This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Irfan Rajpari and Surraya Rafiq 804 Finn Circle Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) 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 Irfan Rajpari and Surraya Rafiq, (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 1614, according to the Survey of Blackridge Phase 6, as recorded in Map Book 57, Page 81, 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.

	•		or, by J. Daryl Spears, its Authorized Representative, ce, hereto set its signature and seal, this the 22nd
	September	, <u>2023</u>	ce, nereto sei its signature and sear, tins the <u>zzna</u>
			Blackridge Partners, LLC, an Alabama limited liability company
			By:
			Its: Authorized Representative
STATE	OF ALABAMA)		
JEFFER	SON COUNTY)		
J. DARY Alabama is known Septer as such	YL SPEARS, whose limited liability control to me, acknowled to the liability of the liability of the liability control to me, acknowled to the liability control to the lia	e name as Authompany, whose liged before me 223, that, b	n and for said County, in said State, hereby certify that orized Representative of Blackridge Partners, LLC, an name is signed to the foregoing conveyance and who on this day to be effective on the <u>22nd</u> day of being informed of the contents of the conveyance, he, cuted the same voluntarily for and as the act of said
limited l	iability company.		
2023	iven under my han 	d and official se	al this the <u>22nd</u> day of <u>September</u> ,
			Carla MAULI Notary Public
My Com	mission expires:	03/23/27	Third Carles All Manager
			OTAR
			Page 2 of 2
			THE AND STREET OF LINE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2023 01:24:58 PM
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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, LLC 3545 Market Street Hoover, AL 35226		Grantee's Name Mailing Address	Irfan Rajpari and Surraya Rafiq 804 Finn Circle Hoover, AL 35244			
Property Address	804 Finn Circle Hoover, AL 35244		Date of Sale Total Purchase Price	<u>September 22, 2023</u> <u>\$</u>			
			Or Actual Value Or	<u>\$969,449.00</u>			
			Assessor's Market Valu	ie <u>\$</u>			
-	rice or actual value claimed ecordation of documentary			following documentary evidence:			
Bill of S Sales Co		Appraisa Other:	.1				
XClosing	g Statement		·				
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.							
		Instructi	ons				
	and mailing address - prov at mailing address.			ns conveying interest to property			
Grantee's name being conveyed	•	vide the name of	the person or perso	ns to whom interest to property is			
	ss - the physical address of to the property was conveyed		ng conveyed, if ava	ilable. Date of Sale - the date on			
-	price - the total amount pai e instrument offered for rec	_	se of the property, b	ooth real and personal, being			
conveyed by th	n	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	of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of			
accurate. I furt	•	e statements clai		in this document is true and nay result in the imposition of the			
Date: Septemb	per 22, 2023		Andrew Bryant				
Unattest	ted		Sign				
	(verified by)		(Grantor/Gran	tee/ Owner/Agent) circle one			