This instrument was prepared by:

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

Send tax notice to:

Roy J. Schorsch and Julie Schorsch, Co-Trustees of the Schorsch Family Trust Declaration dated April 15, 2020 1912 Blackridge Road Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of EIGHT HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED SIXTY NINE AND 00/100 DOLLARS (\$858,969.00) to the undersigned grantor, Blackridge Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Roy J. Schorsch and Julie Schorsch, Co -Trustees of the Schorsch Family Trust Declaration dated April 15, 2020 (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1416, 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

\$0.00 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 grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantec, 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.

20211228000610010 12/28/2021 03:02:00 PM DEEDS 2/3

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

22nd

			ce, hereto set its signature and seal, this the 22nd			
day of _	December ,	<u>2021</u> .				
			Blackridge Partners, LLC,			
			an Alabama limited liability company			
			By:			
			Name: J. Daryl Spears Its: Authorized Representative			
			Ito. / kumonizou itopi obolituati o			
•						
STATE	OF ALABAMA)					
	RSON 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 22nd day of December , 2021 , 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.						
2021	Given under my hand	l and official s	eal this the 22nd day of december,			
My Co	mmission expires:	03/23/23	Notary Publiculary M. HILL			
			Page 2 of 2 Page 2 of 2 Page 3 of 2			



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 03:02:00 PM
\$888.00 BRITTANI

20211228000610010

alli 5. Buyl

Real Estate Sales Validation Form

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

	Blackridge Partners, LLC 3545 Market Street Hoover, AL 35226 1912 Blackridge Road Hoover, AL 35244	Grantee's Name Mailing Address Date of Sale	Roy J. Schorsch and Julie Schorsch, Trustees of Roy J. Schorsch and Julie Schorsch, Co-Trustees of the Schorsch Family Trust Declaration dated April 15, 2020 2 Water Club Way North Palm Beach, FL 33408 December 22, 2021
		Total Purchase Price Or Actual Value	\$858,969.00 \$
		Or Assessor's Market Valu	ıe <u>\$</u>
~ ~	rice or actual value claimed on this ecordation of documentary evidence		following documentary evidence:
Bill of Sal Sales Con Closing St	tract	Appraisal Other:	
•	ce document presented for recordation is not required.	on contains all of the required	I information referenced above, the
	and mailing address - provide the the mailing address.	Instructions name of the person or perso	ns conveying interest to property
Grantee's name being conveyed	•	name of the person or perso	ns to whom interest to property is
	ss - the physical address of the proposition of the property was conveyed.	perty being conveyed, if ava	ilable. Date of Sale - the date on
<u>-</u>	price - the total amount paid for the instrument offered for record.	e purchase of the property, b	ooth real and personal, being
conveyed by the	f the property is not being sold, the instrument offered for record. The assessor's current market value.	1 L V	
current use valu	ovided and the value must be determined at a second the property as determined for property tax purposes will be \$40-22-1 (h).	ed by the local official charg	ed with the responsibility of
accurate. I furth penalty indicate	est of my knowledge and belief the er understand that any false statened in Code of Alabama 1975 § 40-22, 2021	nents claimed on this form m 22-1 (h).	
Date: December Unatteste		Andrew Bryant Sign	May S
	(verified by)	(Grantor/Gra	antee/ Owner/Agent) circle one

Form RT-1