This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Anthony Scott Frazier and Carol Frazier 2933 Blackridge Place Hoover, AL 35244

## STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

TWELVE AND 00/100 DOLLARS (\$863,812.00) 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 Anthony Scott Frazier and Carol Frazier, (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 1321, according to the Survey of Blackridge Phase 3, as recorded in Map Book 55, Page 83 A, B & C, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO ALL MATTERS OF RECORD

\$516,000.00 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.

## 20221024000398960 10/24/2022 01:34:53 PM DEEDS 2/3

day of	
	Blackridge Partners, LLC,
	an Alabama limited liability company
	By: ////
	Name: J. Daryl Spears  Its: Authorized Representative
	Its: Authorized Representative
STATE OF ALABAMA)	
JEFFERSON COUNTY)  I, the undersigned, a Notar	ry Public in and for said County, in said State, hereby certify that
I, the undersigned, a Notar J. DARYL SPEARS, whose name Alabama limited liability companies known to me, acknowledged by October, 2022 as such officer and with full authorities liability company.	ry Public in and for said County, in said State, hereby certify that he as Authorized Representative of Blackridge Partners, LLC, an many, whose name is signed to the foregoing conveyance and who before me on this day to be effective on the21st day of, that, being informed of the contents of the conveyance, he, hority, executed the same voluntarily for and as the act of said deficial seal this the, day of, october,
I, the undersigned, a Notar J. DARYL SPEARS, whose name Alabama limited liability companies known to me, acknowledged by October , 2022 as such officer and with full authorized liability company.  Given under my hand and	ne as Authorized Representative of Blackridge Partners, LEC, and my, whose name is signed to the foregoing conveyance and who before me on this day to be effective on the21st day of, that, being informed of the contents of the conveyance, he, hority, executed the same voluntarily for and as the act of said.  I official seal this the day of October,  Notary Publication M. HILL

## 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, I 3545 Market Street Hoover, AL 35226	LLC_	Grantee's Name Mailing Address	Anthony Scott Frazier and Carol Frazier  10191 Southwest 4th Street  Plantation, FL 33324
Property Address	2933 Blackridge Place Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>
_		claimed on this form car nentary evidence is not re		following documentary evidence:
Bill of S Sales Co		Appraisa Other:		
Closing S	Statement	·-····································		
	ce document presents form is not require		ains all of the requi	ired information referenced above,
		Instructi	ons	
	and mailing address it mailing address.			ns conveying interest to property
Grantee's name being conveyed		ss - provide the name of t	he person or perso	ns to whom interest to property is
	ss - the physical add to the property was	~ ~ ·	g conveyed, if ava	ilable. Date of Sale - the date on
	price - the total ame	<del>-</del>	e of the property, b	ooth real and personal, being
conveyed by the		d for record. This may be		both real and personal, being a licensed
current use valu	nation, of the proper y for property tax p	rty as determined by the	local official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to Code of
accurate. I furth	er understand that			in this document is true and any result in the imposition of the
Date: October 2	21, 2022		Andrew Bryant	
Unatteste	ed		Sign Lee	
	(verified	Filed and Recorded Official Public Records Judge of Probate, Shelby County Clerk		ee/ Owner/Agent) circle one  Form RT-1

Clerk

Shelby County, AL

**\$376.00 BRITTANI** 

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