

**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

**20170410000119470**  
**04/10/2017 09:47:51 AM**  
**DEEDS 1/3**

That in consideration of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Dan W. Carmichael**, an unmarried 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes for the year 2017 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.

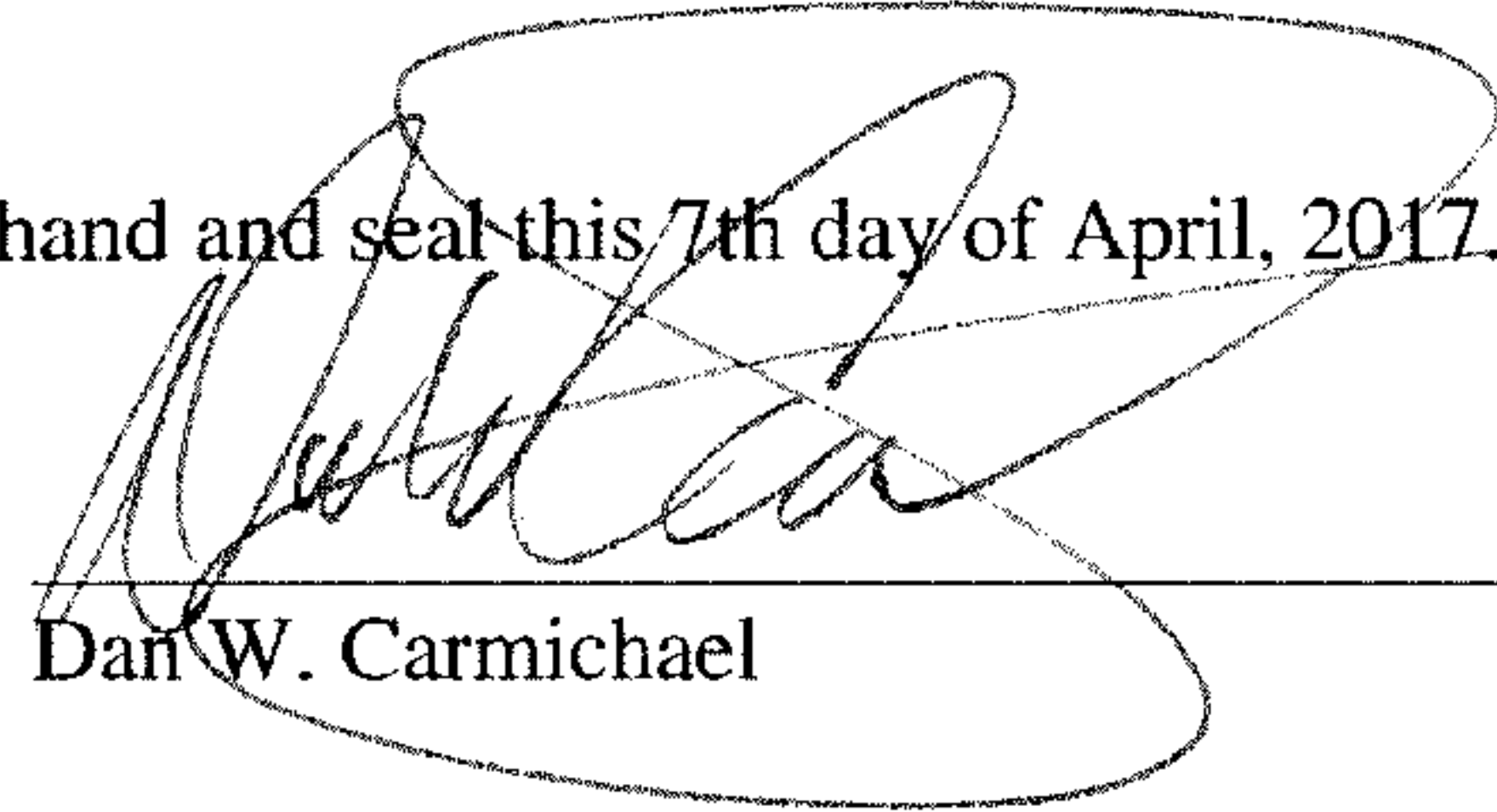
Grantor makes no warranties as to title to any minerals within and underlying the premises, together with any mining rights and other rights, privileges and immunities relating thereto.

The property herein conveyed 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 him, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of April, 2017.

  
\_\_\_\_\_  
Dan W. Carmichael

STATE OF ALABAMA )

JEFFERSON COUNTY )

