

Document Prepared by:
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3009 Firefighter Lane
Birmingham, AL 35209
Shannon Crull

Send Tax Notice to:

Kenneth Blake Sanders

4508 Rack Avenue
Birmingham AL 35022

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$138,000.00), and other good and valuable consideration in hand paid to Robert D. Cox and Susan B. Cox, a married couple (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Kenneth Blake Sanders, a married man (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7 of the Map and Survey of land known as Horse Shoe Ridge as recorded in Map Book 66, Page 81, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

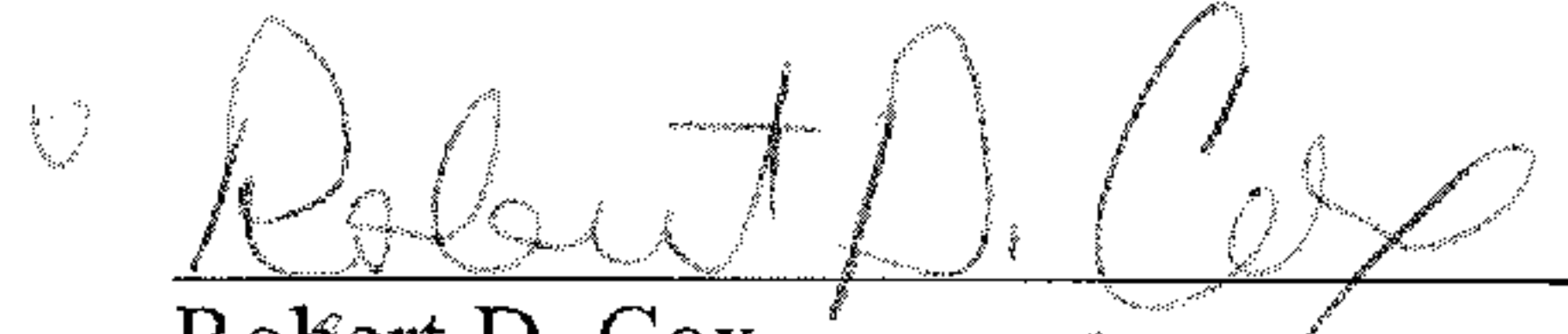
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

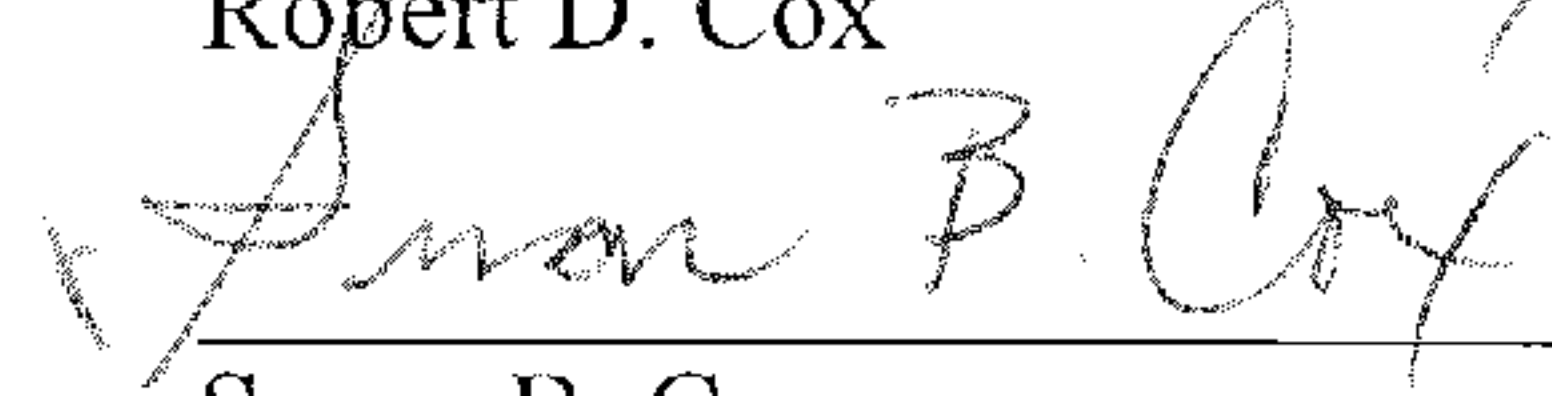
\$89,700.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 31st day of October, 2025.

