

20160323000093350
03/23/2016 02:08:47 PM
DEEDS 1/2

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 Eleven Thousand Six Hundred and 00/100 (\$111,600.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **James T. Parsons**, a married man, does 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:

A part of the SE 1/4 of SE 1/4 of Section 5, Township 20, Range 3 West, described as follows: Beginning at the NW corner of said forty acres; thence run North 88 degrees 45 minutes East for 721.8 feet to center of RR ROW to Star Cahaba Mine; thence along center of said right of way as follows: South 37 degrees 51 minutes West for 600 feet; South 33 degrees 43 minutes West for 199.8 feet; South 23 degrees 46 minutes West for 300 feet; thence South 26 degrees 23 minutes West for 166.2 feet to point where quarter section line intersects center of said RR right of Way; thence North 2 degrees 27 minutes West for 1051 feet to point of beginning; being that part of the SE 1/4 of SE 1/4 of Section 5 Township 20 Range 3 West, lying West of Spur track to Star Cahaba Mine. Excepting right of way of Railroad spur track.

Subject to: (1) Taxes for the year 2016 and subsequent years; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR 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, his, her or their heirs 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, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of March, 2016.


James T. Parsons

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James T. Parsons**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2016.

My Commission Expires:

9/15/2014




Notary Public

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 T. Parsons

Mailing Address #1 South Oak Drive, Shoal Creek
Birmingham, Alabama 35242

Grantee's Name Blackridge Partners, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226

Property Address Blackridge Parcel

Date of Sale March 22, 2016

Total Purchase Price \$111,600.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2016 02:08:47 PM
\$129.00 CHERRY
20160323000093350

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

_____ Bill of Sale _____ Appraisal
 _____ Sales Contract _____ Other
 X 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 March 22, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one