

This instrument was prepared by:

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

Send tax notice to:

Joshua David Hefty and Emily D.
Hefty
1911 Blackridge Road
Hoover, AL 35080

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED SIXTEEN AND 00/100 DOLLARS** (\$876,516.00) 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 **Joshua David Hefty and Emily D. Hefty**, (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 1439, according to the Survey of Blackridge Phase 4, as recorded in map Book 53, Page 59A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

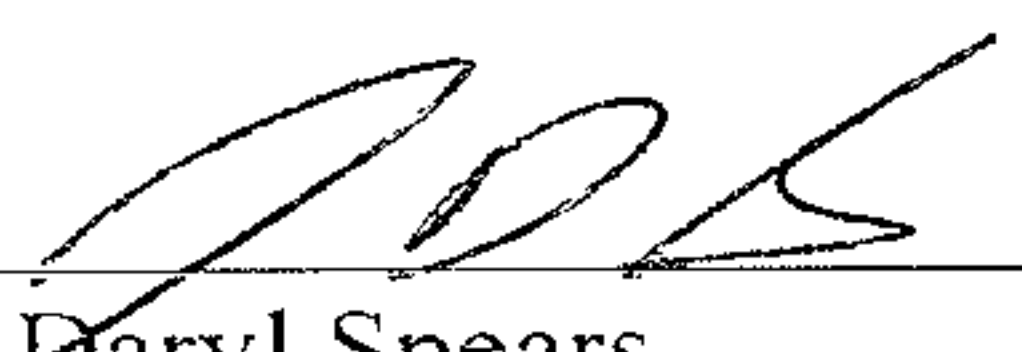
\$787,987.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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 28th day of March, 2022.

Blackridge Partners, LLC,
an Alabama limited liability company

By: 
Name: J. Daryl Spears
Its: Authorized Representative

STATE OF ALABAMA)

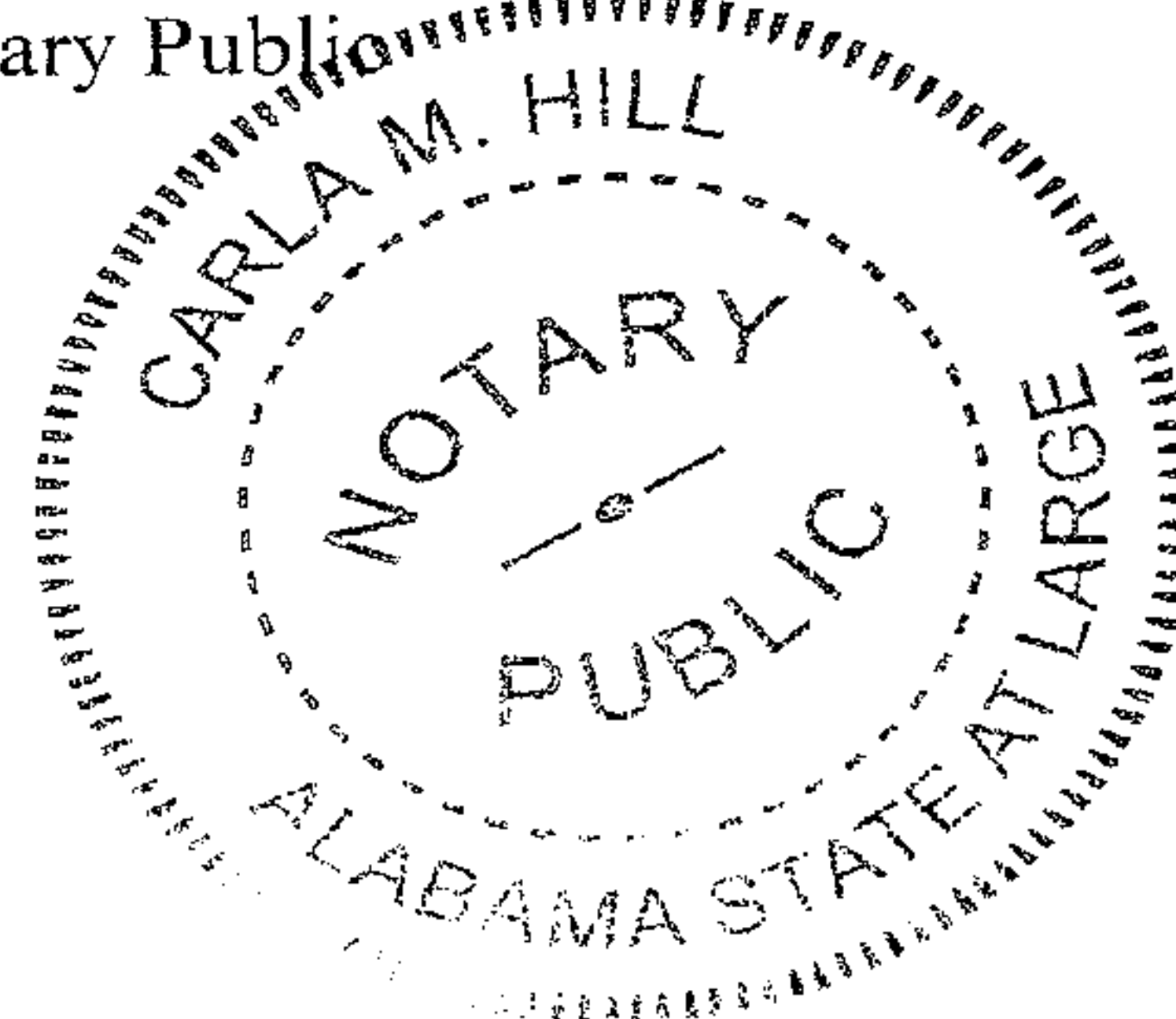
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify 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 28th day of March, 2022, 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 28th day of March, 2022.


Notary Public

My Commission expires: 03/23/23



Allie S. Bayl

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

Date of Sale March 28, 2022
 Total Purchase Price \$876,516.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

Form RT-1