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DEEDS 1/8

THIS INSTRUMENT PREPARED BY:

Josh L. Hartman, Esq.
Hartman, Springfield & Walker, LLP
3138 Cahaba Heights Rd.
Suite 110A
Birmingham, Alabama 35243

SEND TAX NOTICE TO:

BLACKRIDGE PARTNERS II, LLC
3545 Market Street
Hoover, Alabama 35226
Attn: Jonathan Belcher

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 4th day of August, 2022 by **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **BLACKRIDGE PARTNERS II, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.


The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record.
3. Mining and mineral rights not owned by Grantor.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. All matters which a current and accurate survey and a physical inspection of the Property would reveal; and
6. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting the Property.
7. A Mortgage from Blackridge Partners, LLC, an Alabama limited liability company to ServisFirst Bank dated April 30th, 2019 in the original principal amount of \$7,000,000.00 and recorded on May 1, 2019 as Instrument #2190501000145810 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company

By: 
J. Daryl Spears, Its: CFO

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that J. Daryl Spears, whose name as Chief Financial Officer of BLACKRIDG PARTNERS, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of the aforesaid limited liability company.

Given under my hand and official seal, this the 4 day of August, 2022.

[NOTARIAL SEAL]



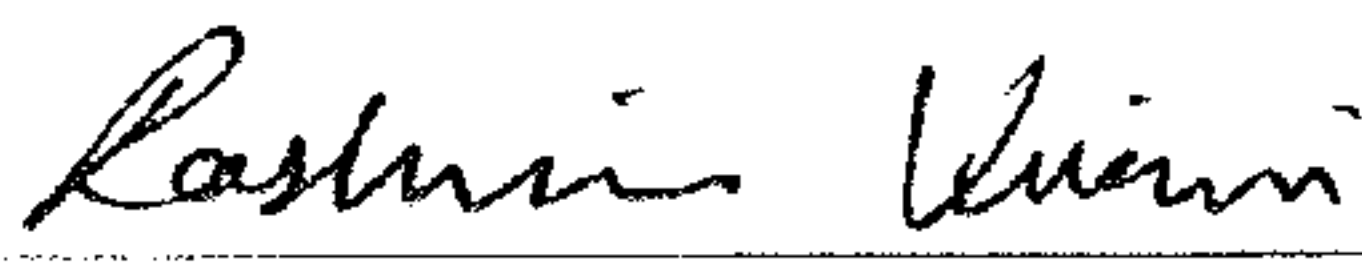

Notary Public
My Commission Expires: 6/8/2024

Exhibit "A"
Property Description

THE LAND HEREIN DESCRIBED, BEING A PART OF SECTIONS 6, 7, 8, 17, 18, AND 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:

COMMENCING AT A FOUND 3" CAPPED PIPE MARKING THE COMMON CORNER TO SECTIONS 7, 8, 17, AND 18, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND THENCE RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 17 S00°01'11"W FOR A DISTANCE OF 2352.01' TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED:

THENCE CONTINUING ALONG SAID SECTION LINE, S00°00'02"E FOR A DISTANCE OF 1325.96', THENCE RUN S00°00'34"E FOR A DISTANCE OF 1326.72' TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, AND 20, T-20-S, R-3-W, THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 18, RUN S89°57'22"W FOR A DISTANCE OF 1312.39', THENCE RUN S00°10'27"W FOR A DISTANCE OF 162.26' TO A POINT ON THE EASTERLY RIVERBANK OF THE CAHABA RIVER, THENCE ALONG SAID RIVERBANK IN A GENERAL SOUTHERLY DIRECTION FOR A DISTANCE OF 642' MORE OR LESS, THENCE DEPARTING SAID RIVERBANK, RUN S00°10'27"W FOR A DISTANCE OF 568.37', THENCE RUN S89°56'37"W FOR A DISTANCE OF 1102.92' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO.52, THENCE ALONG SAID RIGHT-OF-WAY, RUN N34°24'51"W FOR A DISTANCE OF 525.53', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1950.08', AN ARC LENGTH OF 694.50', AND A CHORD BEARING AND DISTANCE OF N44°37'01"W 690.84', THENCE RUN N54°45'22"W FOR A DISTANCE OF 168.11', THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1233.57', AN ARC LENGTH OF 516.98', AND A CHORD BEARING AND DISTANCE OF N42°44'59"W 513.21', THENCE RUN N30°44'37"W FOR A DISTANCE OF 491.04', THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N00°26'24"W FOR A DISTANCE OF 594.35' TO A POINT ON THE CENTERLINE OF HIGHWAY NO.269, THENCE RUNNING ALONG SAID CENTERLINE IN A GENERAL EASTERLY DIRECTION FOR A DISTANCE OF 686.00' MORE OR LESS, THENCE RUN N89°55'50"E FOR A DISTANCE OF 167.83', THENCE CONTINUING ALONG SAID CENTERLINE IN A GENERAL SOUTH AND EASTERLY DIRECTION FOR A DISTANCE OF 825.00' MORE OR LESS, THENCE DEPARTING SAID ROAD CENTERLINE, RUN S30°12'02"E FOR A DISTANCE OF 50.38', THENCE RUN S30°12'02"E FOR A DISTANCE OF 499.78', THENCE RUN N59°48'16"E FOR A DISTANCE OF 903.36', THENCE RUN N00°00'00"W FOR A DISTANCE OF 161.15' TO A FOUND 3" CAPPED PIPE, THENCE RUN N00°10'30"W FOR A DISTANCE OF 2650.30' TO A FOUND 2" CAPPED PIPE, THENCE RUN N37°55'30"E FOR A DISTANCE OF 2453.90', THENCE RUN N65°10'47"E FOR A DISTANCE OF 583.39' TO A POINT ON THE WESTERLY RIGHT-OF-

