

20160408000115240
04/08/2016 12:20:47 PM
DEEDS 1/3

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of One Hundred Fifty-Eight Thousand Four Hundred and 00/100 (\$158,400.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Joseph R. Hand**, 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:

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe at the Southeast corner of Section 5, Township 20 South, Range 3 West and run in a Westerly direction along the South line of said Section 5 for a distance of 418.44 feet to an uncapped 5/8 inch rebar; thence turn a deflection angle of 87°57'11" to the right and leaving said section line run in a northerly direction for a distance of 719.28 feet to an uncapped 5/8 inch rebar; thence turn a deflection angle of 92°05'09" to the right and run in an Easterly direction for a distance of 307.04 feet to an uncapped 5/8 inch rebar on the Western right-of-way of the CSX railroad as shown on the CSX right-of-way map 47-7; thence turn a deflection angle of 65°25'21" to the right and run in a Southeasterly direction along said right-of-way for a distance of 290.95 feet to a point on the East line of said Section 5; thence turn a deflection angle of 22°29'28" to the right and run in a Southerly direction along said Section line for a distance of 454.23 feet to the POINT OF BEGINNING.

Said parcel containing 6.56 acres, more or less.

SUBJECT TO: (1) Taxes for the year 2016 and subsequent years; (2) Less and except any part of subject property lying within any road right-of-way; (3) Less and except any part of subject property lying within any railroad right-of-way.

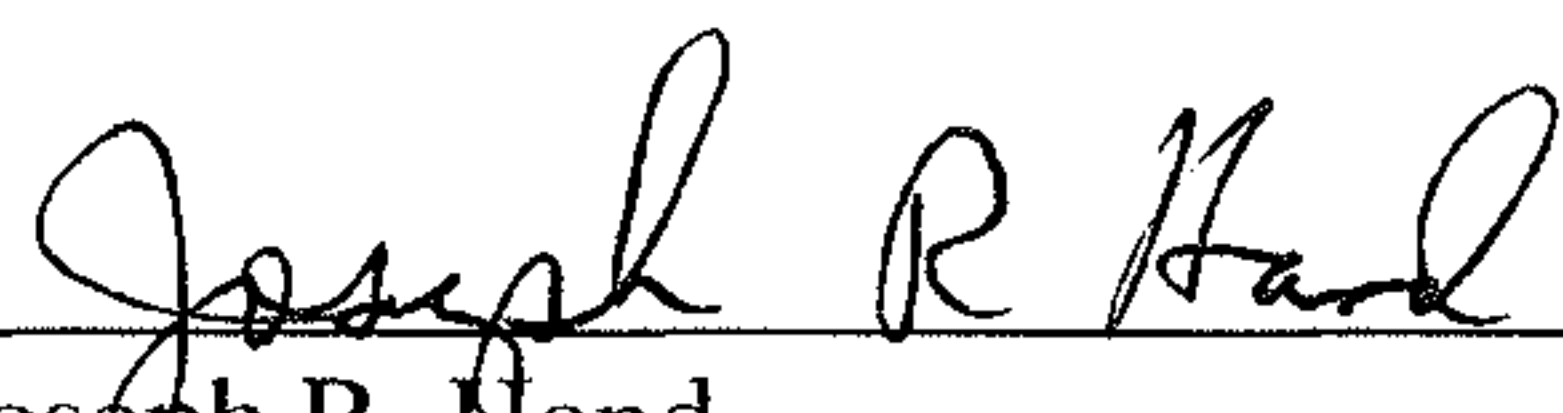
Grantor makes no warranties as to title to the minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

The property described herein does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by him, and that he 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, I have hereunto set my hand and seal this 8th day of April, 2016.



Joseph R. Hand

STATE OF ALABAMA)

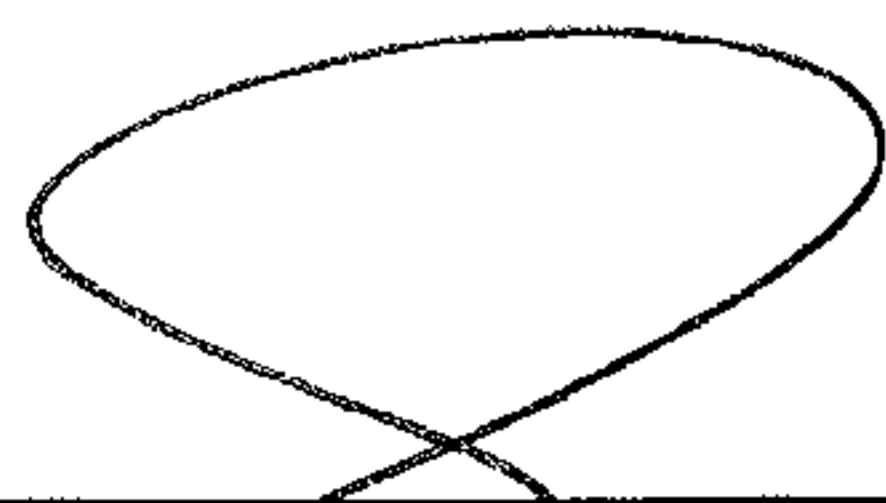
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph R. Hand**, 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.

