This instrument was prepared by:

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

Send tax notice to:

Salih Ilhan Koeker and Nursel Koker 1057 Clifton Road Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of SEVEN HUNDRED TEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$710,500.00) to the undersigned grantor, Blackridge Partners II, 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 Salih Ilhan Koeker and Nursel Koker, (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 1715, according to the Final Plat of the Subdivision of Blackridge South Phase 7, as recorded in Map Book 56, Page 96A, in the Probate Office of Shelby County, Alabamla.

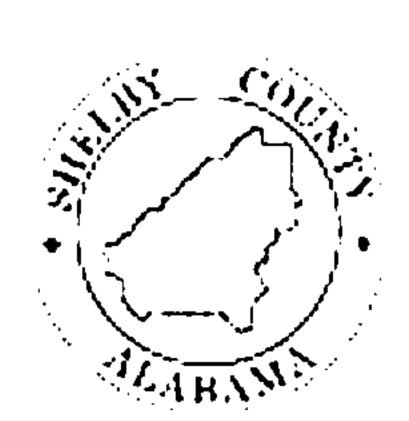
\$426,300.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said 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 in Authorized Representative, who is authorized to executh this the <u>25th</u> of <u>May</u> , <u>2023</u> .	ts Managing Member, Sute this conveyance, he	SB Holding Corp., by its reto set its signature and seal
BLACKRIDGE PARTNERS II, LLC		
By: AUTHORIZED REPRESENTATIVE	······································	
STATE OF ALABAMA)		
COUNTY OF JEFFERSON)		
I, the undersigned, a Notary Public in and J. DARYL SPEARS, whose name as Authorized Corporation, Managing Member of BLACKRIDGE Company, is signed to the foregoing conveyance and day that, being informed of the contents of the conveyance of said limited liability company on the day the said	Representative of SB PARTNERS II, LLC, who is known to me, acluance, he executed the stance.	Holding Corp., an Alabama an Alabama Limited Liability knowledged before me on this
Given under my hand and official seal this	25th of May	<u>, 2023</u> .
Carla M/Ull Notary Public My Commission Expires: 03/23/27	ARLA M. A.	AND THE PROPERTY OF THE PARTY O



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 09:20:29 AM
\$312.50 PAYGE
20230526000158150

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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	Salih Ilhan Koeker and Nursel Koker 1057 Clifton Road Hoover, AL 35244	
Property Address	1057 Clifton Road Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$	
	rice or actual value claimed ecordation of documentary			following documentary evidence:	
Bill of S Sales Co		Appraisa Other:	.1		
Closing S	Statement			<u></u>	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
	· ····································	Instructi	ions		
	and mailing address - provent mailing address.	vide the name of	the person or perso	ns conveying interest to property	
Grantee's name being conveyed	_	vide the name of	the person or perso	ons to whom interest to property is	
	ss - the physical address of to the property was convey		ng conveyed, if ava	ilable. Date of Sale - the date on	
-	price - the total amount parties instrument offered for red		se of the property, l	both real and personal, being	
conveyed by th		cord. This may b		both real and personal, being appraisal conducted by a licensed	
current use val	uation, of the property as dety for property tax purposes	etermined by the	local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of	
accurate. I furt		se statements clai	med on this form r	I in this document is true and nay result in the imposition of the	
Date: May 25,	, 2023		Andrew Bryant		
Unattest	ted(verified by)		Sign(Grantor/Gran	tee/ Owner/Agent) circle one	

Form RT-1