This instrument was prepared by:

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

Send tax notice to:

Kenneth Hatcher and Phyllis Hatcher 1955 Blackridge Road Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SIX HUNDRED SIXTY FIVE THOUSAND ONE HUNDRED ELEVEN AND 00/100 DOLLARS (\$665,111.00) 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 Kenneth Hatcher and Phyllis Hatcher, (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 1450, according to the Survey of Blackridge Phase 4, as recorded in map Book 53, Pgae 59A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

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.

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JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby certify J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partners, LL Alabama limited liability company, whose name is signed to the foregoing conveyance and				tor, by J. Daryl Spears, its Authorized Representative
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 J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partners, LL Alabama limited liability company, whose name is signed to the foregoing conveyance and is known to me, acknowledged before me on this day to be effective on the29thdr October,2021, that, being informed of the contents of the conveyance as such officer and with full authority, executed the same voluntarily for and as the act of limited liability company. Given under my hand and official seal this the29thday of0ctober				
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 J. DARYL SPEARS, whose name as Authorized Representative of Blackridge Partners, LL Alabama limited liability company, whose name is signed to the foregoing conveyance and is known to me, acknowledged before me on this day to be effective on the29thdroce October,2021, that, being informed of the contents of the conveyance as such officer and with full authority, executed the same voluntarily for and as the act of limited liability company. Given under my hand and official seal this the29thday ofoctober	·			
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				seal this the <u>29th</u> day of <u>October</u> ,
Notary Public Notary Public	CARLAMINI	NOTA TON	SATE ATENIA	And Mall Notary Public

: 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	Kenneth Hatcher and Phyllis Hatcher 3041 North Grande View Cove Alabaster, AL 35114
Property Address	1955 Blackridge Road Hoover, AL 35244	Date of Sale Total Purchase Price Or	October 29, 2021 \$665,111.00
		Actual Value Or	<u>\$</u>
		Assessor's Market Valu	ıe <u>\$</u>
	orice or actual value claimed ecordation of documentary e		following documentary evidence:
Bill of S	Sale	Appraisal	
Sales Co	ontract	Other:	
Closing	Statement		
•	nce document presented for restance is not required.	ecordation contains all of the requ	ired information referenced above,
		Instructions	
	e and mailing address - provint mailing address.	de the name of the person or person	ns conveying interest to property
Grantee's name being conveyed	•	de the name of the person or perso	ons to whom interest to property is
	ss - the physical address of the tothe property was conveyed	he property being conveyed, if ava	ilable. Date of Sale - the date on
*	price - the total amount paid ne instrument offered for reco	l for the purchase of the property, ord.	both real and personal, being
conveyed by th		·	both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as det ty for property tax purposes	be determined, the current estimate termined by the local official charge will be used and the taxpayer will	ged with the responsibility of
accurate. I furt	*		d in this document is true and may result in the imposition of the
Date: October	29, 2021	Andrew Bryant	A CONTRACTOR OF THE PARTY OF TH
Unattes		Sign M	
	_	iled and Recorded	ntee/Owner Agent) circle one
		official Public Records adge of Probate, Shelby County Alabama	, County Form RT-1

Clerk

Shelby County, AL

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