

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

Send Tax Notice to:  
Gordon F. Morris  
Debra A. Morris  
2393 Blackridge Drive  
Hoover, AL 35244

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

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of SIX HUNDRED TWO THOUSAND, SEVEN HUNDRED THIRTY-TWO AND NO/100 ---  
----- (\$602,732.00 ---- )

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 GORDON F. MORRIS AND DEBRA A. MORRIS -----,  
(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.

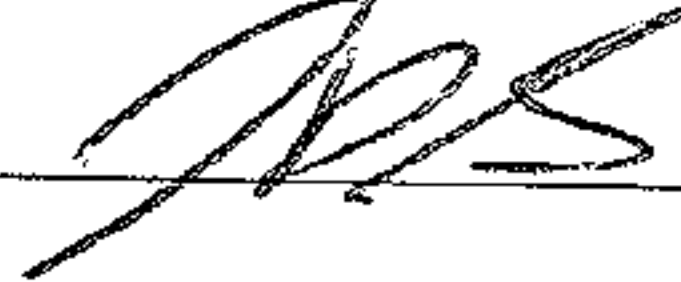
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 25th day of October, 2019.

BLACKRIDGE PARTNERS, LLC

By: SB HOLDING CORP.  
Its: Managing Member

By:   
Its: Authorized Representative

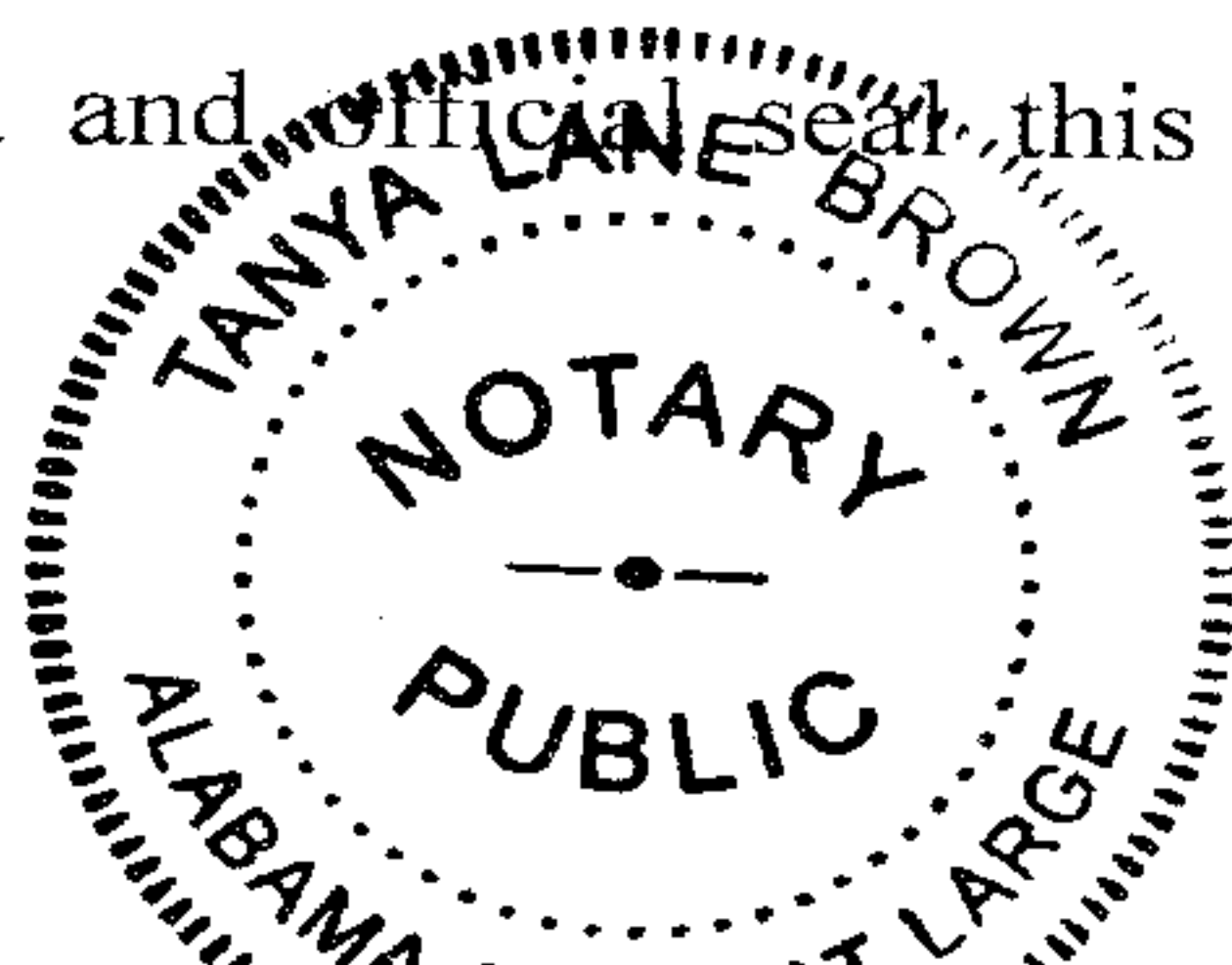
STATE OF ALABAMA)  
JEFFERSON COUNTY)


