

This instrument was prepared by:

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

Send tax notice to:

Shardul Harish Modi, Harish Modi, and Nilam Modi
1209 Tower Lane
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 FORTY SEVEN THOUSAND NINE HUNDRED EIGHTY AND 00/100 DOLLARS (\$647,980.00)** to the undersigned grantor, **Blackridge Partners II, 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 **Shardul Harish Modi, Harish Modi, and Nilam Modi**, (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 1752, according to the Survey of Blackridge South Phase 7, as recorded in Map Book 56, Page 96A, in the Probate Office of Shelby County, Alabama.

\$500,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, successively, 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named, but if neither grantee herein named survives the other or others, such as in case of the death in a common accident, then the heirs and assigns of the grantees shall take as tenants in common.

And the Grantor does 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th of August, 2023.

BLACKRIDGE PARTNERS II, LLC

By: [Signature]
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA)

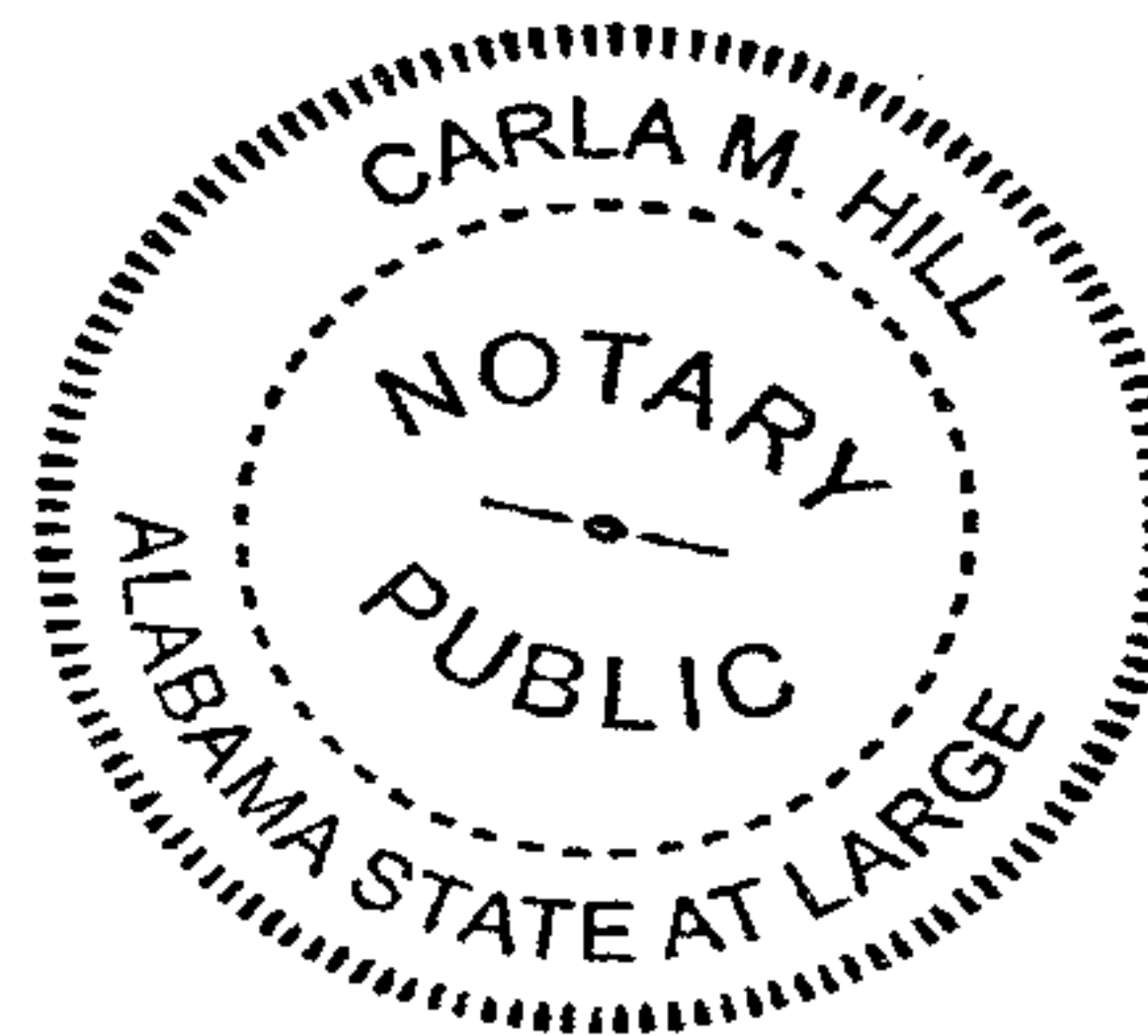
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. DARYL SPEARS**, whose name as Authorized Representative of SB Holding Corp., an Alabama Corporation, Managing Member of **BLACKRIDGE PARTNERS II, LLC**, an Alabama Limited Liability Company, 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 for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 28th of August, 2023.

[Signature]
Notary Public

My Commission Expires: 03/23/27



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Blackridge Partners II, LLC
 Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Shardul Harish Modi, Harish Modi, and
Nilam Modi
 Mailing Address 1209 Tower Lane
Hoover, AL 35244

Property Address 1209 Tower Lane
Hoover, AL 35244

Date of Sale August 28, 2023
 Total Purchase Price \$647,980.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ Other:

☐ Closing Statement

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: August 28, 2023

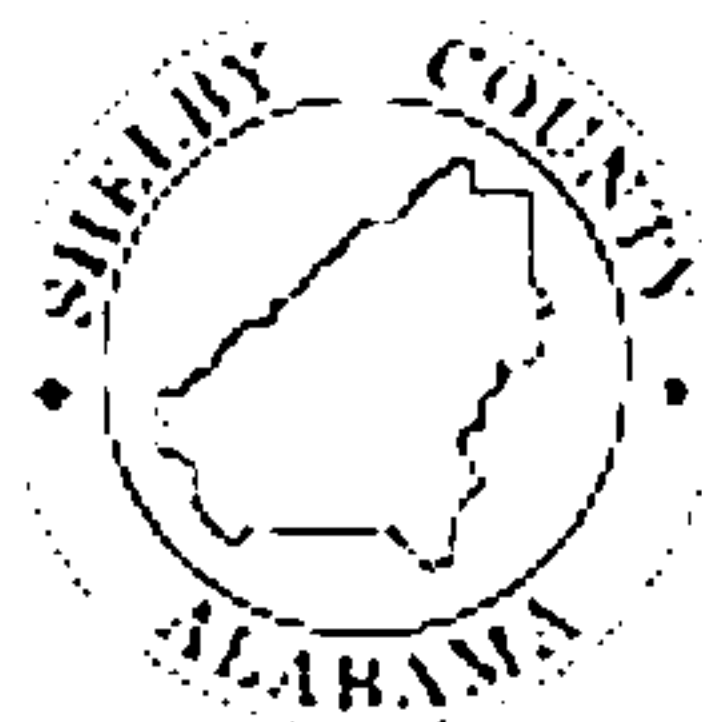
Andrew Bryant

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

08/29/2023 09:46:56 AM

\$677.00 BRITTANI

20230829000260130

Form RT-1

Allen S. Bayal