



20221216000453250 1/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

This Instrument was prepared by:
Lynn Campisi, P. C.
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
David A. Garcia
2401 Blackridge Dr
Hoover AL 35244

Statutory Warranty Deed

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Marjorie G. Cole, a married woman by and through her Attorney in Fact, David A. Garcia, pursuant to that Durable Power of Attorney as recorded in the Judge of Probate's Office, Shelby County, Alabama, in Instrument Number: (2017055164) ^{Shelby} on the 15th day of June, 2017 and spouse, William F. Cole (hereinafter referred to as "GRANTORS") grant, bargain, sell and convey unto to David A. Garcia, (hereinafter referred to as "GRANTORS") a life estate on 26.529412% of the following described real estate in Shelby County, Alabama to wit:

Shelby
12-16-22

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

Subject to:

1. Ad Valorem taxes for the year 2022 and subsequent years, said taxes being a lien but not due and payable until October 1, 2022.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, covenants, restrictions and other matters of record in the Probate Office of Jefferson County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps which would be disclosed by a true and accurate survey of the property conveyed herein.

The Grantor, William F. Cole joins in this conveyance as the husband of Grantor, Marjorie G. Cole, for the exclusive purpose of acknowledging the conveyance of the homestead residence.

The property herein conveyed is the homestead residence of the Grantors.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

Shelby County, AL 12/16/2022
State of Alabama
Deed Tax: \$344.50



20221216000453250 2/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTORS** have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTORS**.

IN WITNESS WHEREOF, the **GRANTORS** have executed this instrument on this the 28th day of September, 2022.

