

20201120000531910  
11/20/2020 08:50:37 AM  
DEEDS 1/3

**This instrument was prepared by:**

Joshua L. Hartman

P. O. Box 846

Birmingham, Alabama 35201

**Send tax notice to:**

Blackridge Partners, LLC

3545 Market Street

Hoover, AL 35227

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

That in consideration of **Three Hundred Twenty-five Thousand and no/100 DOLLARS (\$325,000.00)**, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **Antonio D. Sankey** and wife, **Cheryl W. Sankey**, do hereby grant, bargain, sell and convey unto **Blackridge Partners, LLC** (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:


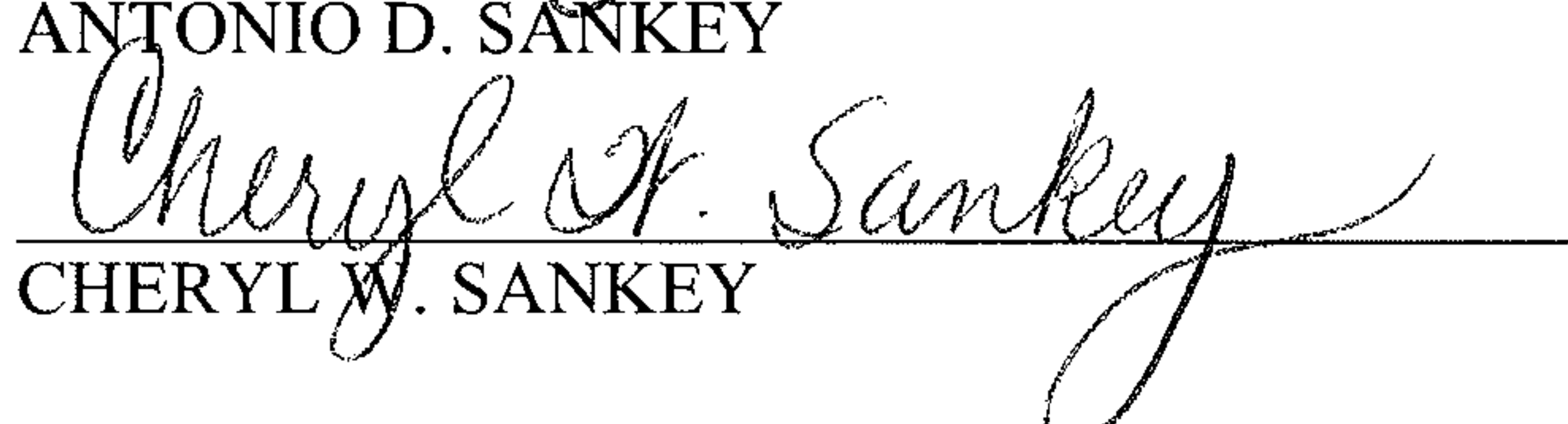
**Lot 1046, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A and B, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17<sup>th</sup> day of November, 2020.

