

**This instrument was prepared by:**

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J L Hartman, P.C.  
P. O. Box 846  
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**Send tax notice to:**

Robert Rihtar and Alevtina Rihtar  
1216 Tower Lane  
Hoover, AL 35244

**STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED TWENTY TWO AND 00/100 DOLLARS (\$635,322.00)** 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 **Robert Rihtar and Alevtina Rihtar**, (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 1759, according to the Survey of Blackridge South Phase 7, as recorded in Map Book 56, Page 96A, in the Probate Office of Shelby County, Alabama.**

**\$485,322.00 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 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 16th of June, 2023.

**BLACKRIDGE PARTNERS II, LLC**

By: [Signature]  
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA )

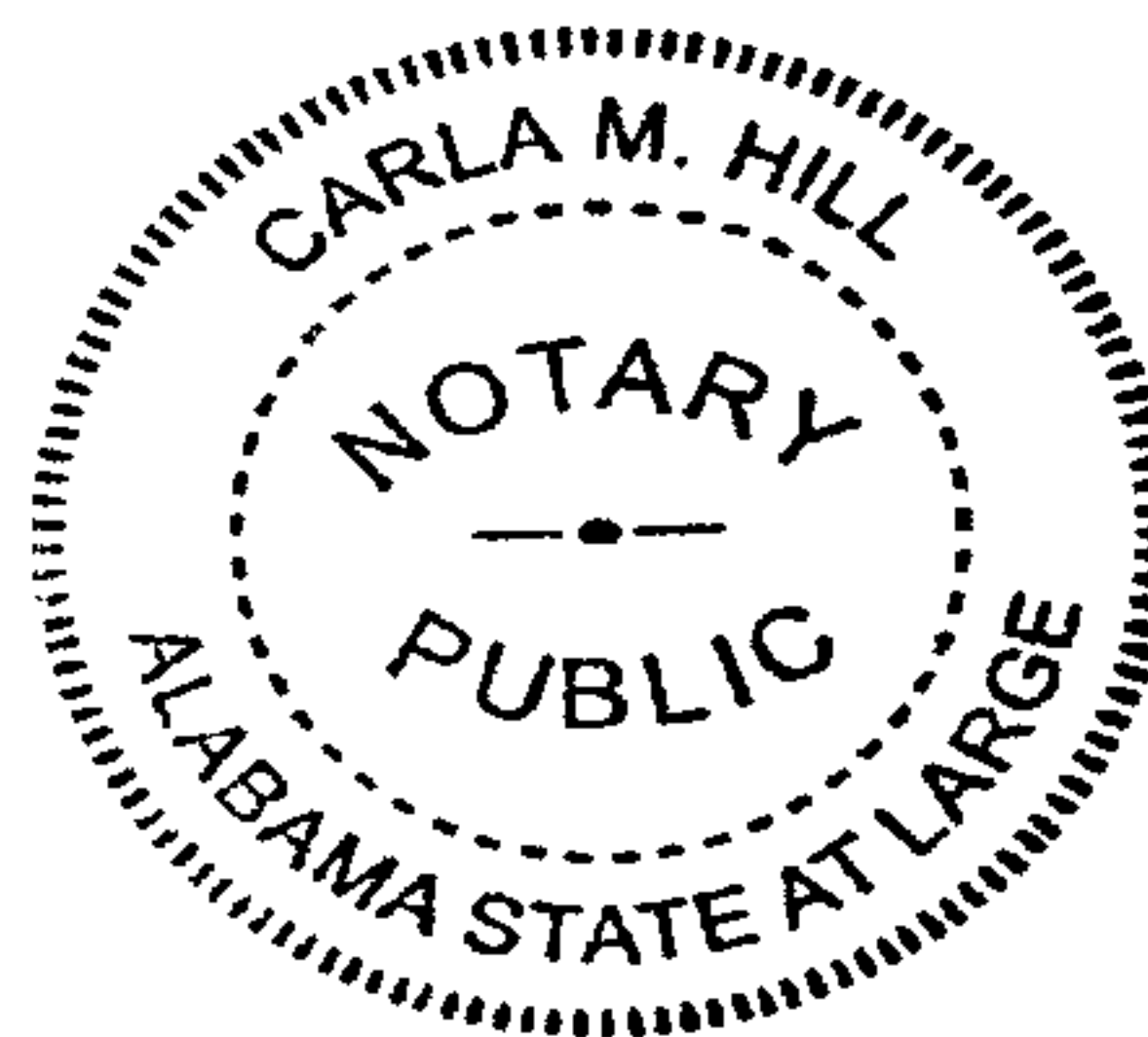
COUNTY OF JEFFERSON )

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 16th of June, 2023.

[Signature]  
Notary Public

My Commission Expires: 03/23/27



Allen S. Bayal