This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Natalie K. Small
1201 Tower Lane
Hoover, AL 35244

## STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SEVEN HUNDRED TWELVE THOUSAND NINE HUNDRED NINETY SIX AND 00/100 DOLLARS (\$712,996.00) to the undersigned grantor, Blackridge Partners II, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Natalie K. Small (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1750, according to the Survey of Blackridge South, Phase 7, as recorded in Map Book 56, Page 96 A & B, in the Probate Office of Shelby County, Alabama.

\$683,090.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

## SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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 s	said GRANTOR, by its	Managing Member, SI	3 Holding Corp., by its
Authorized Representative, who this the 10th of May		e mis conveyance, nere	no set its signature and sear
<u></u>			
BLACKRIDGE PARTNERS I	II, LLC		
By:			
Its: AUTHORIZED REPRESEN	ITATIVE		
STATE OF ALABAMA	)		
COUNTY OF JEFFERSON	)		
J. DARYL SPEARS, whose a Corporation, Managing Member Company, is signed to the foregoday that, being informed of the cact of said limited liability company.	name as Authorized Resolver of <b>BLACKRIDGE P</b> Acing conveyance and who contents of the conveyance	ARTNERS II, LLC, as it is known to me, acknown to the same of the	n Alabama Limited Liability nowledged before me on this
Given under my hand ar	nd official seal this 10t	h of May	<u>, 2023</u> .
<u>Induly</u> Notary Public	100		
My Commission Expires:0			
	PUB	TANAMAN AND AND AND AND AND AND AND AND AND A	

## 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 II, LLC  3545 Market Street  Hoover, AL 35226		Grantee's Name Mailing Address	Natalie K. Small  1201 Tower Lane  Hoover, AL 35226
Property Address	1201 Tower Lane Hoover, AL 35244		Date of Sale Total Purchase Price Or	May 10, 2023 \$712,996.00
			Actual Value Or	\$
			Assessor's Market Valu	ie <u>\$</u>
	rice or actual value claimed ecordation of documentary e			following documentary evidence:
Bill of S Sales Co		Appraisa Other:	1	
Closing S	Statement			
•	nce document presented for a s form is not required.	recordation conta	ains all of the requ	ired information referenced above,
		Instructi	ons	
	and mailing address - provint mailing address.	ide the name of t	he person or perso	ns conveying interest to property
Grantee's name being conveyed		ide the name of t	the person or perso	ns to whom interest to property is
^ -	ss - the physical address of to to the property was conveyed	1 1	g conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid e instrument offered for rec	•	e of the property, b	ooth real and personal, being
conveyed by th		ord. This may be	1 1	both real and personal, being appraisal conducted by a licensed
current use valu	nation, of the property as def y for property tax purposes	termined by the	local official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to Code of
accurate. I furth		statements clair		in this document is true and nay result in the imposition of the
Date: May 10,	2023		Andrew Bryant	
Unattest			Sign	
Officia	(verified by) and Recorded al Public Records of Probate, Shalby County Alabama,		(Grantor/Grant	tee/Owner/Agent) circle one  Form RT-1

AHAM!

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2023 09:04:02 AM
\$58.00 JOANN
20230511000139020

alli 5. Buyl