

20170908000327350  
09/08/2017 09:24:07 AM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Ian Mills  
5631 Roy Drive  
Helena AL 35080

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Hundred Ten Thousand Dollars  
and NO/100 (\$ 110,000.00 .00) to the undersigned grantor, in hand paid by the Grantee herein,  
the receipt whereof is acknowledged, we, **Christie S. Ricks and William D. Ricks, husband and wife,**  
(herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Ian Mills, Kathryn Mills, Greg**  
**Mills, and Tina Mills** (herein referred to as **Grantee** whether one or more), for and during their  
joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the  
survivor of them in fee simple, together with every contingent remainder or right of reversion, the  
following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 41, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map**  
**Book 27, Page 49 in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes  
due.

Christie S. Ricks is formerly known as Christie S. Rogers. They are one and the same person.

\$ 9,3500.00 of the above consideration was secured by and through the purchase money mortgage  
closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and  
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns  
of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said  
Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they  
are free from all encumbrances, unless otherwise noted above; that we have good right to sell and  
convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and  
defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all  
persons.

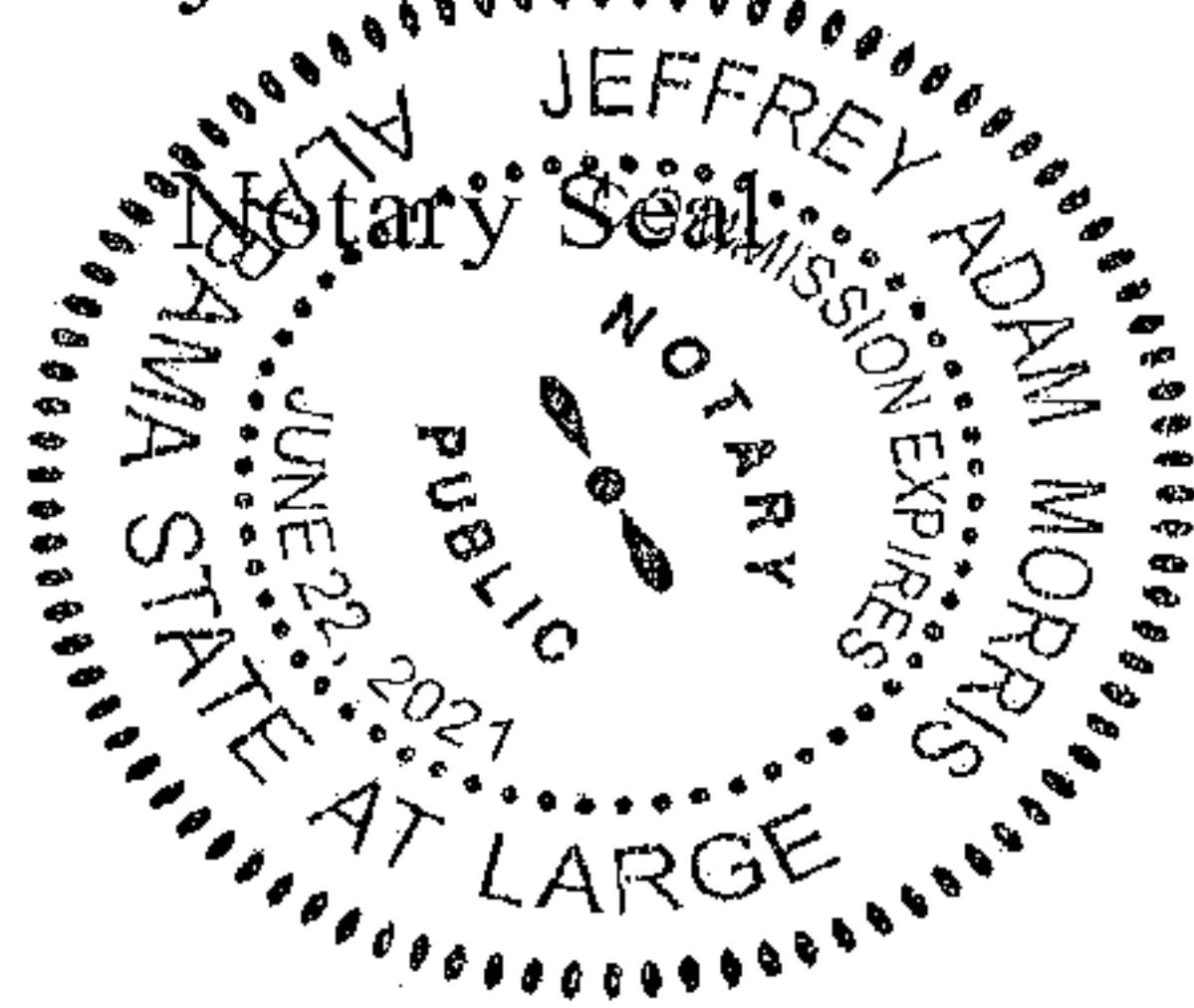
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,  
this 6<sup>th</sup> day of September, 2017.

Christie S. Ricks  
Christie S. Ricks

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Christie S. Ricks** whose name is signed to the foregoing deed and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of September, 2017.



[Signature]  
Notary Public  
My commission expires:

William D. Ricks  
William D. Ricks

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**William D. Ricks** whose name is signed to the foregoing deed and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of September, 2017.



[Signature]  
Notary Public  
My commission expires:

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christie Rogers  
 Mailing Address 1016 Fairbank Lane  
Chelsea, AL  
35043

Grantee's Name Tan Mills  
 Mailing Address 5631 Roy Drive  
Helena, AL  
35080

Property Address 112 Hidden Creek Cv.  
Pelham, AL  
35124

Date of Sale 9-6-17  
 Total Purchase Price \$ 110,000  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-7-17

Print Tan Mills

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/08/2017 09:24:07 AM  
 \$39.50 CHERRY  
 20170908000327350

Print Form

Form RT-1