

Send Tax Notice to:  
Chase Pays Cash LLC  
8056 Carrington Drive  

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Trussville, AL 35173  

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

File: TVL-26-521

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED SEVENTY TWO THOUSAND AND 00/100 (\$172,000.00)** 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 **KEI Investments LLC, an Alabama Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is

121 River Crest Lane, Helena, AL 35080

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 **316 Willow Glen Court, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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 UNDATED STATE OF AMERICA BY VIRTUE OF THAT CERTAIN FORECLOSURE DATED 9/26/2025 EVIDENCED BY MORTGAGE FORECLOSURE DEED, RECORDED 9/26/25 I THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**\$0.00 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(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22nd day of January, 2026.

KEI Investments LLC, an Alabama Limited Liability Company

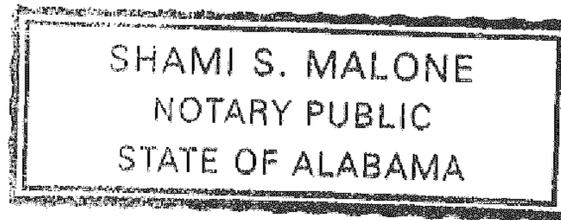
By: *[Signature]*  
Andres Hermosillo-Gomez, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andres Hermosillo-Gomez, Member**, whose name(s) as **Member(s)** of **KEI Investments LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **KEI Investments LLC**, on the day the same bears date.

Given under my hand and official seal this 22nd day of January , 2026.

*[Signature]*  
Notary Public, State of ~~Alabama~~  
Shami S Malone  
Printed Name  
My Commission Expires: 11/3/2028



**EXHIBIT A**

**Property 1:**

Lot 10, Block 2, according to the survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, 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  
01/22/2026 02:18:29 PM  
\$200.00 BRITTANI  
20260122000020480**

*Alvin S. Bayl*