

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 said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th of May, 2023.

BLACKRIDGE PARTNERS II, LLC

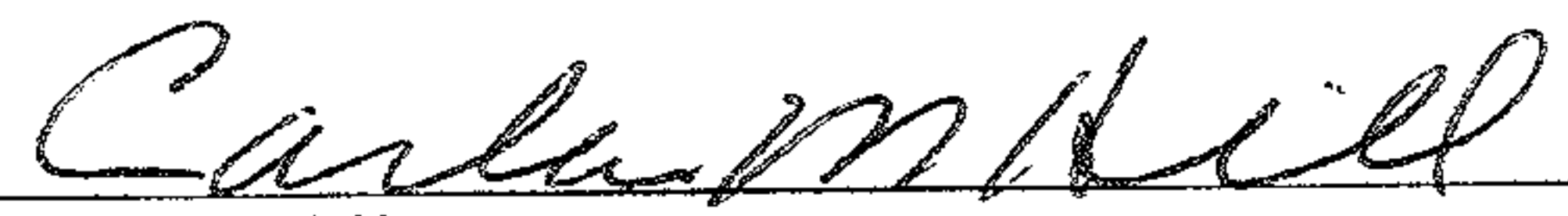
By: 
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA)

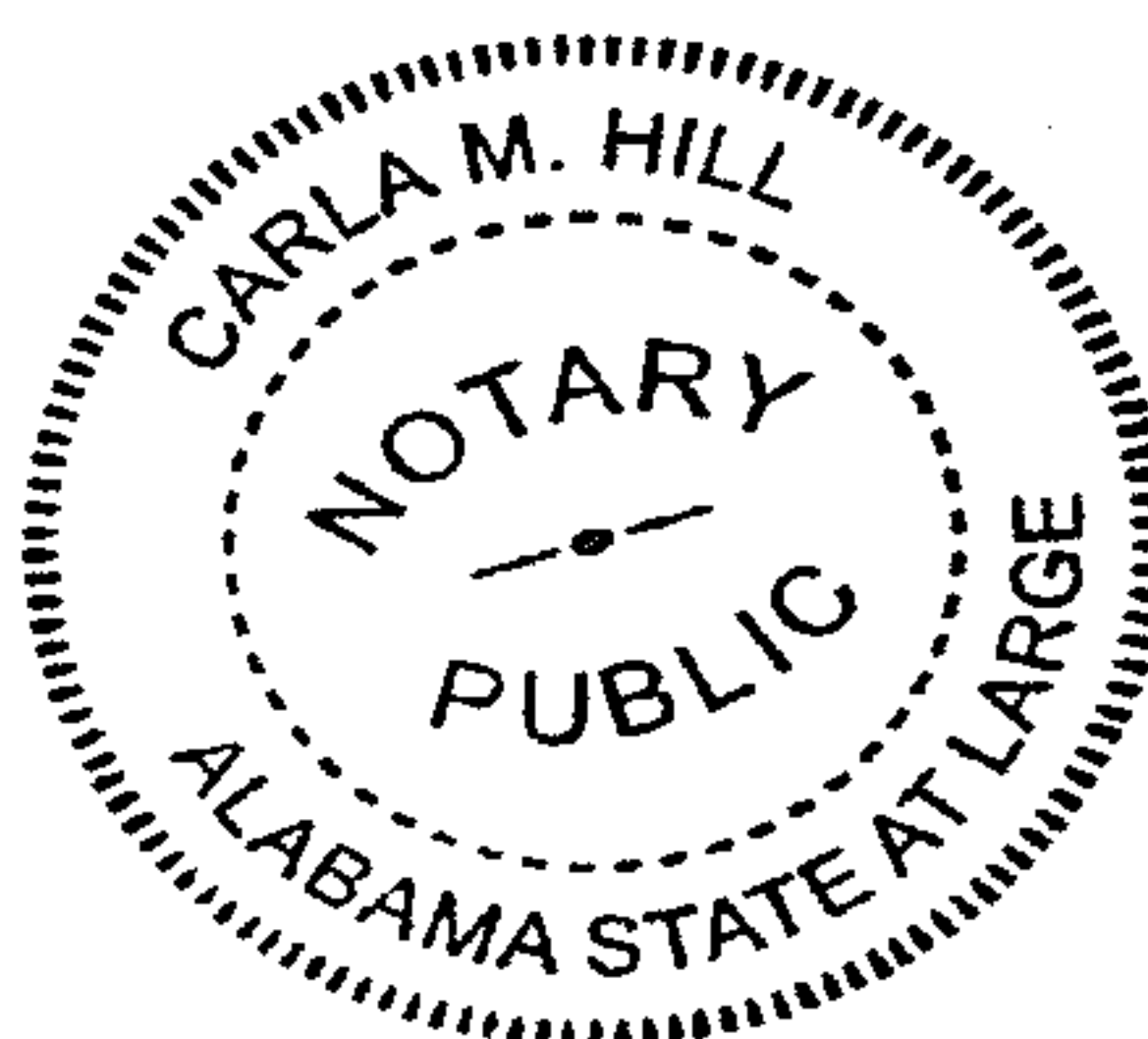
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. DARYL SPEARS**, whose name as Authorized Representative of SB Holding Corp., an Alabama Corporation, Managing Member of **BLACKRIDGE PARTNERS II, LLC**, an Alabama Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 10th of May, 2023.


Notary Public

My Commission Expires: 03/23/27



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Date of Sale	<u>May 10, 2023</u>
Total Purchase Price	<u>\$712,996.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	\$

Allie S. Bayal