20251031000334560 10/31/2025 12:16:52 PM DEEDS 1/3

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209
Shannon Crull

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 Grantec(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.

25-1747 Page 1 of 2

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:

25-1747 Page 2 of 2

Real Estate Sales Validation Form

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

| Grantor's Name | Robert D. Cox and Susan B. Cox | Grantee's Name | Kenneth Blake Sanders |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------|
| Mailing Address | _22629 Heritage Drive | Mailing Address | _4508 Park Avenue |
| | _McCalla, AL 35111 | | _Bessemer, AL 35022 |
| Property Address | 625 Horseshoe Trail Bessemer, AL 35111 | Date of Sale Total Purchase Price Or Actual Value Or | October 31, 2025 \$\$138,000.00 |
| | | Assessor's Market Valu | ue <u>S</u> |
| - | ce or actual value claimed on this form con of documentary evidence is not require | | ing documentary evidence: (check |
| Bill of Sal Sales Con Closing Sta | tract | praisal er: | |
| If the conveyance of this form is no | e document presented for recordation control trequired. | ntains all of the required inf | formation referenced above, the filing |
| current mailing a | nd mailing address - provide the name of ddress. | 2 3 . | |
| Grantee's name at conveyed. | nd mailing address - provide the name o | f the person or persons to w | hom interest to property is being |
| | - the physical address of the property be perty was conveyed. | ing conveyed, if available. | Date of Sale - the date on which |
| Total purchase prethe instrument of | rice - the total amount paid for the purchase fered for record. | ase of the property, both rea | al and personal, being conveyed by |
| | the property is not being sold, the true valued for record. This may be evidenced market value. | ± ± • | |
| valuation, of the p | vided and the value must be determined, property as determined by the local office oses will be used and the taxpayer will be | ial charged with the respon | sibility of valuing property for |
| further understand | t of my knowledge and belief that the ind that any false statements claimed on the 1975 § 40-22-1 (h). Print | | |
| Unattested | (verified by) | Sign | tee/Owner/Agent) circle one |

THIN THE PARTY OF THE PARTY OF

Clerk

Shelby County, AL

20251031000334560

\$76.50 KELSEY

10/31/2025 12:16:52 PM

Form RT-1

alli 5. Buyl