

**This instrument was prepared by:**

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

**Send tax notice to:**

Mushtaq Ali Shamsuddin and Samira Shamsuddin  
1413 Humber St  
Hoover, AL 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 24 of October, 2023.

**BLACKRIDGE PARTNERS II, LLC**

By: [Signature]  
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA )

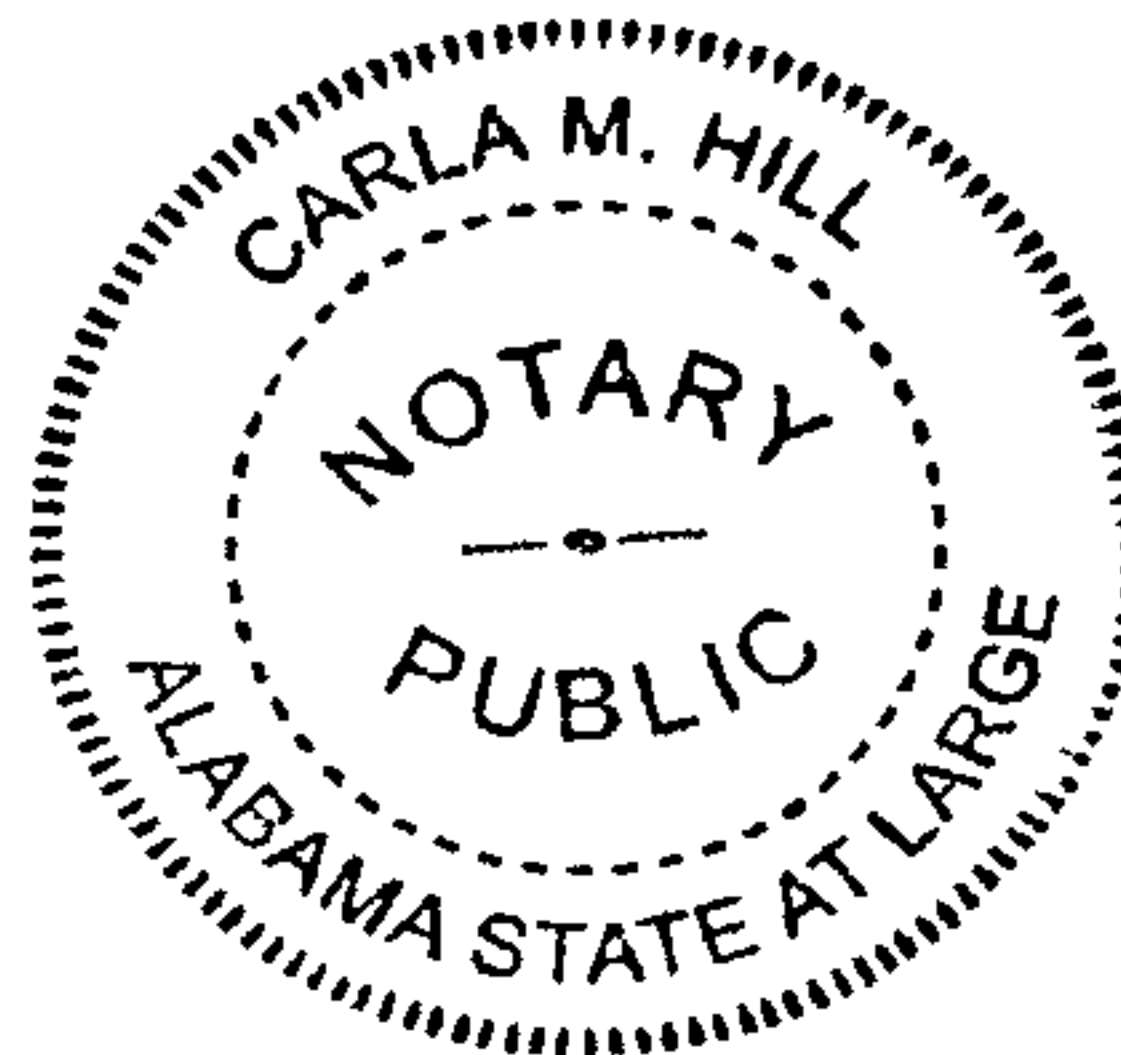
COUNTY OF JEFFERSON )

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 24 of October, 2023.

[Signature]  
Notary Public

My Commission Expires: 03/23/27



Alli S. Beyal

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Date of Sale	<u>October 26, 2023</u>
Total Purchase Price	<u>\$695,920.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	<u>\$</u>

\_\_\_\_\_ Closing Statement

**Form RT-1**