WAY LINE OF CSX RAILROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S17°11'33"W FOR A DISTANCE OF 56.61', THENCE RUN S72°48'27"E FOR A DISTANCE OF 50.00', THENCE RUN S17°11'33"W FOR A DISTANCE OF 179.31', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 2741.49', AN ARC LENGTH OF 243.12', AND A CHORD BEARING AND DISTANCE OF S14°39'08"W 243.04', THENCE WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1201.00', AN ARC LENGTH OF 379.36', AND A CHORD BEARING AND DISTANCE OF S03°03'45"W 377.79', THENCE WITH A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 266.48', AN ARC LENGTH OF 13.28', AND A CHORD BEARING AND DISTANCE OF S06°18'12"E 13.28', THENCE WITH A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 1201.00', AN ARC LENGTH OF 914.80', AND A CHORD BEARING AND DISTANCE OF S28°26'28"E 892.85', THENCE WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 2741.53', AN ARC LENGTH OF 243.11', AND A CHORD BEARING AND DISTANCE OF S52°48'10"E 243.03', THENCE RUN S34°39'24"W FOR A DISTANCE OF 25.00', THENCE RUN S55°20'36"E FOR A DISTANCE OF 317.11' TO A POINT ON THE WESTERLY RIVERBANK OF THE CAHABA RIVER, THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY LINE, ALONG THE WESTERLY RIVERBANK OF THE CAHABA RIVER RUN 1621.00' MORE OR LESS, THENCE DEPARTING SAID RIVERBANK, RUN N88°43'17"W FOR A DISTANCE OF 954.79' TO THE POINT OF BEGINNING.
CONTAINING 335.197 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

AND;

PARCEL (SWAP) 1A:

A parcel of land situated in the North ½ of the Northeast ¼ of Section 18, and the South 1/4 of the Southeast 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at a 2 inch capped pipe at the Southwest corner of the Northeast ¼ of the Northeast ¼ of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, and run N00°41'30"W for a distance of 589.60 feet to an ALAENG capped iron; thence run N42°02'44"E for a distance of 1027.68 feet to an ALAENG capped iron along the Northeasterly boundary of a 70' Southern Natural Gas Easement as recorded in Instrument Number 20151230000443730 in the Office of the Judge of Probate, Shelby County, Alabama; thence run S42°13'06"E along said easement for a distance of 298.54 feet to an ALAENG capped iron; thence leaving said easement, run S37°55'30"W for a distance of 1434.60 feet to the POINT OF BEGINNING.

Said parcel subject to a prescriptive right-of-way for Elvira Road and a 70' Southern Natural Gas Easement.

Said parcel containing 9.56 acres, more or less.; AND

PARCEL (SWAP) 1B:

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 18, and the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 2 inch capped pipe at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, and run N37°55'30"E for a distance of 1434.60 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron along the Northeasterly boundary of a 70' Southern Natural Gas easement according to Instrument Number 20151230000443730 in the Office of the Judge of Probate, Shelby County, Alabama; thence run N42°13'06"W along said easement for a distance of 298.54 feet to an ALAENG capped iron; thence leaving said easement, run N62°16'08"E for a distance of 705.42 feet to an ALAENG capped iron; thence run N23°29'34"E for a distance of 97.99 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 11°12'30" and a radius of 473.50 feet, said point being an ALAENG capped iron; thence run N17°53'19"E along the chord of said curve for a distance of 92.48 feet to the P.T. (Point of Tangency) of said curve, said point being an ALAENG capped iron; thence run N12°17'04"E for a distance of 38.24 feet to an ALAENG capped iron; thence run S77°42'56"E for a distance of 84.30 feet to an ALAENG capped iron; thence run S37°55'30"W for a distance of 946.53 feet to the POINT OF BEGINNING.

Said parcel subject to a prescriptive right-of-way for Elvira Road and a 70' Southern Natural Gas easement.

Said parcel containing 2.57 acres, more or less;

AND;

PARCEL (SWAP) 3:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of the Southwest 1/4-1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and run N00°08'01"W along the West line of said 1/4-1/4 section for a distance of 371.30 feet; thence leaving said West line, run N37°55'30"E for a distance of 299.00 feet to an ALAENG capped iron; thence run N65°10'47"E for a distance of 9.04 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron; thence run N65°10'47"E for a distance of 57.10 feet to an ALAENG capped iron; thence run N77°42'56"W for a distance of 45.54 feet to an ALAENG capped iron; thence run S12°17'04"W for a distance of 34.44 feet to the POINT OF BEGINNING.

