This instrument was prepared by:

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

Send tax notice to:

Alejandro Perez and Analily Perez Ruiz 1920 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 EIGHT HUNDRED THIRTY THOUSAND SEVEN HUNDRED FIFTY SEVEN AND 00/100 DOLLARS (\$830,757.00) 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 Alejandro Perez and Analily Perez Ruiz, (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 1414, according to the Survey of Blackridge Phase 4, as recorded in Map Book 53, Page 59 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$664,600.00 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 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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who is a day of	uthorized to execu November	ite this conveyant	ce, hereto set its signature and seal, this the30th
day or _	110 V CIND CI	·	
	•		Blackridge Partners, LLC,
			an Alabama limited liability company
			By:
			Name: J. Daryl Spears Its: Authorized Representative
			Its: Authorized Representative
STATE	OF ALABAMA)		
JEFFER	SON COUNTY)		
J. DAR' Alabama is know: Novem as such	YL SPEARS, who a limited liability control me, acknowledger	se name as Authore company, whose edged before me 2021, that, b	n and for said County, in said State, hereby certify that orized Representative of Blackridge Partners, LLC, an name is signed to the foregoing conveyance and who on this day to be effective on the
2021	Given under my ha	nd and official se	eal this the <u>30th</u> day of <u>November</u> ,
a 1 .	MINISTER PROPERTY.		
THE PARTY.	HILL		Call Mall
CARLA	LARY CHE	03/23/23	Notary Public
My Con	pmission expires:		
	ALABAMA		Page 2 of 2

Page 2 of 2

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative,

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	Alejandro Perez and Analily Perez Ruiz 1666 Sunrise Pointe Way Tuscaloosa, AL 35406	
Property Address	1920 Blackridge Road Hoover, AL 35244	Date of Sale Total Purchase Pr Or Actual Value Or Assessor's Market	November 30, 2021 sice \$830,757.00 \$ Value \$ \[\text{Value S}	
The purchase p (check one) (R	rice or actual value claime ecordation of documentary	ed on this form can be verified in evidence is not required)	the following documentary evidence:	
Bill of S Sales Co		Appraisal Other:		
Closing	Statement			
	ace document presented for is form is not required.	r recordation contains all of the re	equired information referenced above,	
<u></u>		Instructions		
	e and mailing address - pront nt mailing address.	wide the name of the person or pe	ersons conveying interest to property	
Grantee's name being conveye		ovide the name of the person or pe	ersons to whom interest to property is	
	ess - the physical address of to the property was conve		available. Date of Sale - the date on	
Total purchase conveyed by the	e price - the total amount p he instrument offered for r	aid for the purchase of the proper ecord.	ty, both real and personal, being	
conveyed by t	if the property is not being the instrument offered for rate assessor's current market	ecord. This may be evidenced by	erty, both real and personal, being an appraisal conducted by a licensed	
current use valuing proper	luation of the property as	determined by the local official c	mate of fair market value, excluding harged with the responsibility of will be penalized pursuant to Code of	
accurate. I fur	best of my knowledge and ther understand that any fa ted in Code of Alabama 1	alse statements claimed on this for	ined in this document is true and rm may result in the imposition of the	
Date: Novem	ber 30, 2021	Andrew Brya	ent	
Unatte	sted(verified by)	Sign (Ġrantor	Grantee/ Owner Agent) circle one	
	VOITHOU DY)	Filed and Recorded Official Public Records Judge of Probate, Shelby Cour Clerk Shelby County, AL	Form RT-1	

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\$194.50 JOANN

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