

Send Tax Notice to:
Nicholas Lawrence Todd
1310 Old Cahaba Cove
Helena, Alabama 35080

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

File: TVL-26-441

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THREE THOUSAND NINE HUNDRED AND 00/100 (\$293,900.00)** 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 **Nicholas Lawrence Todd (herein referred to as "Grantee"),** whose mailing address is

1310 Old Cahaba Cove, Helena, AL 35080

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 **1310 Old Cahaba Cove, Helena, AL 35080,** 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.

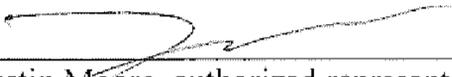
\$298,576.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this 30th day of January, 2026.

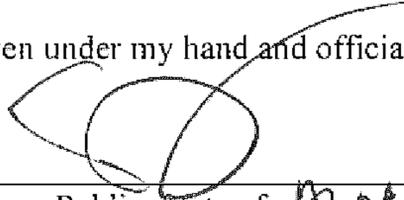
Chase Pays Cash LLC, an Alabama Limited Liability Company


Justin Moore, authorized representative for Chase Smith, Sole Member of SweetHomeBama.com, LLC 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, LLC, Sole Member of Chase Pays Cash, 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 Authorized Representative and with full authority, executed the same voluntarily for and as the act of **Chase Pays Cash LLC**, on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2026.


Notary Public, State of *Alabama*
My Commission Expires: 11/3/2028

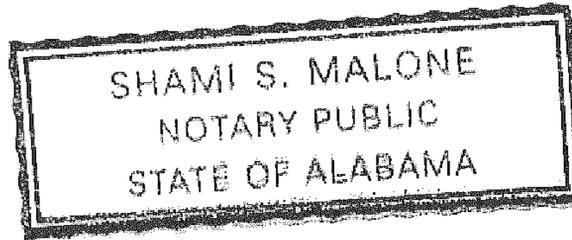


EXHIBIT A

Property 1:
Lot 1017, according to the Survey of Old Cahaba, 10th Sector, as recorded in Map Book 26, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 08:24:50 AM
\$29.00 JOANN
20260203000030890

Alvin S. Bayl