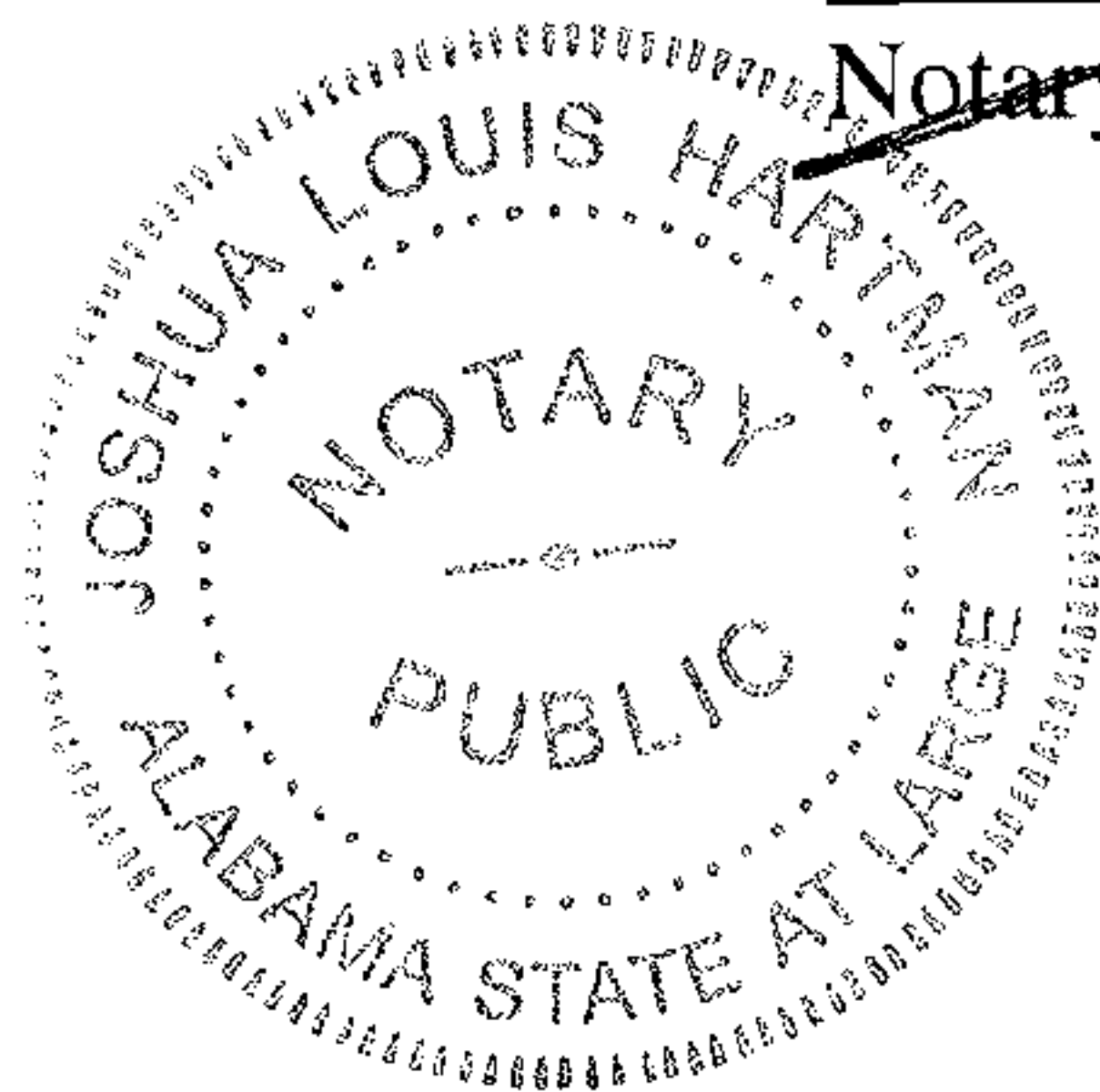
Given under my hand and official seal this 8th day of April, 2016.

My Commission Expires:

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



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 Joseph R. Hand

Mailing Address 6466 Lewis Circle
McCalla, AL 35111

Grantee's Name Blackridge Partners, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226Property Address Part of SE ¼ of SE ¼ Section 5, Township 20 South,
Range 3 West, Shelby County, AL

Date of Sale April 8, 2016

Total Purchase Price \$158,400.00

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
 04/08/2016 12:20:47 PM
 \$178.50 CHERRY
 20160408000115240

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official record information.

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
<u> X </u>	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 April 8, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) Circle one