

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Clint Waggoner and Leah Waggoner
2504 Blackridge Cove
Hoover, AL 35244

CORRECTIVE

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED TWENTY SEVEN THOUSAND FIFTEEN AND 00/100 DOLLARS (\$827,015.00)** to the undersigned grantor, **Blackridge Partners, LLC, a 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 **Clint Waggoner and Leah Waggoner**, (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 1060, according to the Final Plat of the Subdivision of Blackridge Phase 1B, as recorded in Map Book 48, Pages 84A & 84B, in the Probate Office of Shelby County, Alabama.

This deed is being recorded to correct the legal description in the original recorded on October 9, 2019 in Inst. No. 20191009000371780 in the Probate Office of Shelby County, Alabama.


SUBJECT TO ALL MATTERS OF RECORD

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 Grantor does 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.

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of May, 2023.

Blackridge Partners, LLC,
an Alabama limited liability company

By: 
Name: J. Daryl Spears
Its: Authorized Representative

STATE OF ALABAMA)

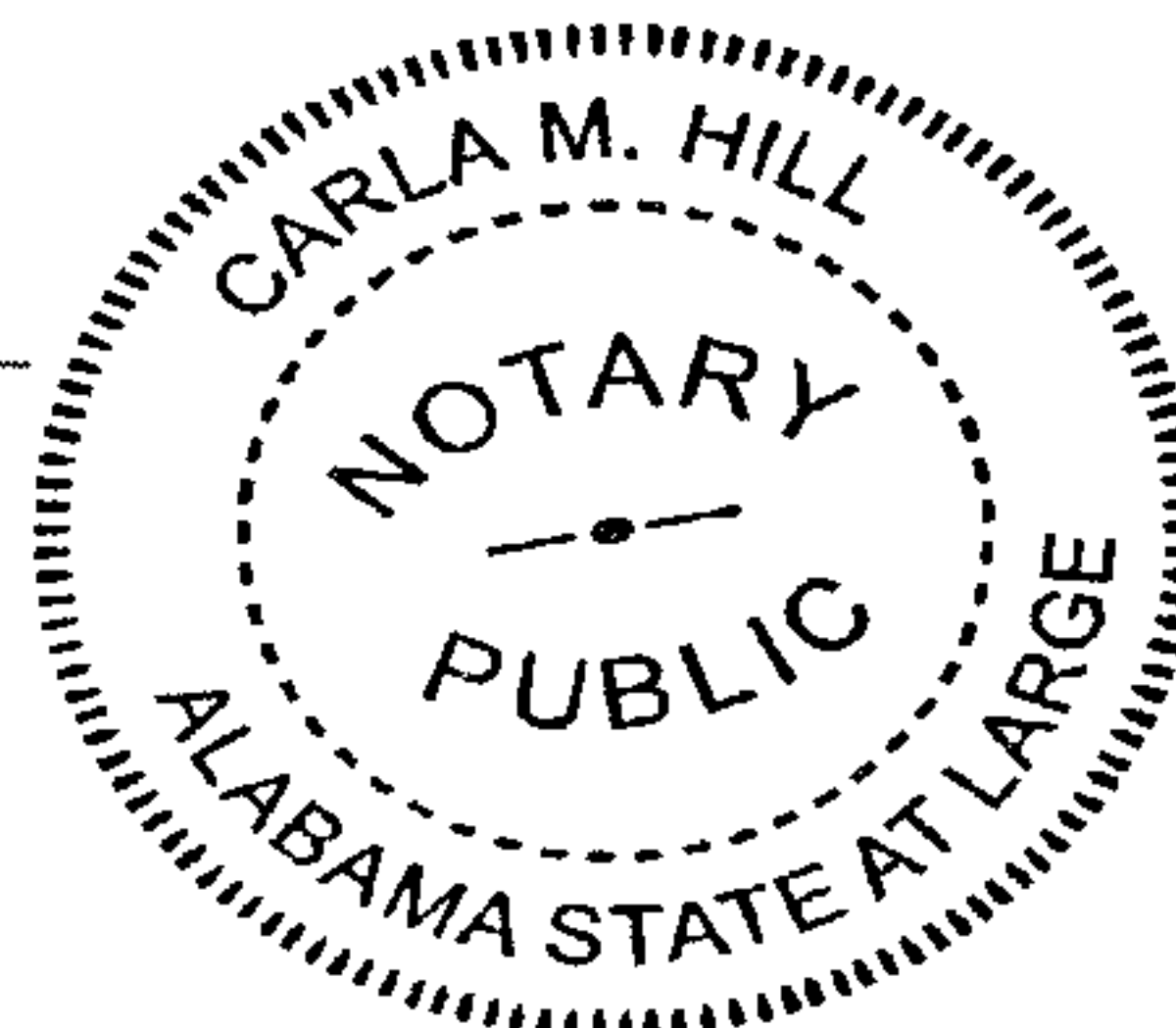
JEFFERSON COUNTY)

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 Blackridge Partners, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 25th day of May, 2023, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 25th day of May, 2023.


Notary Public

My Commission expires: 03/23/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/25/2023 12:32:44 PM
 \$29.00 JOANN
 20230525000157520

Allie S. Bayl

20191009000371780 10/09/2019 09:35:01 AM DEEDS 4/4

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 _____

Grantee's Name Clint Waggoner and Leah Waggoner
 Mailing Address 2504 Blackridge Cove
Hoover, AL 35244

Property Address 2504 Blackridge Cove
Hoover, AL 35244

Date of Sale September 27, 2019
 Total Purchase Price \$827,015.00
 Or
 Actual Value \$ _____
 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: September 27, 2019

Joshua L. Hartman



ted
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 10/09/2019 09:35:01 AM
 \$858.50 CATHY
 20191009000371780

Sign _____
 (Grantor/Grantee/ Owner/Agent) Circle one

Allie S. Bayl

Form RT-1