

This instrument was prepared by:

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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 Grantee, 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.

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of December, 2021.

Blackridge Partners, LLC,
an Alabama limited liability company

By: [Signature]
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 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.

Given under my hand and official seal this the 22nd day of december, 2021.

My Commission expires: 03/23/23



