

20190924000347940
09/24/2019 08:43:23 AM
DEEDS 1/2

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

Send Tax Notice To:
Blackridge Residential Association, Inc.
c/o Associa McKay Management Corp.
5 Riverchase Ridge, Suite 200
Birmingham, Alabama 35244

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company, does hereby remise, release, quit claim and convey unto BLACKRIDGE RESIDENTIAL ASSOCIATION, INC. (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Common Area Lots C-3 and C-4, according to the plat of Blackridge Phase 1A as recorded in Map Book 48, Page 83 A in the Probate Office of Shelby County, Alabama.

Common Area Lots CA-5 and CA-8, according to the plat of Blackridge Phase 1B as recorded in Map Book 48, Page 84 A & B in the Probate Office of Shelby County, Alabama.

Common Area Lot CA-6A, according to the plat of Blackridge Resurvey of Lot 1029 and Common Area CA-6 recorded in Map Book 51, Page 15 in the Probate Office of Shelby County, Alabama.

Common Area Lot CA-9A, according to the plat of Blackridge Resurvey No. 1 recorded in Map Book 50, Page 37 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes; (2) All easements, restrictions, reservations and mortgages of record.

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

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 19th day of September, 2019.

BLACKRIDGE PARTNERS, LLC
An Alabama limited liability company

By: SB HOLDING CORP., an Alabama
Corporation, Managing Member

By: Scott Rohrer
Scott Rohrer
Its: Vice President-Marketing & Sales

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Rohrer, whose name as Vice President-Marketing & Sales of SB HOLDING CORP., an Alabama corporation, as 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 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 19th day of September, 2019.

My Commission Expires:

4-18-2020

Linda S Mayo
Notary Public

LINDA S MAYO
Notary Public, Alabama State At Large
My Commission Expires April 18, 2020

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

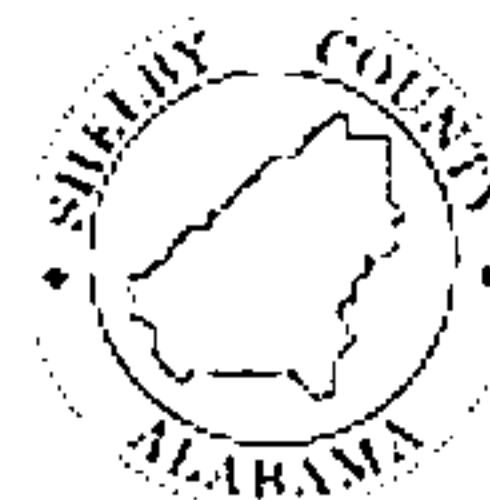
Grantee's Name Blackridge Residential Association, Inc.

Mailing Address 5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

Property Address Common Area Lots
Hoover, AL 35244

Date of Sale September 19, 2019

Total Purchase Price \$750,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2019 08:43:23 AM
\$775.00 CHARITY
20190924000347940

Allen S. Byrd

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 September 19, 2019

Print: J. Daryl Spears

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one