

Send Tax Notice to:  
Aaron Carter Autrey  
105 Hidden Creek Circle  
Pelham, AL 35124

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-6080**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** 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

**Tiffany Little, Formerly Known As Tiffany Bynum, and Matthew Little, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is  
314 Dublin Place, Montgomery, AL 36108

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by **Aaron Carter Autrey, (herein referred to as "Grantee"),** whose mailing address is  
105 Hidden Creek Circle, Pelham, AL 35124

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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 **105 Hidden Creek Circle, Pelham, AL 35124,**  
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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$150,000.00 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 30<sup>th</sup> day of June, 2025.

Tiffany Little  
Tiffany Little

Matthew Little by Tiffany Little his agent  
Matthew Little by Tiffany Little, his Agent

State of Alabama  
County of Shelby

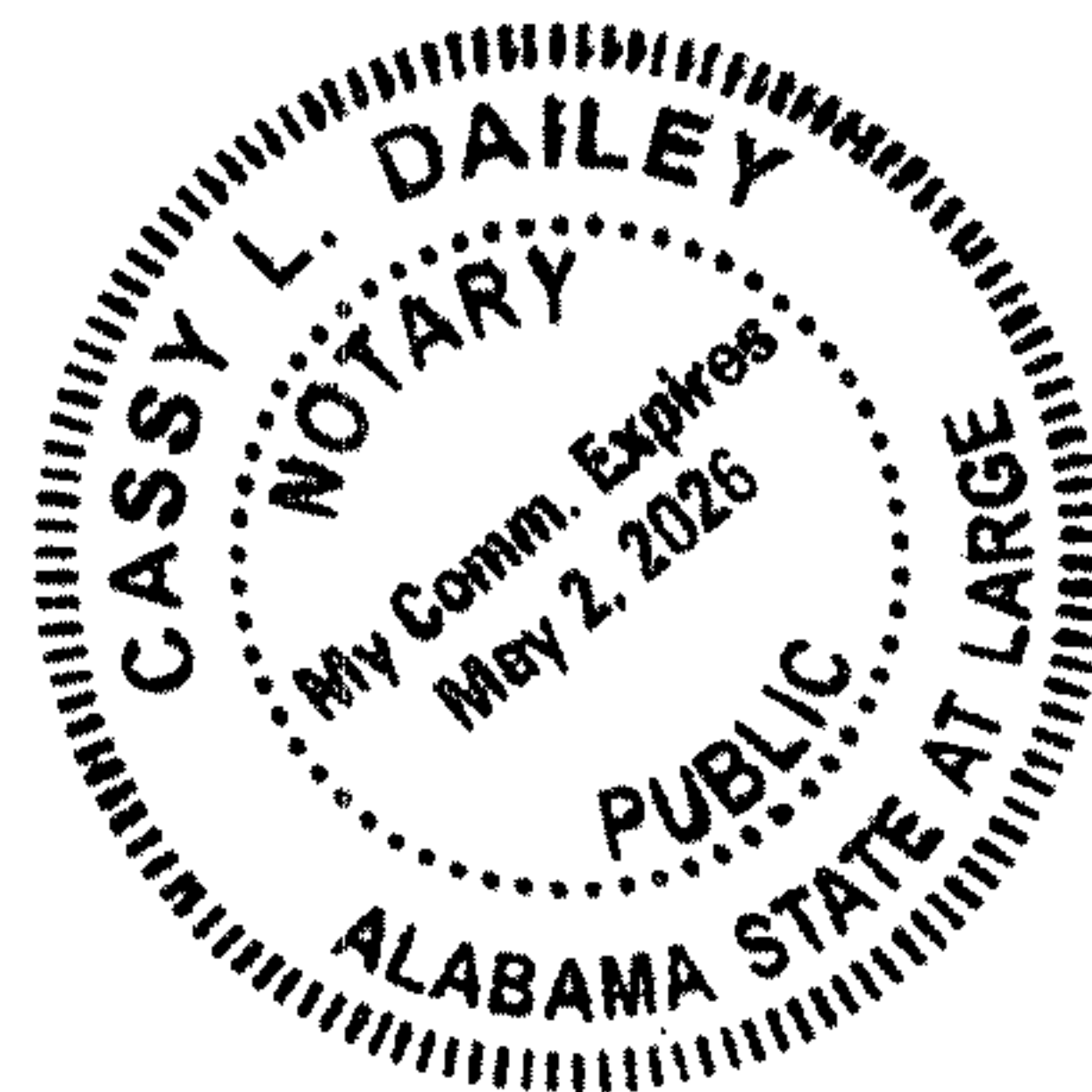
I, Cassy L. Dailey, a Notary Public, hereby certify that **Tiffany Little**, whose name is signed as Agent for **Matthew Little** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 30<sup>th</sup> day of June, A. D. 2025.

