

THIS INSTRUMENT PREPARED BY:

Jeremy Wright
J. Wright Building Company, Inc.
850 Corporate Parkway, STE 104
Birmingham, Al 35242
205.820.0100

SEND TAX NOTICE TO:

Randall & Leslie Wright
1444 Eden Ridge Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

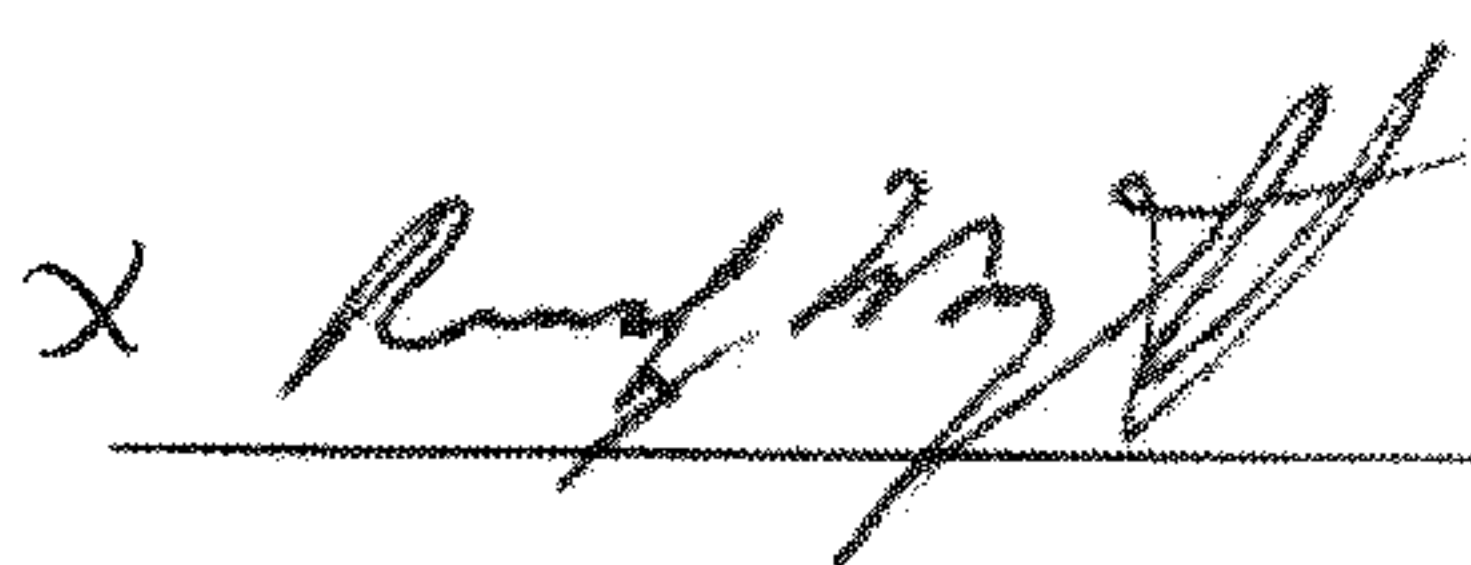
That in consideration of \$2000 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Randall Wright and wife Leslie Wright** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **J. Wright Building Company, Inc.** (herein referred to as grantee), the real estate described on Exhibit A attached hereto and incorporated herein.

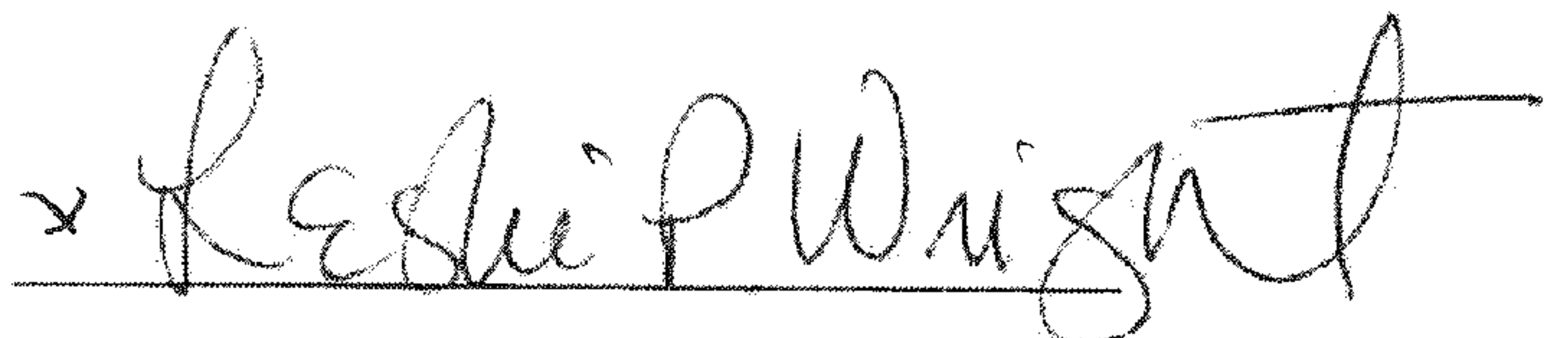
The Grantor warrants to the Grantee that the property is suitable for the construction of a residential dwelling, that it will support the weight of all improvements, and any occupant will eliminate or be able to dispose of sewage by means of a septic tank and field lines.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4 day of February, 2020.