Marjorie C. Cole

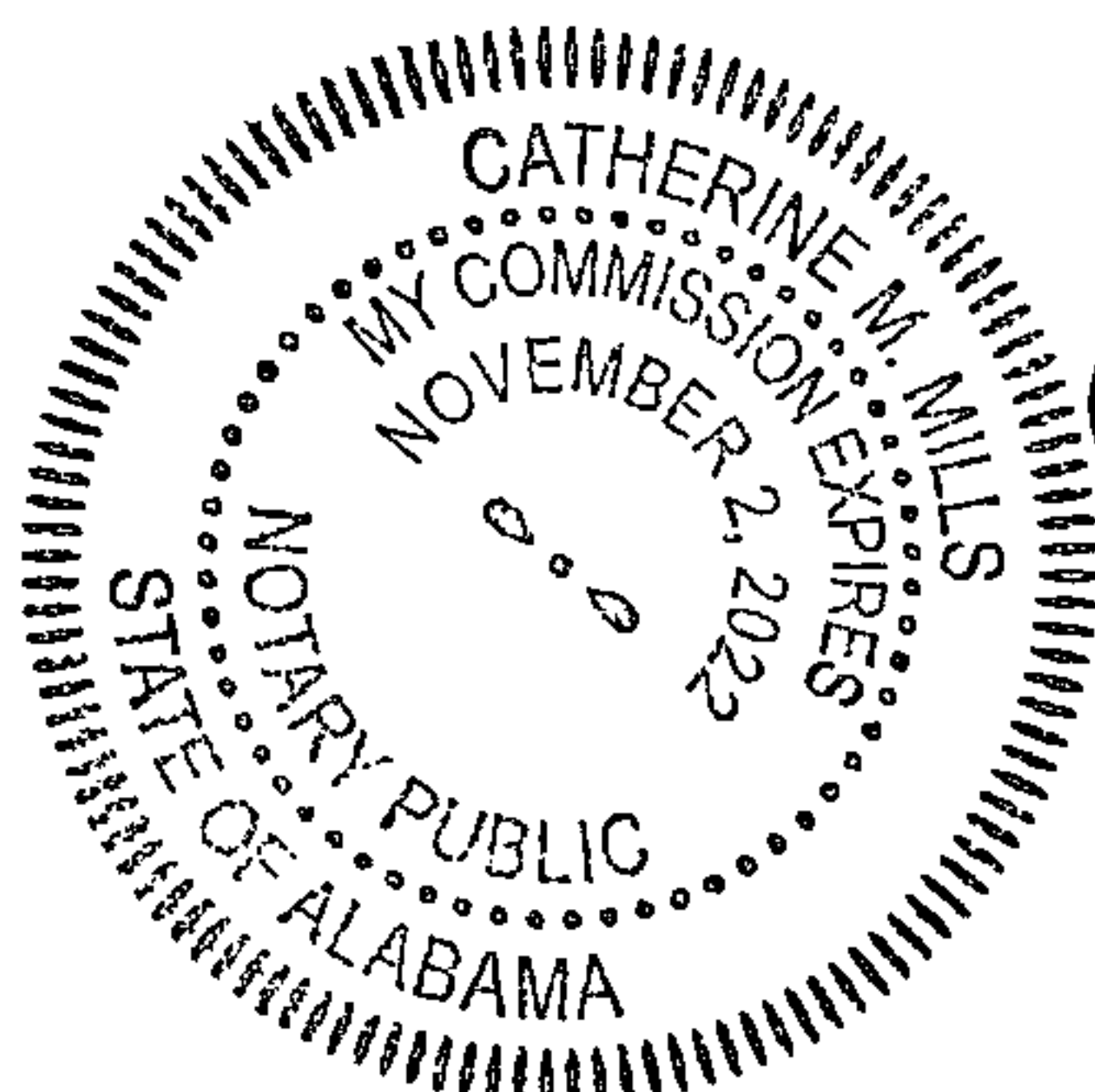
By:
David A. Garcia, Attorney in Fact

William F. Cole

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **David A. Garcia, whose name as Attorney in Fact for Marjorie C. Cole, a married woman**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 28th day of September, 2022.



Notary Public:

My commission expires: 11/2/22

(SEAL)

