This instrument was prepared by:

Send tax notice to:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Mushtaq Ali Shamsuddin and Samira Shamsuddin 1413 Humber St Hoover, ΛL 35244

SOURCE OF TITLE: Deed Book, Page or Instrument#

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of SIX HUNDRED NINETY FIVE THOUSAND NINE HUNDRED TWENTY AND 00/100 DOLLARS (\$695,920.00) 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 Mushtaq Ali Shamsuddin and Samira Shamsuddin, (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 1723, 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, Alabama.

\$350,000.00 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 of of,
BLACKRIDGE PARTNERS II, LLC
By:
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 21 of October, 2023.
Motary Public
My Commission Expires: 03/23/27
AOTARLA M. HILL AUBLIC &



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2023 10:13:54 AM
\$374.00 JOANN
20231027000316620

alli 5. Beyl

Real Estate Sales Validation Form

	This Document must be filed in ac	cordance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name Mailing Address	Blackridge Partners II, LLC 3545 Market Street Hoover, AL 35226	Grantee's Name Mailing Address	Mushtaq Ali Shamsuddin and Samira Shamsuddin 1413 Humber Street Hoover, AL 35244
Property Address	1413 Humber Street Hoover, AL 35244	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	October 26, 2023 \$695,920.00 \$
	rice or actual value claimed on the ecordation of documentary evide		following documentary evidence:
Bill of Sale Sales Contract		Appraisal Other:	
Closing S	Statement	·	
•	ce document presented for recors form is not required.	dation contains all of the requi	ired information referenced above,
current mailing a			reying interest to property and their whom interest to property is being
	- the physical address of the proper operty was conveyed.	rty being conveyed, if available. I	Date of Sale - the date on which
•	rice - the total amount paid for the parties of the	purchase of the property, both rea	I and personal, being conveyed by
	the property is not being sold, the transfered for record. This may be evident to market value.		-
valuation, of the	ovided and the value must be determed by the local poses will be used and the taxpayer	official charged with the respons	
further understan		on this form may result in the in	iposition of the penalty indicated in
Date $10/26$	12023 Print	drew Bryant	<i>I</i> ?
Unatteste	a 1975 § 40-22-1 (h). Au	Sign(Grantor/Grant	ntee/ Owner/Agent) circle one