x 

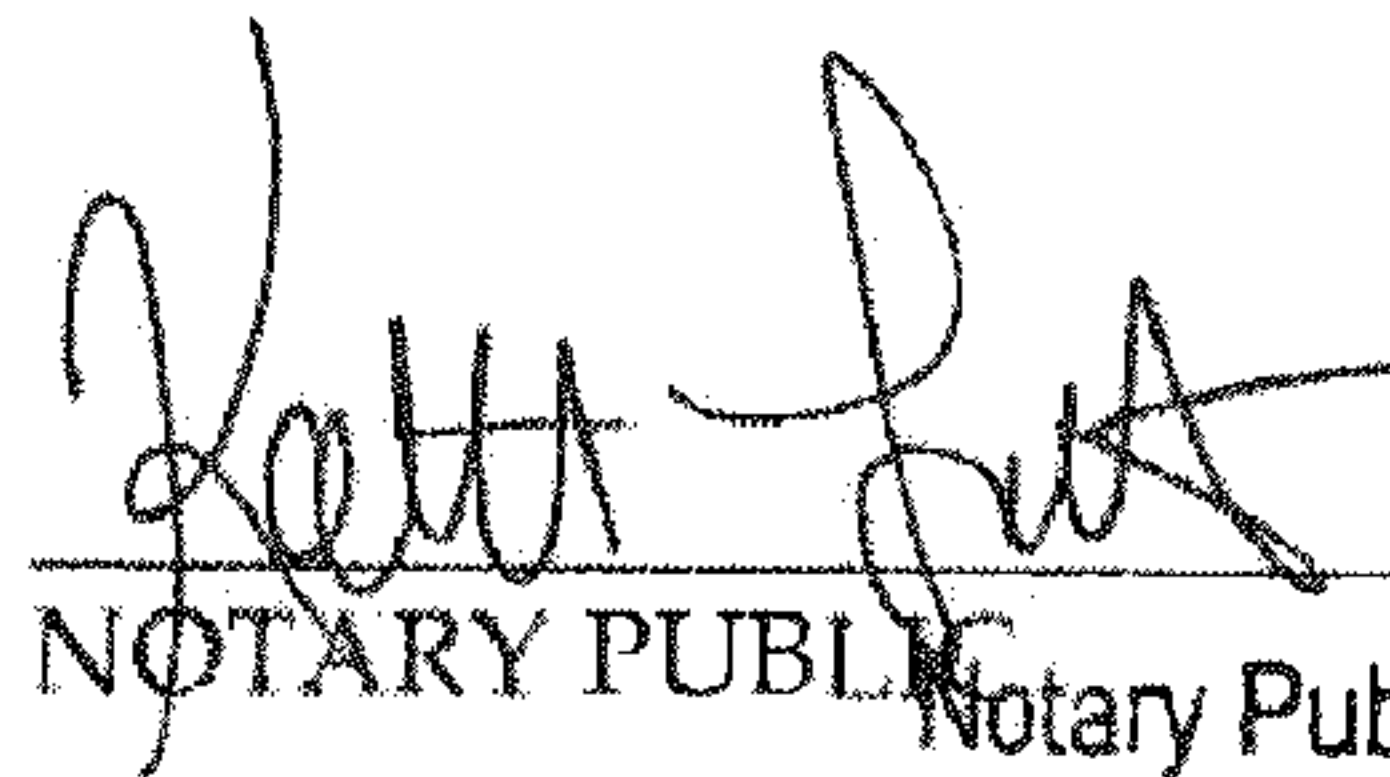
x 

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Kathrine Flatt , a Notary Public in and for said County, in said State, hereby certify that **Randall Wright and wife Leslie Wright**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of February A.D., 2020.