Cassy L. Dailey  
Notary Public

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



State of Alabama  
County of Shelby

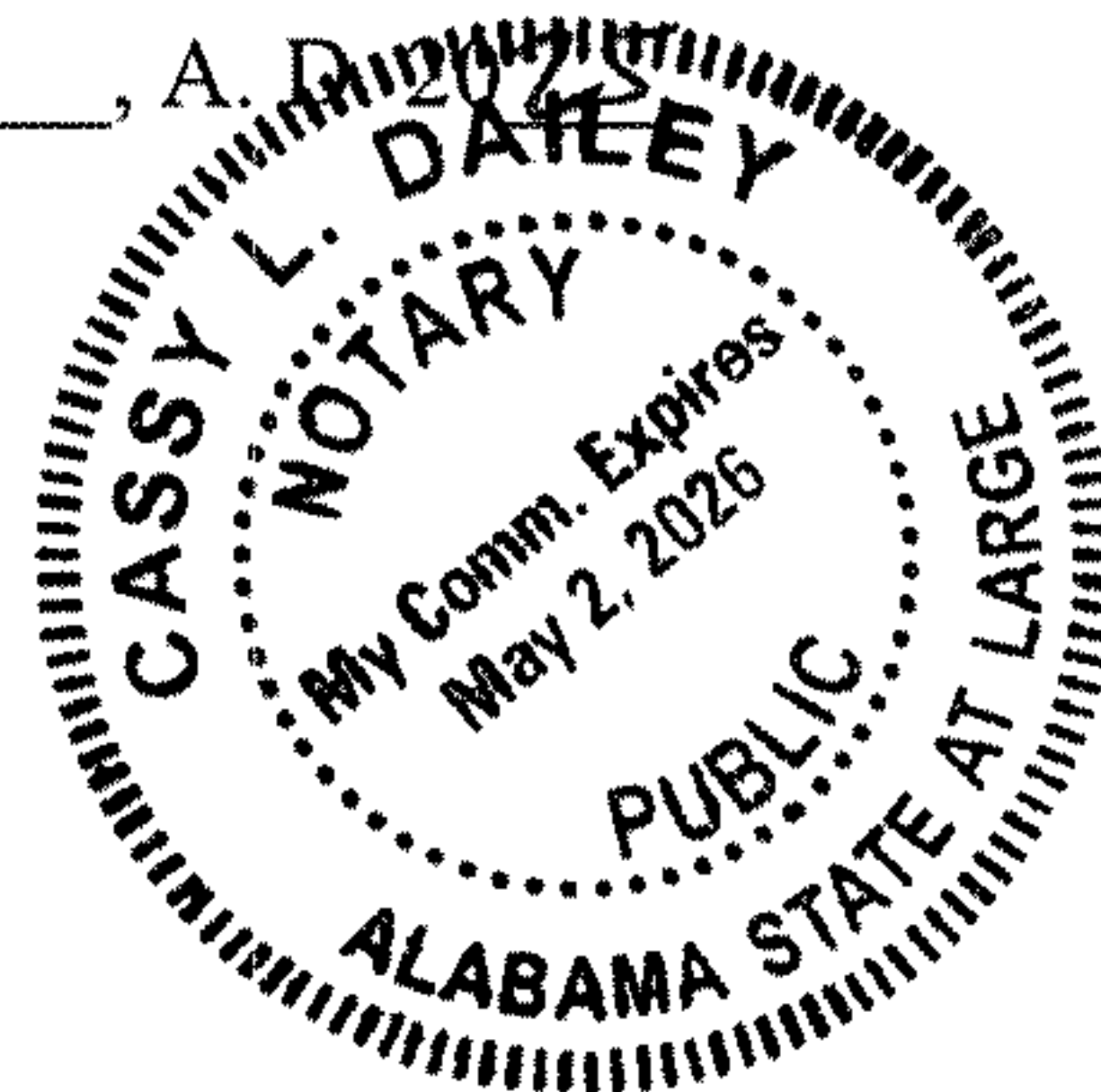
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Given under my hand this 30<sup>th</sup> day of June, A. D. 2025.

Cassy L. Dailey  
Notary Public

Cassy L. Dailey  
Printed Name

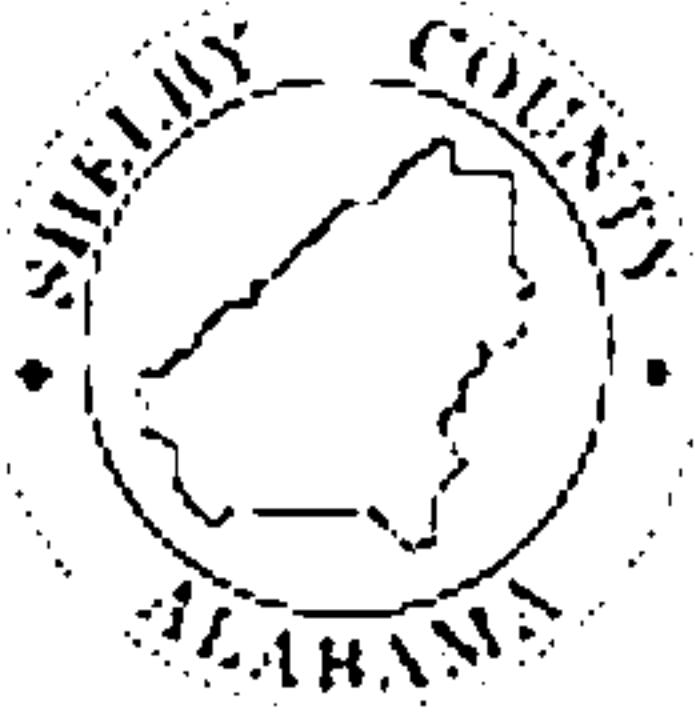
My Commission Expires: 05/02/2026



## EXHIBIT A

Property 1:

Lot 45, according to the Survey of Hidden Creek, as recorded in Map Book 23, Page 97 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  
07/10/2025 09:45:20 AM  
\$93.00 PAYGE  
20250710000207910

*Allie S. Bayl*