This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:
Mark Schuback and Karen
Schuback
3005 Adley Circle
Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of SEVEN HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED EIGHTEEN AND 00/100 DOLLARS (\$778,918.00) 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 Mark Schuback and Karen Schuback, (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 1238A, according to the Survey of Blackridge Phase 2, Resurvey No. 1, as recorded in Map Book 51, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$548,250.00 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.

20210903000430730 09/03/2021 08:34:53 AM DEEDS 2/3

Blackridge Partners, LLC, an Alabama limited liability company By:		·
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYI. SPEARS, whose name as Authorized Representative of Blackridge Partne Alabama limited liability company, whose name is signed to the foregoing conveyan is known to me, acknowledged before me on this day to be effective on the 31st August 2021 , that, being informed of the contents of the imited liability company. Given under my hand and official seal this the 31st day of August Notary Public Market		
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYI. SPEARS, whose name as Authorized Representative of Blackridge Partne Alabama limited liability company, whose name is signed to the foregoing conveyan is known to me, acknowledged before me on this day to be effective on the 31st August 2021 , that, being informed of the contents of the imited liability company. Given under my hand and official seal this the 31st day of August Notary Public Market		
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 J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partne Alabama limited liability company, whose name is signed to the foregoing conveyan is known to me, acknowledged before me on this day to be effective on the 31st August 2021, that, being informed of the contents of the cont as such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August Notary Public Market Mark		
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August 2021 that, being informed of the contents of the contast such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August 2021 Notary Public RRY ARY ARY ARY ARY ARY ARY ARY ARY ARY		an Alabama limited hability company
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August 2021, that, being informed of the contents of the contains such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August 2021 Notary Public ARY ARY		
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August 2021 , that, being informed of the contents of the contents such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August 2021 Notary Public Representative of Blackridge Partner by J. Darky Public Representative of B		By:
STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August 2021, that, being informed of the contents of the contains such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August 2021 Notary Public ARY ARY		Name: J. Daryi Spears Its: Authorized Representative
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August		
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August		
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August		
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August		
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August		
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August, 2021, that, being informed of the contents of the converse as such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the	STATE OF ALABAMA)	
I, the undersigned, a Notary Public in and for said County, in said State, hereby J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partner Alabama limited liability company, whose name is signed to the foregoing conveyant is known to me, acknowledged before me on this day to be effective on the 31st August 2021, that, being informed of the contents of the converse as such officer and with full authority, executed the same voluntarily for and as the limited liability company. Given under my hand and official seal this the 31st day of August Notary Public Notary Public Notary Public Notary Public Notary Public Rev. ARY	JEFFERSON COUNTY)	
Notary Public Notary Public ARY	is known to me, acknowledged before August	me on this day to be effective on the <u>31st</u> at, being informed of the contents of the conve
ON (NO) (NO)	limited liability company.	
ON (NO) (NO)	Given under my hand and officia	al seal this the 31st day of August
My Commission expires: 03/23/23 PUB PUB PUB PUB PUB PUB PUB PU	Given under my hand and officia	Carla M. Habelel.
My Commission expires: 03/23/23	Given under my hand and officia	Notory Public will HILL
PUBLICATION OF THE PUBLICATION O	Given under my hand and officia	Notory Public William HILL
E I PUD IA	Given under my hand and official 2021	Notary Public M. HILL
	Given under my hand and official 2021.	Notary Public M. HILL

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Blackridge Partners, LLC 3545 Market Street Hoover, AL 35226	Grantee's Name Mailing Address	Mark Schuback and Karen Schuback 13133 Glen Circle Rd Poway, CA 92064
	3005 Adley Circle Hoover, AL 35244	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$ ae \$
*	ecordation of documentary eviden		following documentary evidence:
Bill of S Sales Co		_ Appraisal _ Other:	
Closing S	Statement	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
•	nce document presented for records s form is not required.	lation contains all of the requ	ired information referenced above,
•		Instructions	· · · · · · · · · · · · · · · · · · ·
	and mailing address - provide the nt mailing address.	e name of the person or perso	ns conveying interest to property
Grantee's name being conveyed	-	e name of the person or perso	ons to whom interest to property is
^ •	ss - the physical address of the pr to the property was conveyed.	operty being conveyed, if ava	ilable. Date of Sale - the date on
	price - the total amount paid for the instrument offered for record.	the purchase of the property, l	both real and personal, being
conveyed by th	if the property is not being sold, the instrument offered for record. It assessor's current market value.	2 2	both real and personal, being appraisal conducted by a licensed
current use valu		ned by the local official charg	
accurate. I furth	nest of my knowledge and belief to the ner understand that any false state and in Code of Alabama 1975 § 40	ements claimed on this form n	l in this document is true and nay result in the imposition of the
Date: August 3	31, 2021	Andrew Bryant	
Unattest	ed	Sign	
	(verified by)	(Grantor/Gran	tee/Owner/Agent) cirele one
	kecoraea blic Records robate, Shelby County Alabama, County		Form RT-1

alli 5. Buyl



Clerk

Shelby County, AL

20210903000430730

\$259.00 JOANN

09/03/2021 08:34:53 AM