This instrument was prepared by: Joshua L. Hartman

J L Hartman, P.C. P. O. Box 846

Birmingham, Alabama 35201

Send tax notice to:

Cayce Duffee and Paul Bean 925 Livvy Lane Hoover, AL 35244

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of NINE HUNDRED THIRTY ONE THOUSAND SIX HUNDRED TWENTY FOUR AND 00/100 DOLLARS (\$931,624.00) to the undersigned grantor, Blackridge Partners, 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 Cayce Duffee and Paul Bean, (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 1618, according to the Amended Plat of Blackridge Phase 6, as recorded in Map Book 57, Page 81, in the Probate Office of Shelby County, Alabama.

\$481,624.00 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.

· · · · · · · · · · · · · · · · · · ·	or, by J. Daryl Spears, its Authorized Representative, ce, hereto set its signature and seal, this the16th
	Blackridge Partners, LLC, an Alabama limited liability company
	By:
	ns. Aumonzeu Representative
STATE OF ALABAMA )	
JEFFERSON COUNTY)	
J. DARYL SPEARS, whose name as Auth Alabama limited liability company, whose is known to me, acknowledged before me June,	In and for said County, in said State, hereby certify that corized Representative of Blackridge Partners, LLC, an name is signed to the foregoing conveyance and who on this day to be effective on the <a href="16th">16th</a> day of being informed of the contents of the conveyance, he, ecuted the same voluntarily for and as the act of said
Given under my hand and official se	eal this the <u>16th</u> day of <u>June</u> ,
	Carlo MUU  Notary Public
My Commission expires: 03/23/27	WOTAP
	Page 2 of 2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2023 01:25:00 PM
\$478.00 BRITTANI
20230621000184460

alli 5. Beyl

## 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, LLC 3545 Market Street Hoover, AL 35226		Grantee's Name Mailing Address	Cayce Duffee and Paul Bean  925 Livvy Lane  Hoover, AL 35244	
Property Address	925 Livvy Lane Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or	\$	
The purchase p	rice or actual value claimed	d on this form car	Assessor's Market Value Assessor's Market Value	following documentary evidence:	
<u> </u>	ecordation of documentary				
Bill of S Sales Co		Appraisa Other:	1		
Closing S	Statement				
<b>-</b>	nce document presented for s form is not required.	recordation cont	ains all of the requ	ired information referenced above,	
		Instructi	ons		
	e and mailing address - provent mailing address.	vide the name of 1	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 conveye		ng conveyed, if ava	ilable. Date of Sale - the date on	
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.					
conveyed by th	<b>2 2 4</b>	cord. This may be		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	<b>*</b>	se statements clai		I in this document is true and nay result in the imposition of the	
Date: June 16,	, 2023		Andrew Bryant		
Unattes	ted(verified by)	<u> </u>	Sign (Grantor/Gran	itee/ Owner/Agent) circle one	

Form RT-1