Send Tax Notice to:
William K. Moore
64- Griffin Road
Chelsea, AL 35043

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

File: **TVL-26-2824**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 ($445,000.00) 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 **William K. Moore (herein referred to as "Grantee")**, whose mailing address is
640 Griffin Road, Chelsea, AL 35043
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 **640 Griffin Road, Chelsea, AL 35043,**
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.

$436,939.00 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, 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 I have hereunto set my hand and seal, this 30th day of March, 2026.

Chase Pays Cash LLC, an Alabama Limited Liability Company

Bret Rogers, 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 **Bret Rogers**, 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 officer 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 March, 2026.

SHAMI S. MALONE
NOTARY PUBLIC
STATE OF ALABAMA

Notary Public, State of Alabama
Shami S. Malone
My Commission Expires: 11/3/2028

EXHIBIT A

Property 1:
Commence at the Southwest corner of the NW1/4 of the SW1/4 Sec. 24, T-20-S, R-2-W; thence run East along the South line of said 1/4-1/4 Section a distance of 835.47 feet to the point of beginning; thence turn an angle of 89 deg. 36 min. 39 sec. to the left and run a distance of 452.62 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 622.25 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 456.84 feet; thence turn an angle of 90 deg. 23 min. 21 sec. to the left and run a distance of 622.28 feet to the point of beginning. Situated in the NW1/4 of the SW1/4, Sec. 24, T-20-S, R-2-W, Huntsville Meridian, Shelby County, Alabama.

Together with an easement:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 2 West, run East along the North boundary, boundary being an old fence and white painted property line, of such Southwest Quarter of the Southwest Quarter for 475 feet to the center of Griffin's driveway; thence run South 2° East for 150 feet to the centerline of Griffin Road.

LESS AND EXCEPT:

Commence at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama: thence Easterly along the south line of said quarter-quarter section for a distance of 556.05 feet for the POINT OF BEGINNING: thence continuing Easterly along said line, a distance of 279.42 feet: thence tum an angle to the left of 89 degrees 37 minutes 51 seconds for a distance of 452.61 feet: thence turn an angle to the left of 89 degrees 58 minutes 49 seconds for a distance of 276.35 feet: thence turn an angle to the left of 89 degrees 38 minutes 00 seconds for a distance of 454.52 feet to the POINT OF BEGINNING: said described tract containing 2.9 acres, more or less.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/30/2026 03:55:10 PM
$36.50 KELSEY
20260330000091730