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 25th day of October, 2019, 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 25th day of October, 2019.

My Commission Expires:

6-11-2022



  
Notary Public

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

Lot 1073, 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 2020 and subsequent years, which are not yet due and payable.
2. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded Blackridge Phase 1 A, as recorded in Map Book 48, Page 83, in the Probate Office of Shelby County, Alabama.
3. Terms, easements, covenants, conditions, restrictions, charges, liens and regulations contained in Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433480 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Amended by First Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433490 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Further amended by Second Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 19, 2017, recorded in Instrument No. 20171219000452060 in the Probate Office of Probate of Shelby County, Alabama on December 19, 2017. Further amended by Third Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated September 16, 2018, recorded in Instrument No. 20180926000344020 in the Probate Office of Probate of Shelby County, Alabama on September 26, 2018. Fourth Amendment recorded in Inst. No. 20180923000343080.
4. Certificate of Blackridge Residential Association, Inc. recorded in Instrument No. 20171204000433500.
5. Less and except any part of subject property lying within any lake.
6. Riparian rights associated with the Lake under applicable State and/or Federal law.
7. 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.
8. Easement reservation as set out in Instrument No. 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument No. 200260-2612 in the Probate Office of Jefferson County, Alabama.
9. Telecommunication Cable Easement by Court Order as recorded in Instrument No. 2012021700059230 and Instrument No. 2012021300053280.
10. Grant of easement to Alabama Power Company as recorded in Instrument No. 20151006000350460 and Instrument No. 20151006000324070.
11. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Instrument No. 20151230000443770.
12. Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Instrument No. 20151230000443730 amended in Instrument No. 20170816000296240.
13. 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 Instrument No. 2016-248830 and recorded map relating thereto as recorded In Instrument No. 2016-248840.

14. Right of Way Agreement granted The Water Works Board of the City of Birmingham as recorded in Instrument No. 20170918000338670.

15. Restrictive Covenants recorded 05/01/2019 in Inst No 20190501000145750 Shelby County, Alabama.

16. Easement to Alabama Power Company recorded 2/5/2019 in Inst No 20190205000038740, and recorded 2/12/2019 in Inst No 2019212000046050, and recorded 03/19/2019 in Inst No 20190319000088290 and recorded 06/18/2019 in Inst No 20190618000215980 and recorded 06/14/2019 in Inst No 20190614000210790 in Shelby County, Alabama.

17. Easement to Clayton Properties recorded 5/1/2019 in Instrument No 20190501000145800.

18. Subject to City Ordinances recorded 9/20/2019 in Instrument Numbers 20190920000345380, 20190920000345390, and 30190920000345400 and 20191011000376830; all in the Office of the Judge of Probate of Shelby County, AL.

19. Easement to Alabama Power 20190614000210790 recirded 06/14/2019.

**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 \_\_\_\_\_Grantee's Name Gordon F. Morris and Debra A. Morris  
Mailing Address 2393 Blackridge Drive  
Hoover, AL 35244Property Address 2393 Blackridge Drive  
Hoover, AL 35244Date of Sale October 25, 2019  
Total Purchase Price \$602,732.00Or  
Actual Value \$ \_\_\_\_\_Or  
Assessor's Market Value \$ \_\_\_\_\_Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/28/2019 03:58:17 PM  
\$634.00 CHERRY  
20191028000395880*Allen S. Byrd*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 StatementIf 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 10-25-19 Print Allen S. Byrd☐ Unattested  
(verified by) \_\_\_\_\_Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one