Said parcel containing 0.02 acres, more or less.

LESS AND EXCEPT:

Parcel (SWAP) 2:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of the Southwest 1/4-1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and run N00°08'01"W along the West line of said 1/4-1/4 section for a distance of 371.30 feet; thence leaving said West line, run N37°55'30"E for a distance of 226.23 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron; thence run N37°55'30"E for a distance of 72.77 feet to an ALAENG capped iron; thence run N65°10'47"E for a distance of 9.04 feet to an ALAENG capped iron; thence run S12°17'04"W for a distance of 46.06 feet to an ALAENG capped iron; thence run S57°17'04"W for a distance of 35.36 feet to an ALAENG capped iron; thence run N77°42'56"W for a distance of 13.70 feet to the POINT OF BEGINNING.

Said parcel containing 0.03 acres, more or less;

AND, LESS AND EXCEPT;

Parcel (SWAP) 4:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of the Southwest 1/4-1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and run N00°08'01"W along the West line of said 1/4-1/4 section for a distance of 371.30 feet; thence leaving said West line, run N37°55'30"E for a distance of 299.00 feet to an ALAENG capped iron; thence run N65°10'47"E for a distance of 66.14 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron; thence run N65°10'47"E for a distance of 517.25 feet to an ALAENG capped iron along the Westerly right-of-way of a CSX Rail Road; thence run S17°11'33"W along said right-of-way for a distance of 56.61 feet to an ALAENG capped iron; thence run S72°48'27"E along said right-of-way for a distance of 50.00 feet to an ALAENG capped iron; thence run S17°11'33"W along said right-of-way for a distance of 5.36 feet to an ALAENG capped iron; thence leaving said right-of-way, run N82°14'39"W for a distance of 37.69 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 44°50'31" and a radius of 275.00 feet, said point being an ALAENG capped iron; thence run S75°20'06"W along the chord of said curve for a distance of 209.77 feet to the P.T. (Point of Tangency) of said curve, said point being an ALAENG capped iron; thence run S52°54'50"W for a distance of 131.33 feet to the P.C. of a curve to the right having a central angle of 49°22'14" and a radius of 138.50 feet, said point being an ALAENG capped iron; thence run S77°35'57"W along the chord of said curve for a distance of 115.68 feet to the P.T. of said curve, said point being an ALAENG capped iron; thence run N77°42'56"W for a distance of 41.85 feet to the POINT OF BEGINNING.

Said parcel containing 0.39 acres, more or less;

AND, LESS AND EXCEPT:

Any part of the land as depicted on the final plat of Blackridge Road Extension lying within a platted road right-of-way as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 56, Page 64.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Blackridge Partners, LLC
 Mailing Address 3545 Market St
Hoover, AL 35226
 Property Address County Highway 269
Hoover, AL 35244

Grantee's Name Blackridge Partners II, LLC
 Mailing Address 3545 Market Street
Hoover, AL 35226
 Date of Sale August 4, 2022
 Total Purchase Price \$ _____
 Or
 Actual Value \$7,000,000.00
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract

☐ 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 and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
 Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: August 4, 2022

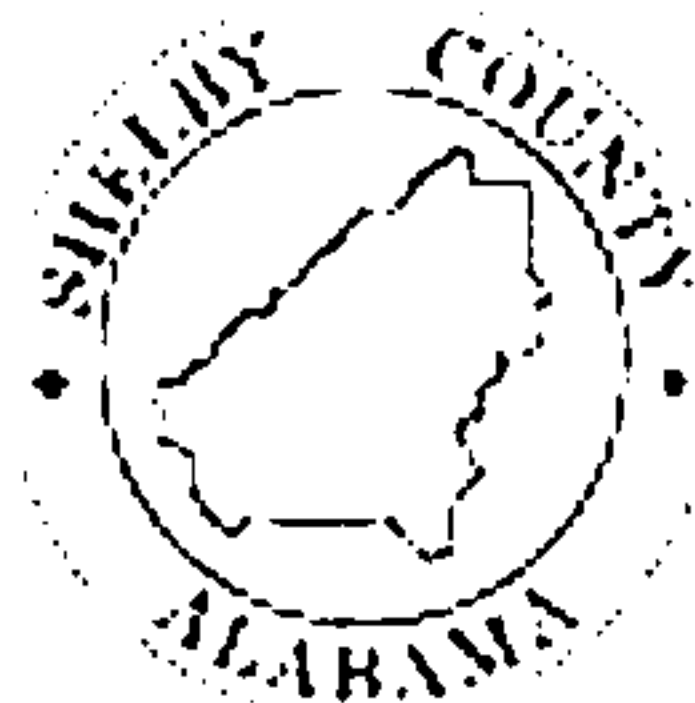
Print J. Daryl Spears, CFO

☐ Unattested

(verified by)

Sign

(Grantor)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2022 02:04:01 PM
 \$7043.00 JOANN
 20220805000307110

Form RT-1

Allen S. Bayl