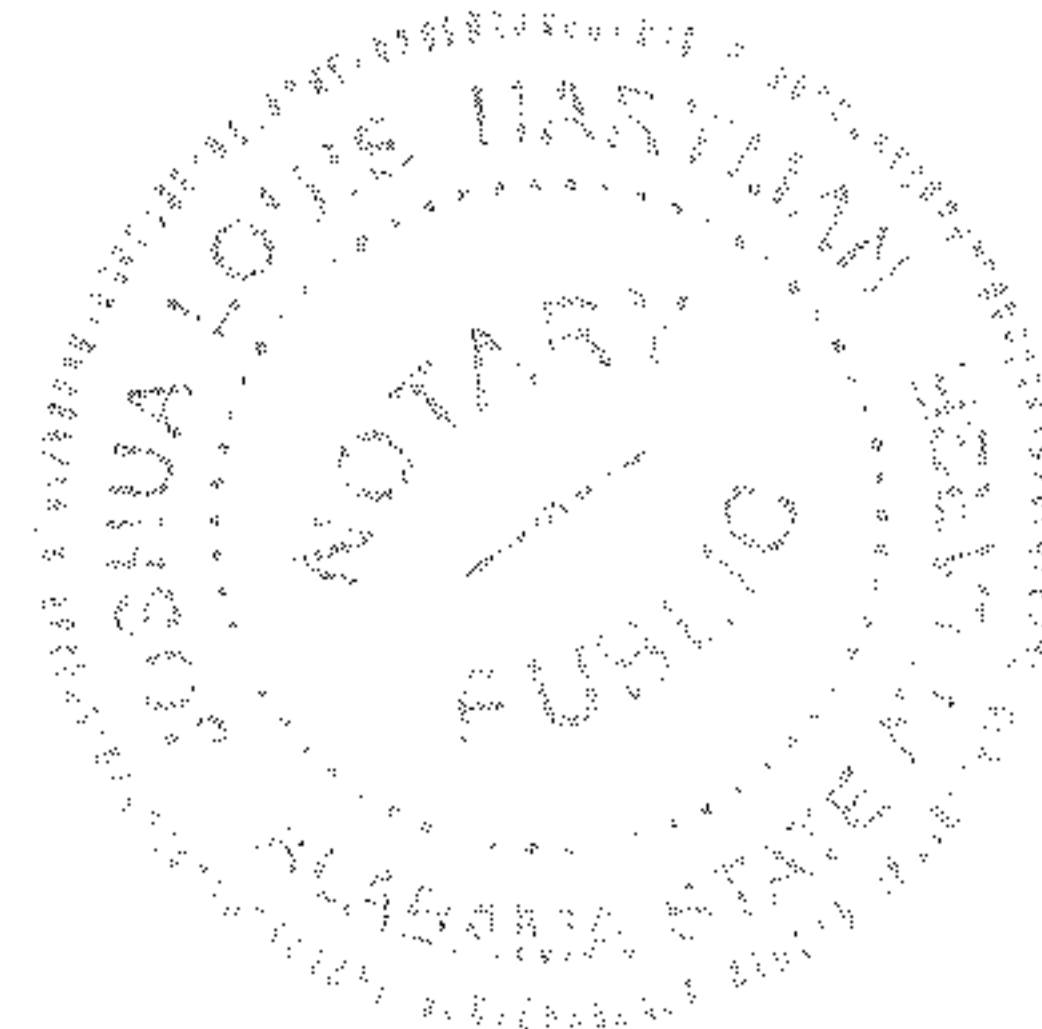
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dan W. Carmichael**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same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

Given under my hand and official seal this 7th day of April, 2017.

My Commission Expires:

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

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



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

Commence at the Southeast corner of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the South-line of said Section for a distance of 418.42 feet to the POINT OF BEGINNING; thence leaving said South-line of said Section, turn a deflection angle to the right of 87°57'11" and run in a Northerly direction for a distance of 719.28 feet; thence turn an interior angle to the right of 272°05'09" and run in an Easterly direction for a distance of 307.04 feet to a point along the Southwesterly right-of-way of a CSX Railroad; thence turn an interior angle to the right of 65°25'20" and run in a Northwesterly direction along said right-of-way for a distance of 240.29 feet; thence turn an interior angle to the right of 270°0'50" and run in a Northeasterly direction along said right-of-way for a distance of 149.97 feet; thence turn an interior angle to the right of 89°58'28" and run in a Northwesterly direction along said right-of-way for a distance of 353.70 feet to the point of intersection of said right-of-way and the North-line of said 1/4-1/4 Section; thence leaving said right-of-way, turn an interior angle to the right of 114°25'34" and run in an Easterly direction along said North-line for a distance of 339.75 feet; thence turn an interior angle to the right of 129°42'06" and run in a Southwesterly direction for a distance of 261.31 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 0°58'48" and a radius of 5796.37 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 99.14 feet to the P.T. (Point of Tangency) of said curve; thence run in a Southwesterly direction for a distance of 323.40 feet to the P.C. of a curve to the left having a central angle of 13°22'20" and a radius of 803.04 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 187.42 feet to the P.T. of said curve; thence run in a Southwesterly direction for a distance of 112.87 feet to the P.C. of a curve to the right having a central angle of 2°30'14" and a radius of 2237.91 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 97.80 feet to the P.T. of said curve; thence run in a Southwesterly direction for a distance of 87.38 feet to the P.C. of a curve to the right having a central angle of 16°40'32" and a radius of 631.50 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 183.79 feet to the P.T. of said curve, said point being on the West-line of said 1/4-1/4 Section; thence turn an interior angle to the right of 138°33'37" (angle measured from tangent) and run in a Southerly direction for along said West-line for a distance of 202.05 feet to the Southwest corner of said 1/4-1/4 Section; thence turn an interior angle to the right of 92°01'27" and run in an Easterly direction along the South-line of said 1/4-1/4 Section for a distance of 907.18 feet to the POINT OF BEGINNING.

Said parcel containing 22.27 acres, more or less.

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

Grantor's Name Dan W. Carmichael

Mailing Address 2908 Warrington Road  
Birmingham, AL 35223

Grantee's Name Blackridge Partners, LLC

Mailing Address 3545 Market Street  
Hoover, AL 35226

Property Address Acreage

Date of Sale April 7, 2017

Total Purchase Price \$850,000.00  
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  
04/10/2017 09:47:51 AM  
\$871.00 CHERRY  
20170410000119470

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

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 7, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one