20211008000491270 10/08/2021 09:40:05 AM DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Antonio D. Smith and Charlotte A. Smith 1963 Blackridge Road Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SIX HUNDRED FIFTEEN THOUSAND FIVE HUNDRED NINETY AND 00/100 DOLLARS (\$615,590.00) to the undersigned grantor, Blackridge Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Antonio D. Smith and Charlotte A. Smith, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1452, according to the Survey of Blackridge Phase 4, as recorded in Map Book 53 Page 59 A and B in the office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$615,590.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

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IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative,

who is a	uthorized to execute th	is conveyand	ce, hereto set its signature and seal, this the 4th
day of _	October	2021	
			Blackridge Partners, LLC,
			an Alabama limited liability company
			By:
			Name: J. Daryl Spears
			Its: Authorized Representative
STATE	OF ALABAMA)		
JEFFER	SON COUNTY)		
J. DAR' Alabama is know Octob as such	YL SPEARS, whose no limited liability components of the ser and with full a ser and with full a	ame as Authoany, whose d before me, that, b	n and for said County, in said State, hereby certify that orized Representative of Blackridge Partners, LLC, an name is signed to the foregoing conveyance and who on this day to be effective on the4th day of being informed of the contents of the conveyance, he, ecuted the same voluntarily for and as the act of said
limited	liability company.		
2021	Given under my hand a	nd official se	eal this the 4th day of October,
	•		
			Notary Public Notary Public M. HILL
My Con	nmission expires:	03/23/23	Public Page 2 of 2
			AMA STATE MILITING



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/08/2021 09:40:05 AM **\$29.00 KIMBERLY** 20211008000491270

alli 5. Buyl

Real Estate Sales Validation Form

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

	Blackridge Partners, LLC 3545 Market Street Hoover, AL 35226 1963 Blackridge Road Hoover, AL 35244		Grantee's Name Mailing Address Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
_	orice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S Sales Co		Appraisa Other:	1	
Closing	Statement		- ····	
	nce document presented for is form is not required.	recordation cont	ains all of the requ	ired information referenced above,
	······································	Instructi	ons	
	e and mailing address - prov nt mailing address.			ons conveying interest to property
Grantee's name being conveyed		ride the name of	the person or perso	ons to whom interest to property is
	ess - the physical address of to the property was convey		ng conveyed, if ava	ailable. Date of Sale - the date on
	e price - the total amount par he instrument offered for re-		se of the property,	both real and personal, being
conveyed by tl	if the property is not being he instrument offered for release assessor's current market	cord. This may b	ue of the property, e evidenced by an	both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation, of the property as d	etermined by the	local official char	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I fur	ther understand that any fals ted in <u>Code of Alabama 197</u>	se statements cla	imed on this form	d in this document is true and may result in the imposition of the
Unattes	sted(verified by)		Sign(Grantor/Gra	ntee/Owner/Argent) circle one
				Form RT-1