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)

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.

# 20220329000127170 03/29/2022 12:15:32 PM DEEDS 2/3

day of	March	,2022	•	
			Blackridge Partners, LLC,	
			an Alabama limited liability company	
			By:	
			Name: J. Daryl Spears Its: Authorized Representative	
			Its: Authorized Representative	
STATE (	OF ALABAMA)			
JEFFERS	SON COUNTY)			
Alabama is knowr March as such (	limited liability to me, acknowl 20	company, whose ledged before med 22, that, full authority, ex-	name is signed to the foregoing conveyance on this day to be effective on the 28th being informed of the contents of the conveyed ecuted the same voluntarily for and as the a	and whomage and whomage and who contains a secondary of the contains a secondary of the contains and the contains a secondary of the contains
2022	iven under my h	and and official s	eal this the 28th day of March	
			Indamental Made	
			Notary Public Ville IIII	
			The state of the s	
Mr. Com	mission expires:	03/23/23	S. R.	
wry Com	umssion expires.	03/23/23		
				Page 2 o
			PURCHASIN	Page 2 o



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2022 12:15:32 PM
\$117.00 JOANN
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## 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	Joshua David Hefty and Emily D. Hefty 2224 Black Creek Crossing Hoover, AL 35244				
Property Address	1911 Blackridge Road Hoover, AL 35080		Date of Sale Fotal Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>				
* *	rice or actual value claimed ecordation of documentary e			following documentary evidence:				
Bill of S Sales Co	<del>-</del>	Appraisal Other:						
Closing	Statement		·······					
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.								
Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.								
Grantee's name being conveyed		de the name of th	ne person or perso	ons to whom interest to property is				
· •	ss - the physical address of the to the property was conveyed		g conveyed, if ava	ilable. Date of Sale - the date on				
1	price - the total amount paid ne instrument offered for reco	-	of the property, l	ooth real and personal, being				
conveyed by th	^ ^ <del>V</del>	ord. This may be		both real and personal, being appraisal conducted by a licensed				
current use val	uation, of the property as det ty for property tax purposes	termined by the le	ocal official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>				
accurate. I furt	•	e statements clain		l in this document is true and nay result in the imposition of the				
Date: March 2	28, 2022		Andrew Bryant					
Unattes	ted(verified by)		Sign(Grantor/Gran	tee/Owner/Agent) circle one				

Form RT-1