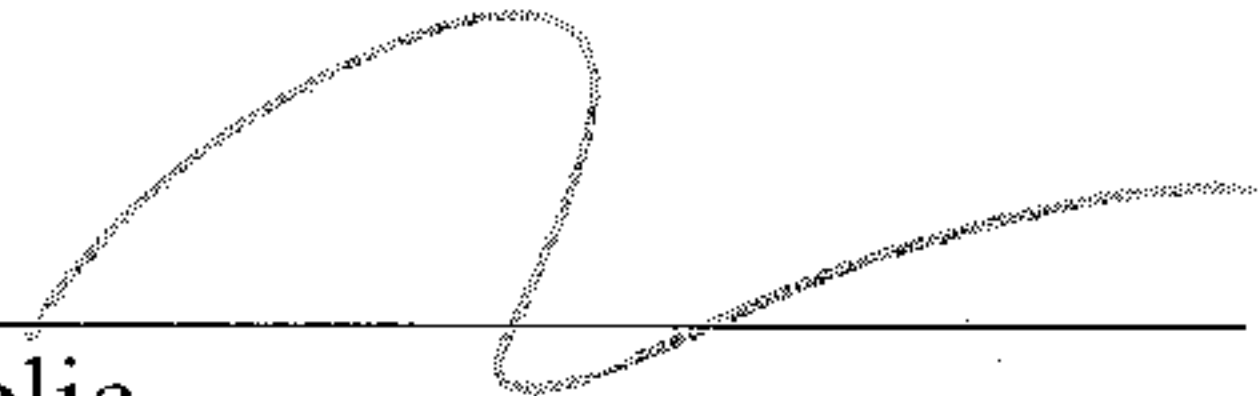

Robert D. Cox


Susan B. Cox

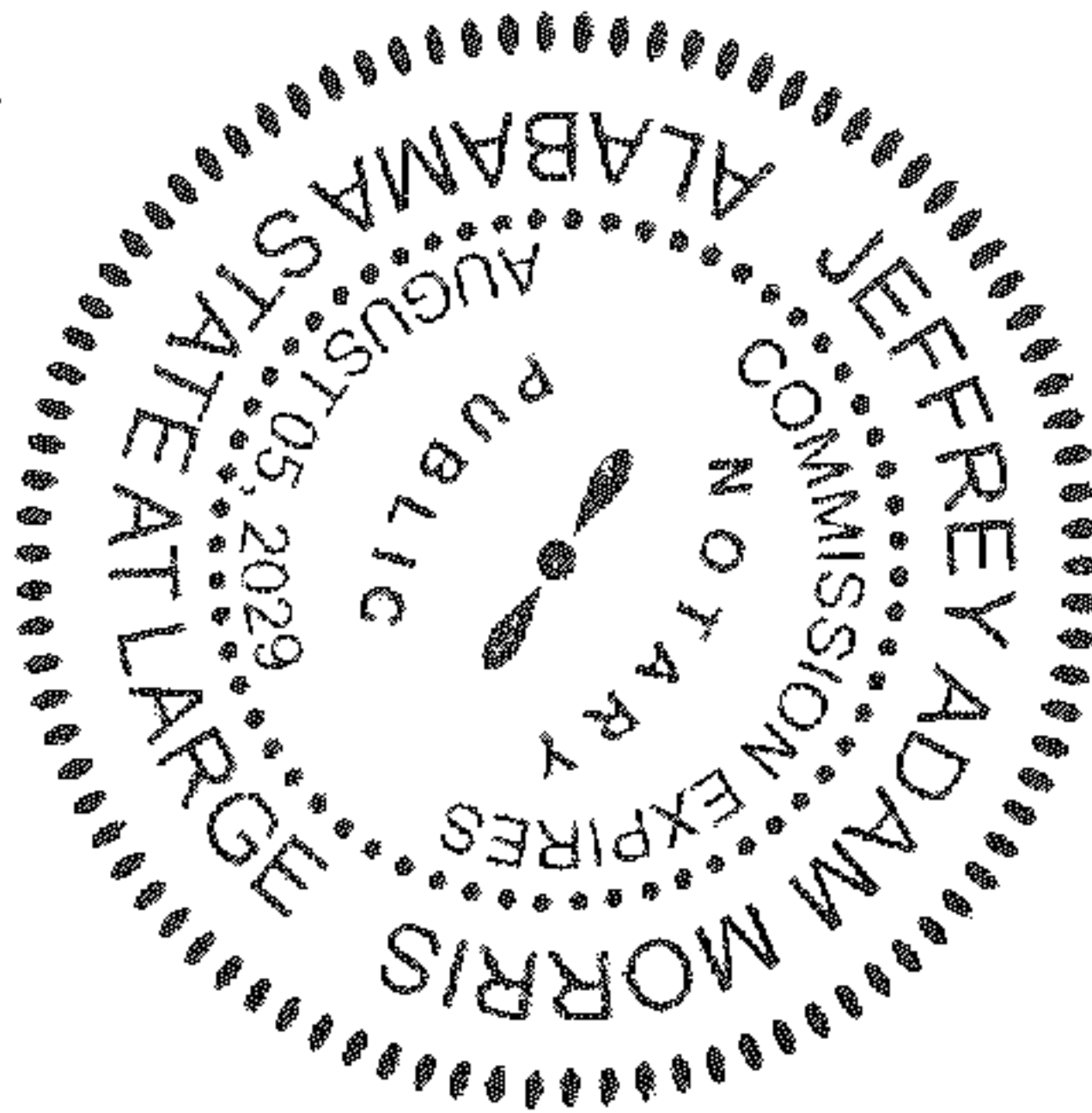
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert D. Cox and Susan B. Cox 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 31st day of October, 2025.


Notary Public

My Commission Expires: 8/5/29



Alli S. Beyal