~~Kathrine Flatt~~
NOTARY PUBLIC Notary Public, Alabama State At Large
My Commission Expires Feb. 21, 2023

My Commission Expires: _____

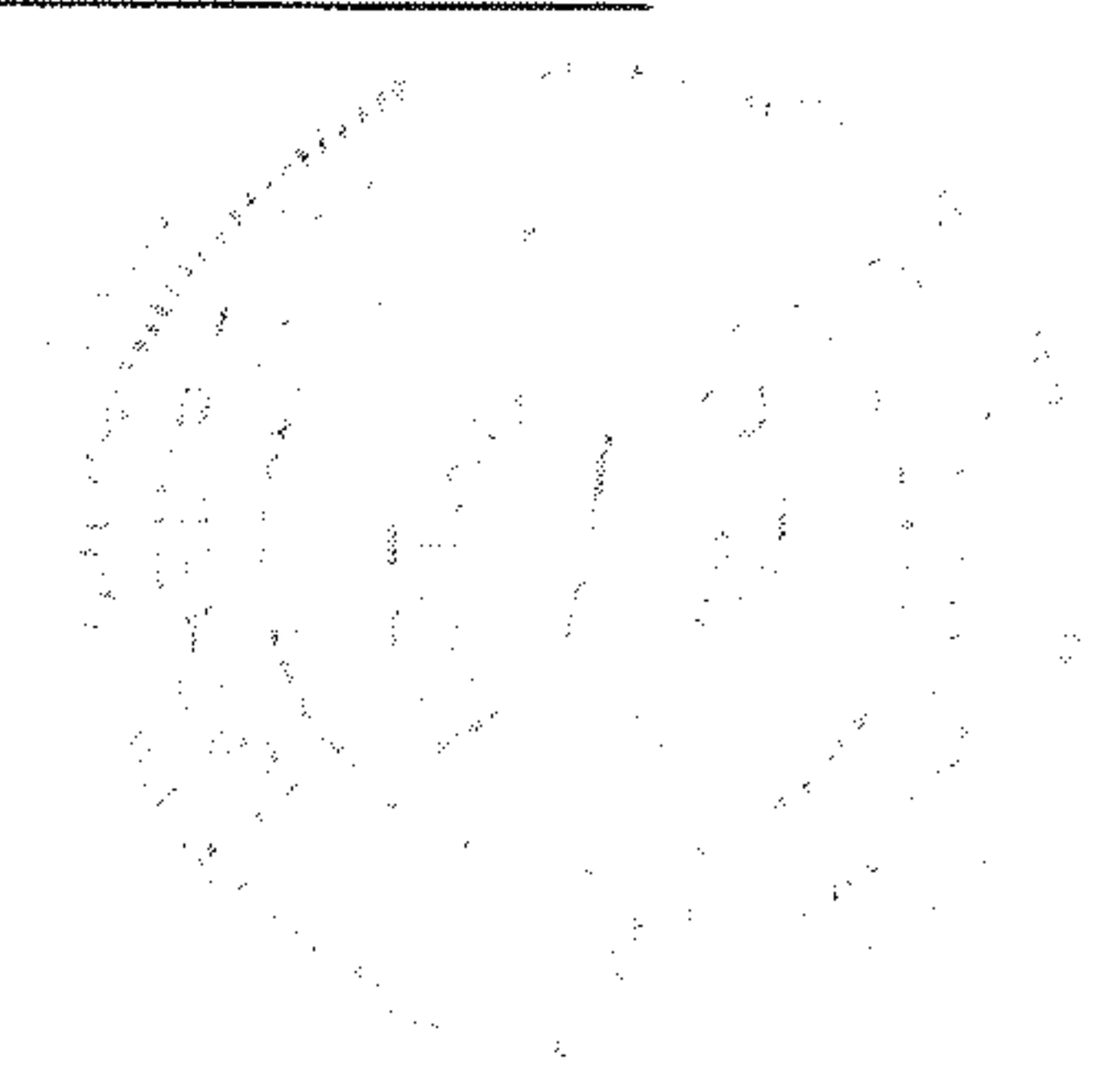


EXHIBIT A

Lot 1064, according to the survey of Blackridge Phase 1B,
as recorded in Map Book 48, Page 84 A and B, in the Probate Office
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 Randall + Leslie Wright
Mailing Address 1444 Eden Ridge Drive
Birmingham, AL
35242

Grantee's Name J Wright Building
Mailing Address 850 Corporate Pkwy #104
Birmingham AL 35242

Property Address 2509 Blackridge Cove
Hoover AL 35080

Date of Sale 3-13-20
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 338,000.00

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
 Closing Statement
 Appraisal
 Other Tax records

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 3-13-20

Print Mary Stewart Nelson Thompson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Record
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
03/17/2020 11:15:01 AM
\$32.00 CHERRY
20200317000104250

Alicia S. Byrd