

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:
Blackridge Partners, LLC
3545 Market Street
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Ninety Thousand and no/100 (\$190,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **James C. Weidler**, a married man, do hereby grant, bargain, sell and convey unto **BLACKRIDGE PARTNERS, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

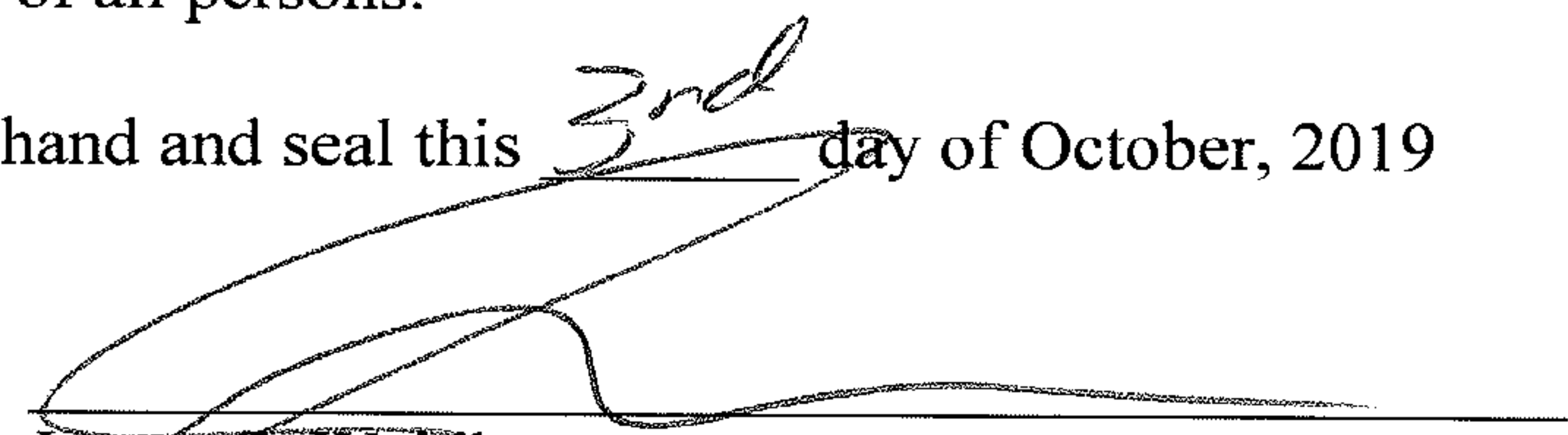
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

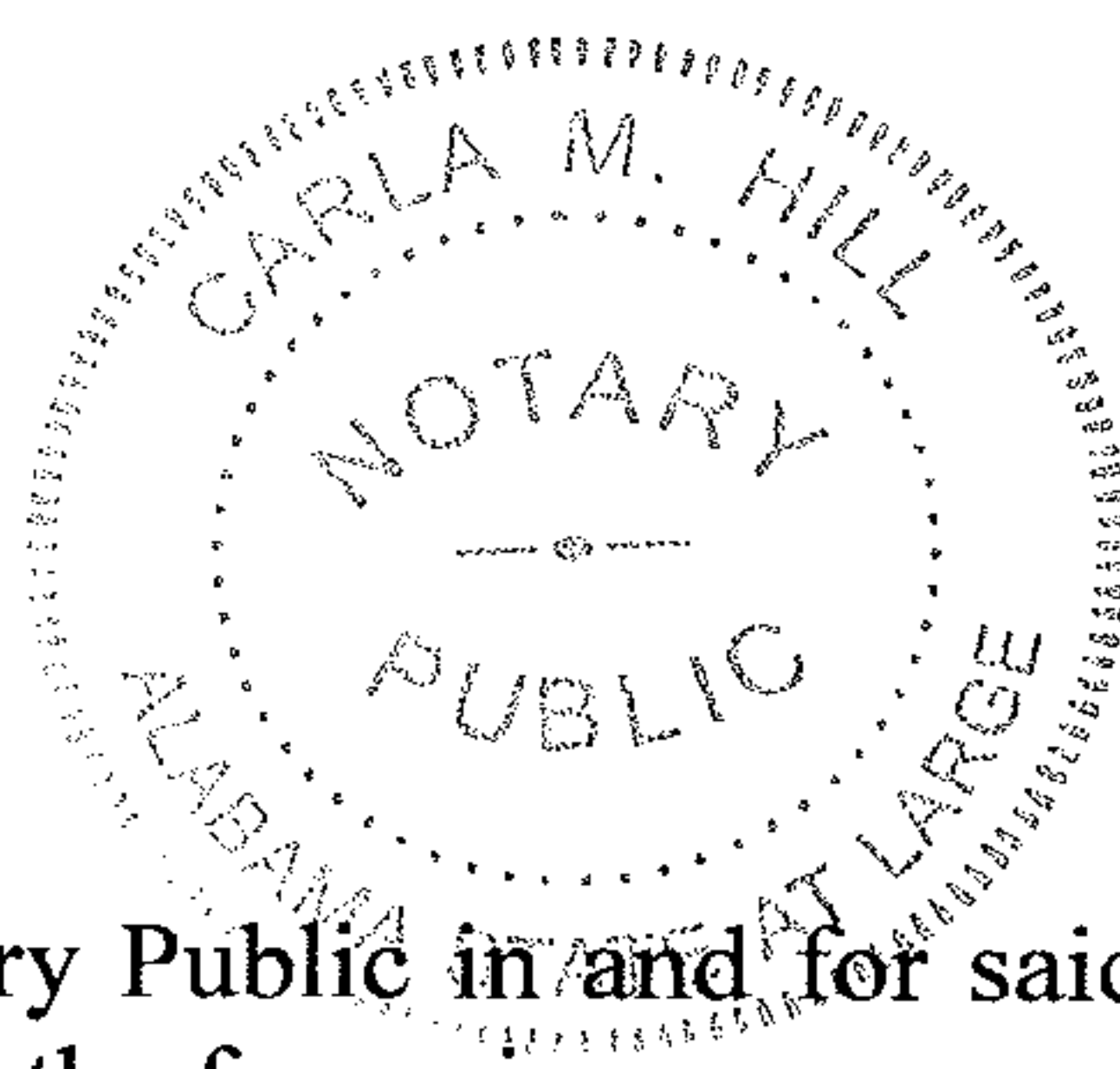
The property described on the attached Exhibit "A" does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and/or assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and/or assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October, 2019


James C. Weidler



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James C. Weidler**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2019.

My Commission Expires:

3/23/23



Notary Public

EXHIBIT "A"

Lot 1097, according to the Final Plat of the Subdivision Blackridge Phase 1C, as recorded in Map Book 49, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes;
2. All easements, restrictions and reservations of record.
- 3.

Real Estate Sales Validation Form

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

Grantor's Name James C. Weidler
Mailing Address 5050 Emerald Court Hoover, AL 35244
Grantee's Name Blackridge Partners, LLC
Mailing Address 3545 Market Street Hoover, AL 35226

Property Address Lot 1097 Blackridge Hoover, AL 35244

Date of Sale October 7, 2019

Total Purchase Price or Actual Value \$190,000.00
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/14/2019 11:28:59 AM
\$29.00 CATHY
20191014000377390

Handwritten signature: Allison S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement (checked)
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 October 7, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

Handwritten signature of Joshua L. Hartman

(Grantor/Grantee/Owner/Agent) circle one