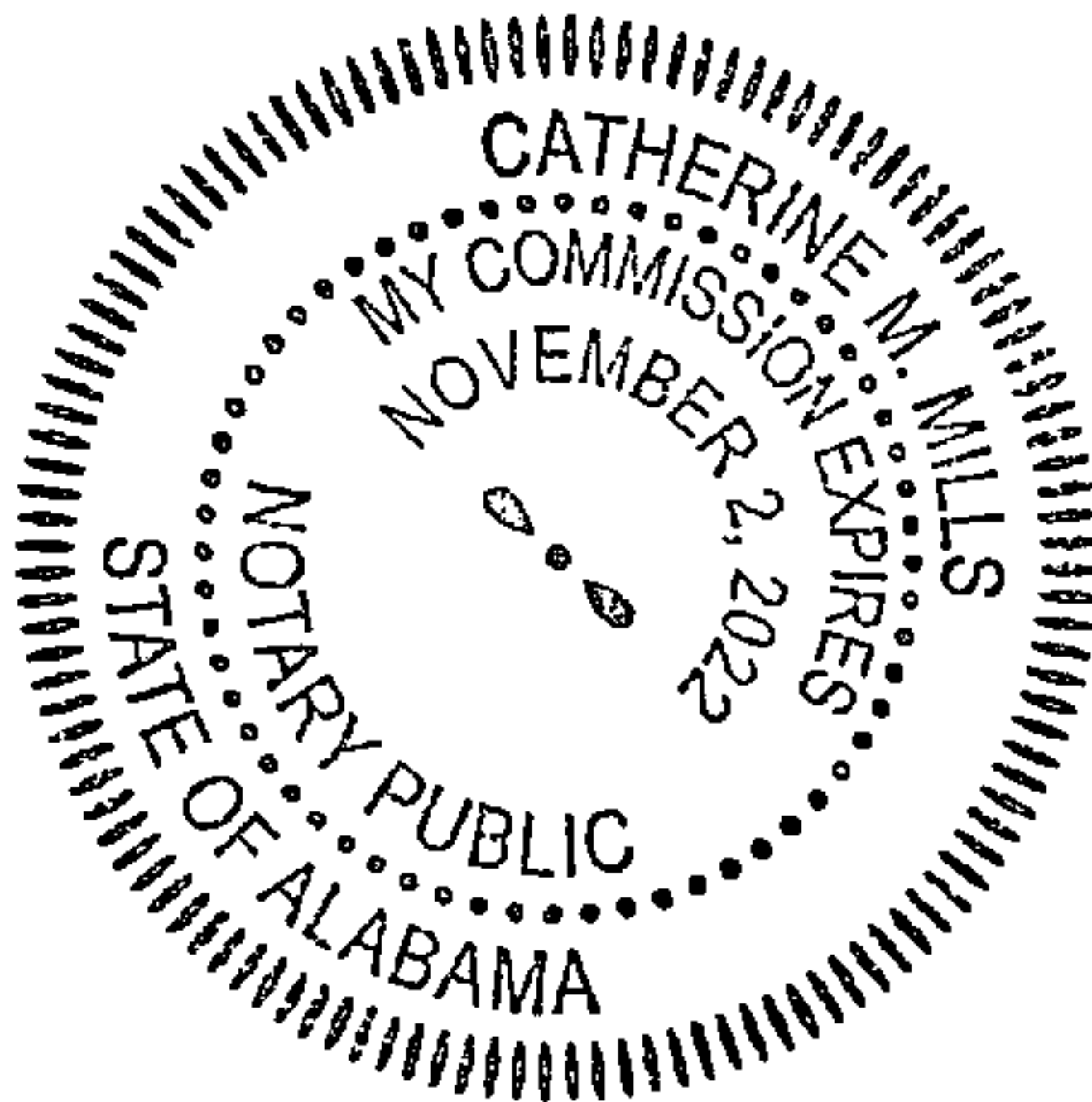


20221216000459250 3/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **William F. Cole, a married man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, he, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 28th day of September, 2022.



Catherine M. Mills
Notary Public
My Commission Expires: 11/2/22



20221216000453250 4/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

EXHIBIT "A"

Lot 1071, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
2. Easements and building line as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
4. Restrictions appearing of record in Inst. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490;
5. Certificate of Blackridge Residential Association, Inc. recorded in Inst. No. 20171204000433500;
6. Less and except any part of subject property lying within any lake;
7. Riparian rights associated with the Lake under applicable State and/or Federal law;
8. Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama;
9. Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Probate Office of Jefferson County, Alabama;
10. Telecommunication Cable Easement by Court Order as recorded in Inst. No. 2012021700059230 and Inst. No. 2012021300053280;
11. Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070;
12. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Inst. No. 20151230000443770;
13. Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Inst. No. 20151230000443730 amended in Inst. No. 20170816000296240;
14. Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840;
15. Right of Way Agreement granted The Water Works Board of the City of Birmingham as recorded in Inst. No. 20170918000338670.



20221216000453250 5/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

EXHIBIT "A"

Lot 1071-A, according to the Survey of Blackridge Resurvey No. 1 as recorded in Map Book 50, Page 37 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said lot described as Lot 1071, according to the Survey of Blackridge Phase 1A as recorded in Map Book 48, Page 83 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

(1) Taxes for the year 2018 and subsequent years; (2) Easements and building line as shown on recorded map; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (4) Restrictions appearing of record in Inst. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490; (5) Certificate of Blackridge Residential Association, Inc. recorded in Inst. No. 20171204000433500; (6) Less and except any part of subject property lying within any lake; (7) Riparian rights associated with the Lake under applicable State and/or Federal law; (8) Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama; (9) Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Probate Office of Jefferson County, Alabama; (10) Telecommunication Cable Easement by Court Order as recorded in Inst. No. 2012021700059230 and Inst. No. 2012021300053280; (11) Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070; (12) Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Inst. No. 20151230000443770; (13) Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Inst. No. 20151230000443730 amended in Inst. No. 20170816000296240; (14) Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840; (15) Right of Way Agreement granted The Water Works Board of the City of Birmingham as recorded in Inst. No. 20170918000338670.

Lot 1071, Blackridge Phase 1A, Map Book 48, Page 83 A & B, Shelby County, Alabama was deeded to Marjorie G. Cole by Deed recorded in Instrument No. 20171220000453100 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form



20221216000453250 6/6 \$381.50
Shelby Cnty Judge of Probate, AL
12/16/2022 11:11:19 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975

Grantor's Name Marjorie G. Cole
Mailing Address William F. Cole
2401 Blackridge Dr
Hoover AL 35244

Grantee's Name David A. Garcia
Mailing Address 2401 Blackridge Dr
Hoover AL
35244

Property Address 2401 Blackridge Dr
Hoover AL
35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,297,990⁰⁰ X 26,529412
344,349.11

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
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessor Value

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 9/28/22

Print Lynn Campisi

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)