND SURVEY OF DEER SPRINGS ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 38 AND ACCORDING TO THE MAP AND SURVEY OF DEER SPRINGS ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 5, PAGE 55, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT 1, OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE SE RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 11, SAID POINT ALSO BEING A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 5689.58 FEET AND A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 16 SECONDS; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NW LINE OF SAID LOT 1 ALONG SAID SE RIGHT OF WAY LINE ALONG SAID CURVE, A DISTANCE OF 65.0 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, SAID CURVE ALSO HAVING A RADIUS OF 5689.58 FEET AND A CENTRAL ANGLE OF 1 DEGREES 54 MINUTES 5 SECONDS; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID NW LINE OF SAID LOT 1 ALONG SAID SE RIGHT OF WAY LINE ALONG SAID CURVE, A DISTANCE OF 189.92 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING ON THE NW RIGHT OF WAY LINE OF RUBY DRIVE; THENCE 90 DEGREES 14 MINUTES 27.5 SECONDS LEFT MEASURED FROM TANGENT OF SAID CURVE AND IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.05 FEET; THENCE 54 DEGREES 31 MINUTES LEFT IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 188.0 FEET; THENCE 110 DEGREES 15 MINUTES 53 SECONDS LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 140.12 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2025 03:44:45 PM
\$133.00 BRITTANI
20251219000389230

Allie S. Boyd