

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice to:  
John A. Galdo  
2331 Blackridge Drive  
Hoover, AL 35244

**CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of EIGHT HUNDRED THIRTY SEVEN THOUSAND, TWO HUNDRED TEN & no/100 -----  
----- (\$ 837,210.00 )

Dollars 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 JOHN ANTHONY GALDO AND JESSICA E. RHODES,

(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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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.

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 23rd day of AUGUST, 20 19.

BLACKRIDGE PARTNERS, LLC

By: SB HOLDING CORP.

Its: Managing Member

By: 

Its: Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

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, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 23rd day of AUGUST, 20 19, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23rd day of AUGUST, 20 19.

My Commission Expires:

03/19/2020

  
Notary Public

**Exhibit "A"**  
**Property Description**

Lot 1088, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A&B, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Restrictions appearing of record in Inst. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490, amended by Amendment recorded in Inst. No. 20190501000145750, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Certificate of Blackridge Residential Association, Inc. recorded in Inst. No. 20171204000433500, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Less and except any part of subject property lying within any lake.
5. Riparian rights associated with the Lake under applicable State and/or Federal law.
6. Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Office of the Judge of Probate of Shelby County, Alabama.
8. Telecommunication Cable Easement by Court Order as recorded in Inst. No. 2012021700059230 and Inst. No. 2012021300053280 in the Office of the Judge of Probate of Shelby County, Alabama.
9. Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Instrument No. 20151230000443770, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of Way Agreement granted to The Water Works Board of the City of Birmingham as recorded in Inst. No. 20170918000338670, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Non-Exclusive Access and Utility Easement agreement dated June 14, 2017 and recorded as Instrument Number: 20170615000211180; amended by First Amendment to Non-Exclusive Access and Utility Easement Agreement (Cell Tower) dated November 28, 2018 and filed for record on December 7, 2018 in Instrument Number: 20181207000428960 in the Office of the Judge of Probate of Shelby County, Alabama.



**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, LLC  
 Mailing Address 3545 Market Street  
Hoover, AL 35226

Grantee's Name John Anthony Galdo and Jessica E. Rhodes  
 Mailing Address \_\_\_\_\_

Property Address 2331 Blackridge Drive  
Hoover, AL 35244

Date of Sale August 23, 2019  
 Total Purchase Price \$837,210.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/27/2019 08:03:57 AM  
 S276.50 CHERRY  
 20190827000313810

*Dee S. Byrd*

Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$ \_\_\_\_\_

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 8/27/2019

Print Josh L. Harrison

\_\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one