  
ANTONIO D. SANKEY  
  
CHERYL W. SANKEY

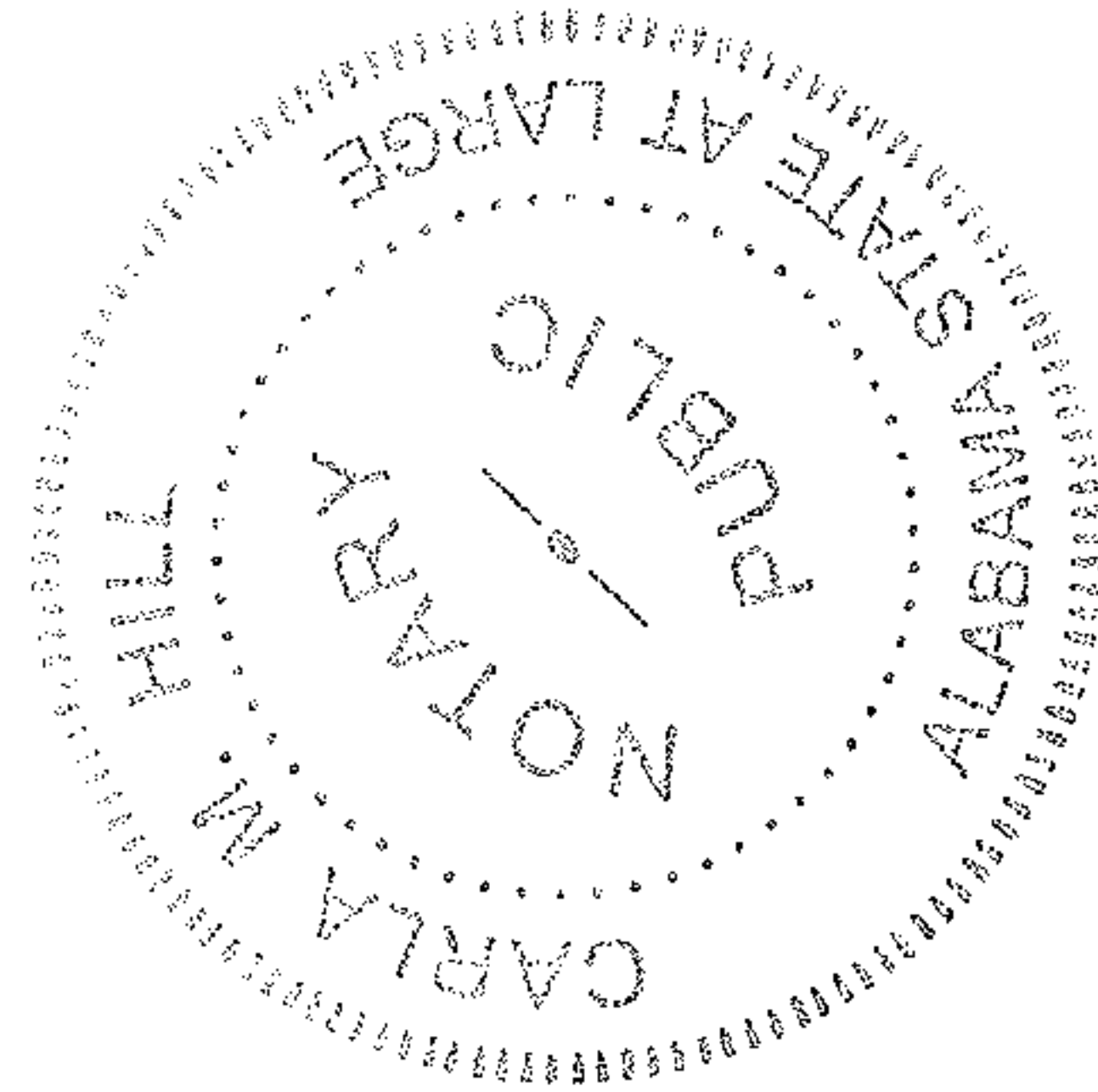
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Antonio D. Sankey and Cheryl W. Sankey**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2020.

Carla M. Hill  
Notary Public

My Commission Expires: 3/23/23



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Antonio D. Sankey and Cheryl W. Sankey  
Mailing Address \_\_\_\_\_Grantee's Name Blackridge Partners, LLC  
Mailing Address 3545 Market Street  
Hoover, AL 35226Property Address 2771 Blackridge Lane  
Hoover, AL 35244Date of Sale November 20, 2020  
Total Purchase Price \$325,000.00Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ \_\_\_\_\_Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/20/2020 08:50:37 AM  
\$353.00 CHERRY  
20201120000531910*Allen S. Bayl*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 11/17/2020

Joshua L. Hartman

☐ Unattested

(verified by) \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/ Owner/Agent) circle one