

Send Tax Notice to:  
Cedric Sanders, Jr.

112 Hidden Creek Cove  
Pelham, AL 35124

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-23-13935**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED TWELVE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$212,250.00)** 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 **Ian Mills and Kathryn Mills, a married couple, and Greg Mills and Tina Mills, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

112 Hidden Creek Cove, Pelham, AL 35124

by **Cedric Sanders, Jr.** (herein referred to as "Grantee"), whose mailing address is

112 Hidden Creek Cove, Pelham, AL 35124

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 **112 Hidden Creek Cv, Pelham, AL 35124-4871**, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$201,637.00 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 31<sup>ST</sup> day of Oct, 2023

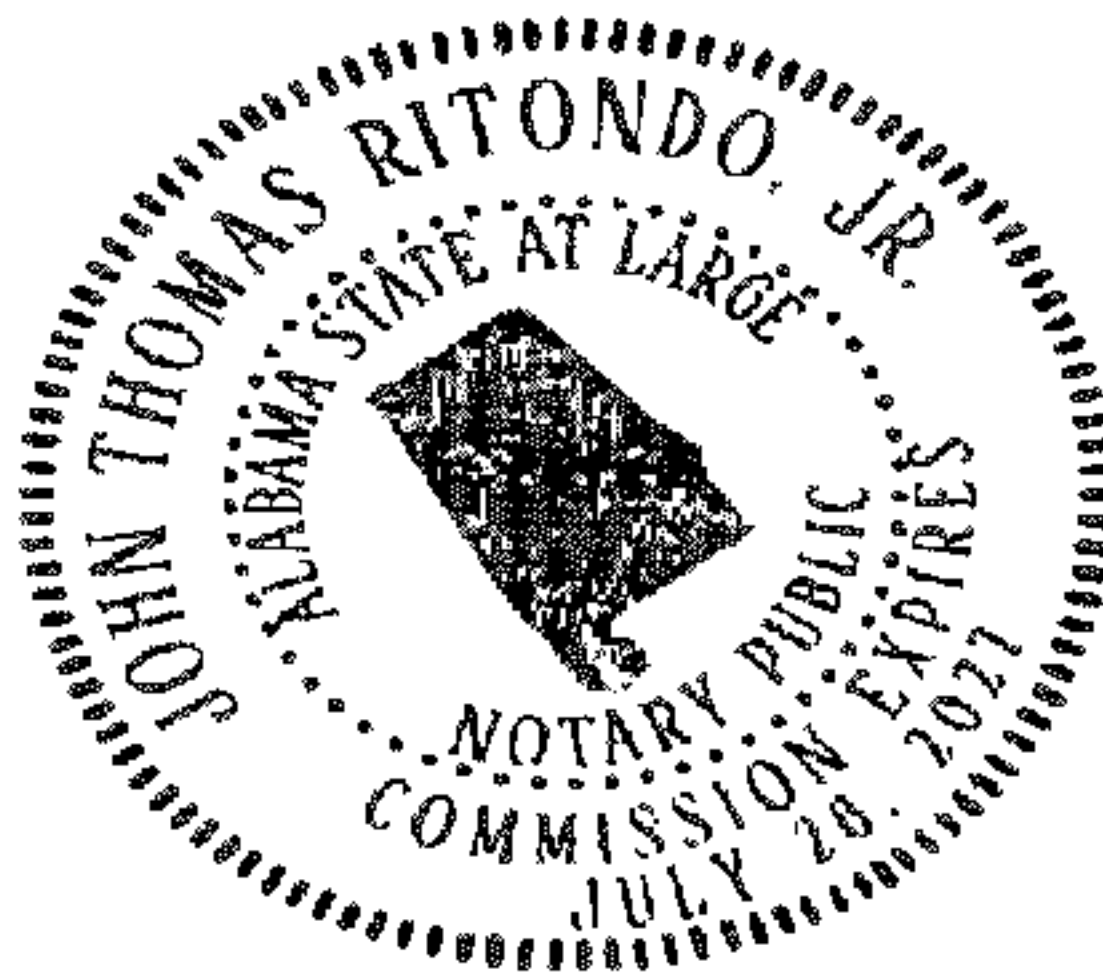
[Signature]  
Ian Mills  
[Signature]  
Kathryn Mills  
[Signature]  
Greg Mills  
[Signature]  
Tina Mills

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ian Mills, Kathryn Mills, Greg Mills and Tina Mills whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>ST</sup> day of October, 2023.

[Signature]  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

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.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/06/2023 12:59:50 PM**  
**\$41.00 JOANN**  
**20231106000325970**

*Allen S. Bayl*