

20201012000460320  
10/12/2020 08:33:09 AM  
CORDEED 1/2

**This instrument was prepared by:**

Joshua L. Hartman

\_\_\_\_\_  
P. O. Box 846

Birmingham, Alabama 35201

**Send tax notice to:**

Ronnie Howard Sanders and

Rebecca A. Sanders

2348 Blackridge Drive

Hoover, AL 35244

**CORRECTIVE**

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

STATE OF ALABAMA )

COUNTY OF SHELBY )

This is a corrective deed being recorded to correct the legal description in that certain deed recorded in Instrument No. 20201002000447160 in the Probate Office of Shelby County, Alabama.

That in consideration of **SEVEN HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$710,000.00)** 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 **Ronnie Howard Sanders and Rebecca A. Sanders**, (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:

**Lot 1013, according to the Final Plat of the Subdivision of Blackridge, Phase 1D, as recorded in Map Book 49, Page 98, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

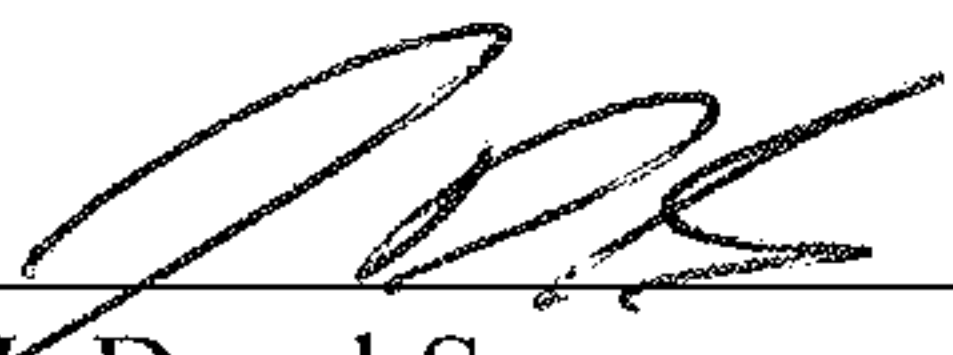
**\$510,400.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said 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 Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of September, 2020.

**Blackridge Partners, LLC,**  
an Alabama limited liability company

By:   
Name: J. Daryl Spears  
Its: Authorized Representative

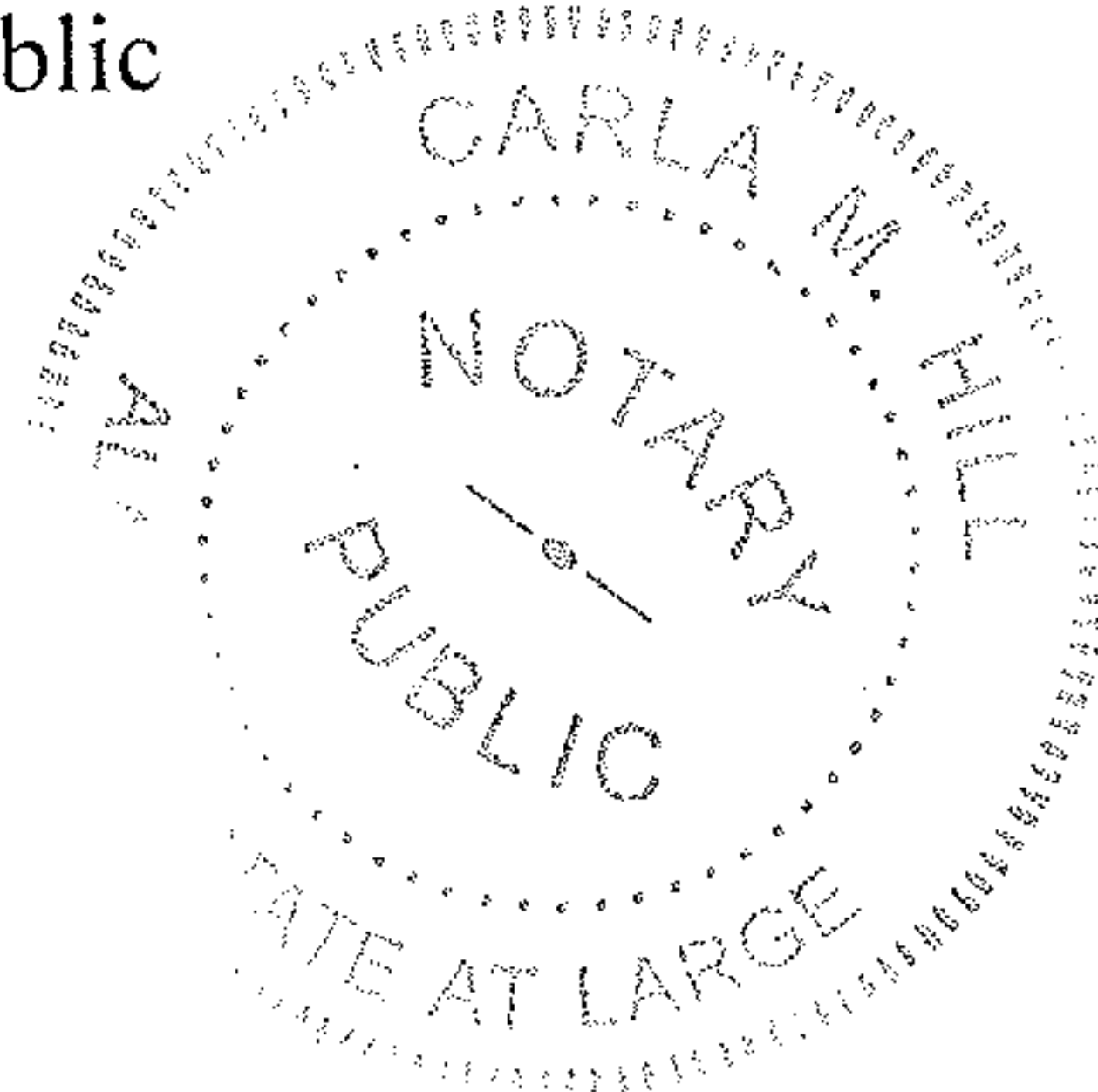
STATE OF ALABAMA )  
JEFFERSON COUNTY )

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 30th day of September, 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 30th day of September, 2020.

  
Notary Public

My commission expires: 03/23/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/12/2020 08:33:09 AM  
\$26.00 CHARITY  
20201012000460320

