

**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 Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Jui Lin**, an unmarried woman, 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:

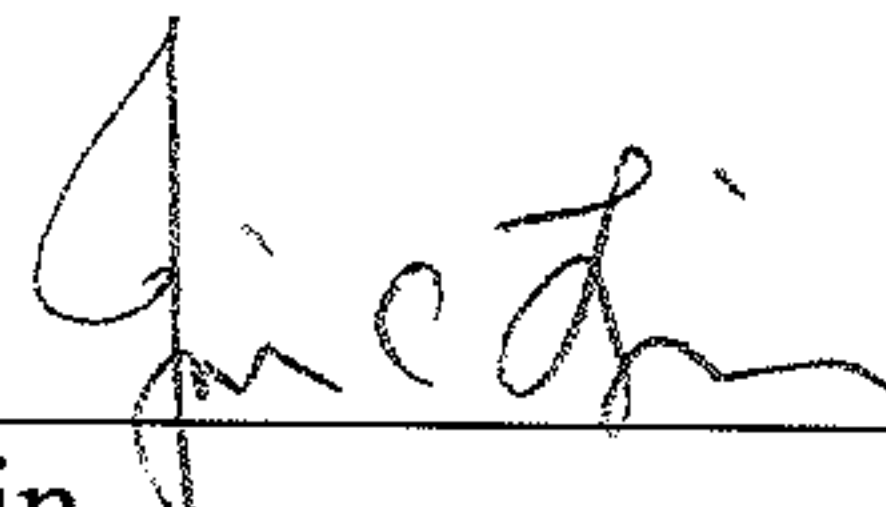
Lot 1045, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: All easements, restrictions and reservations of record.

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 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 assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of November, 2019.

  
\_\_\_\_\_  
Jui Lin

STATE OF ALABAMA )

JEFFERSON COUNTY )

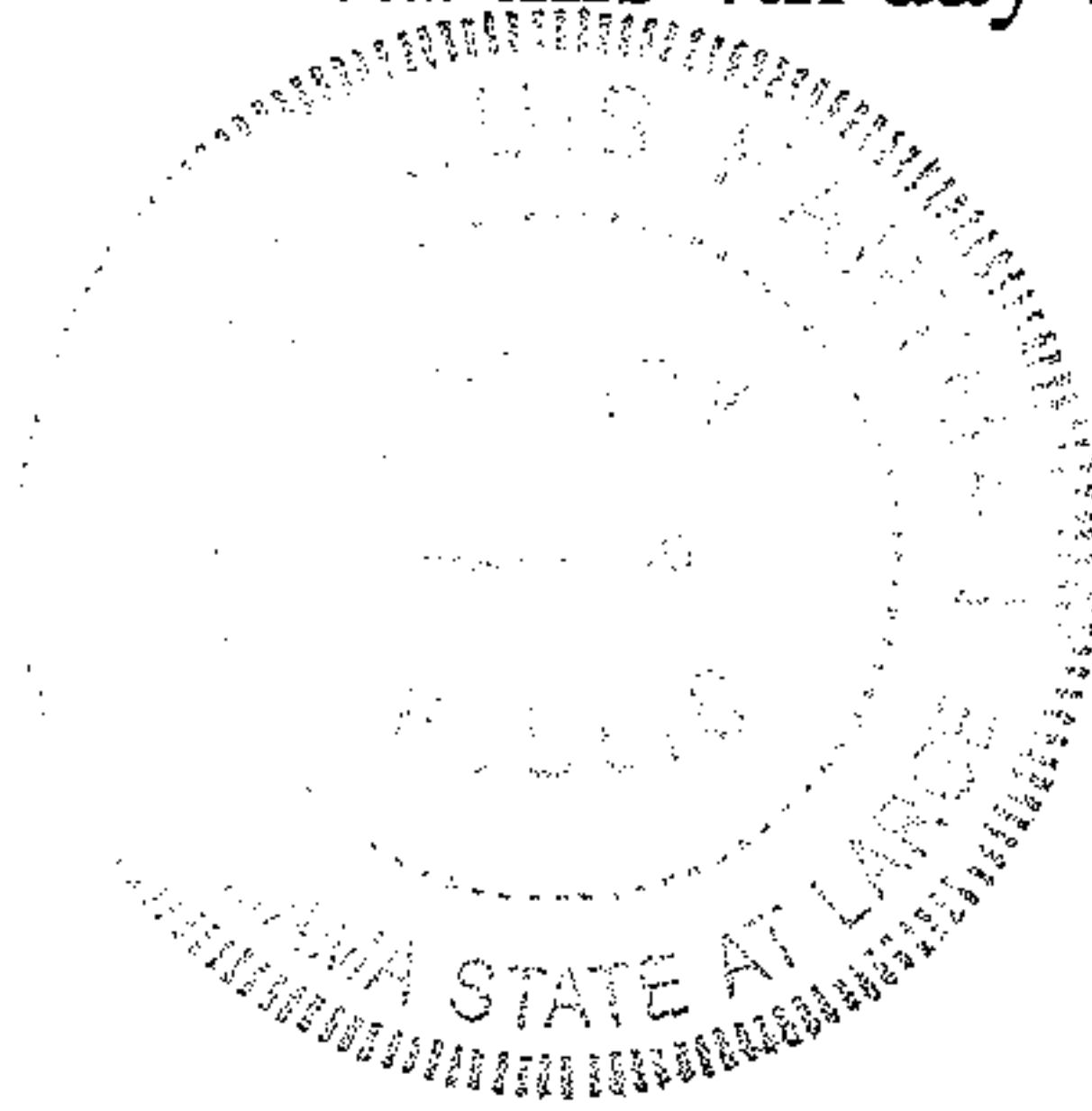
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jui Lin**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2019.

My Commission Expires:

\_\_\_\_\_  
Notary Public

JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
Commission Expires March 19, 2020



**Real Estate Sales Validation Form**

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

Grantor's Name Jui Lin  
 Mailing Address 5627 Lake Trace Drive  
 Hoover, AL 35244  
 Grantee's Name Blackridge Partners, LLC  
 Mailing Address 3545 Market Street  
 Hoover, AL 35226  
 Property Address Lot 1045 Blackridge  
 Hoover, AL 35244  
 Date of Sale November 4, 2019  
 Total Purchase Price or Actual Value \$325,000.00  
 or Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/05/2019 02:01:47 PM  
 \$350.00 CHERRY  
 20191105000410620

*Allen S. Bayl*

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  
  X   Closing Statement  
 \_\_\_\_\_ 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 November 4, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one