

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Madyan S. Mansoob
2315 Blackridge Dr.
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **NINE HUNDRED EIGHTY EIGHT THOUSAND TWO HUNDRED NINETY FOUR AND 00/100 DOLLARS (\$988,294.00)** to the undersigned grantor, **Blackridge Partners, LLC**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Madyan S. Mansoob** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1092, 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 ALL MATTERS OF RECORD

\$790,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of May, 2020.

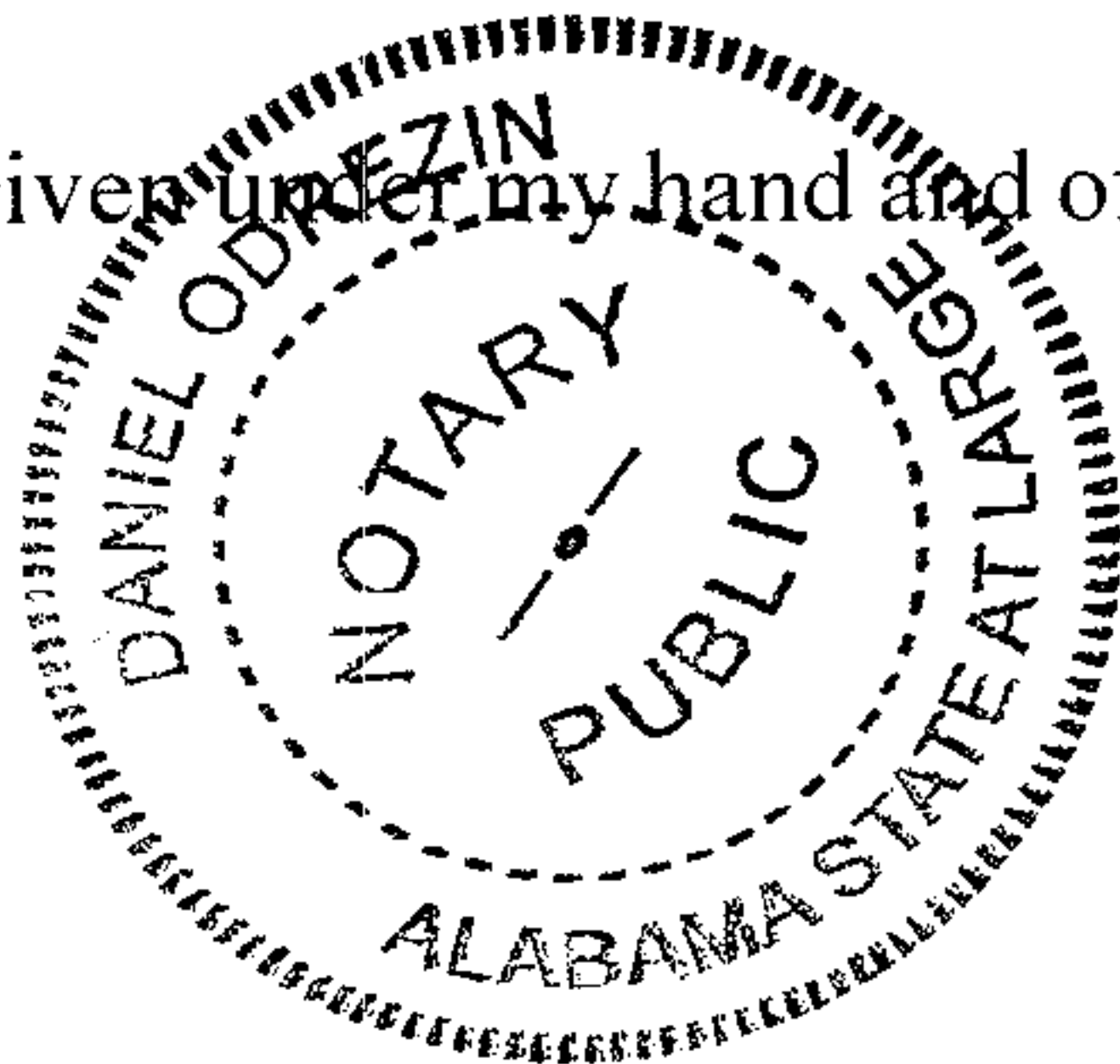
Blackridge Partners, LLC,
an Alabama limited liability company

By: [Signature]
Name: J. Daryl Spears
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 Blackridge Partners, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 1st day of May, 2020, 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 1st day of May, 2020.



[Signature]
Notary Public

My commission expires: 4/3/22

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

Property Address 2315 Blackridge Dr.
Hoover, AL 35244

Grantee's Name Madyan S. Mansoob
 Mailing Address _____

Date of Sale May 1, 2020
 Total Purchase Price \$988,294.00

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
☒ Closing Statement

_____ Appraisal
 _____ Other: _____

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: 05/01/2020

_____ Unattested

(verified by)

Print: Joshua L. Hartman

Sign _____

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2020 01:40:06 PM
 \$226.00 CHERRY
 20200515000194120

Alvin S. Bayl

Form RT-1