

**This instrument was prepared by:**

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

**Send tax notice to:**

Megan McPhillips Roberts, Trustee of  
Child's Trust f/b/o Megan McPhillips  
Roberts  
809 Finn Circle  
Hoover, AL 35244

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **ONE MILLION FIVE HUNDRED FOURTEEN THOUSAND ONE HUNDRED FIFTY NINE AND 00/100 DOLLARS (\$1,514,159.00)** to the undersigned grantor, **Blackridge Partners, LLC, an Alabama Limited Liability Company**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Megan McPhillips Roberts, Trustee of Child's Trust f/b/o Megan McPhillips Roberts** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 1611, 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.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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 Chief Financial Officer, who is authorized to execute this conveyance, hereto set its signature and seal, this 14th of June, 2024.

**BLACKRIDGE PARTNERS, LLC**

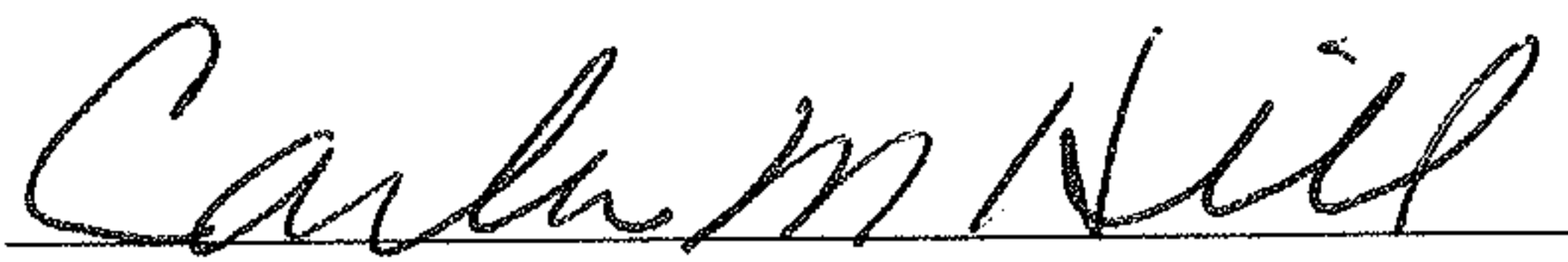
By:   
Its: Chief Financial Officer

STATE OF ALABAMA )

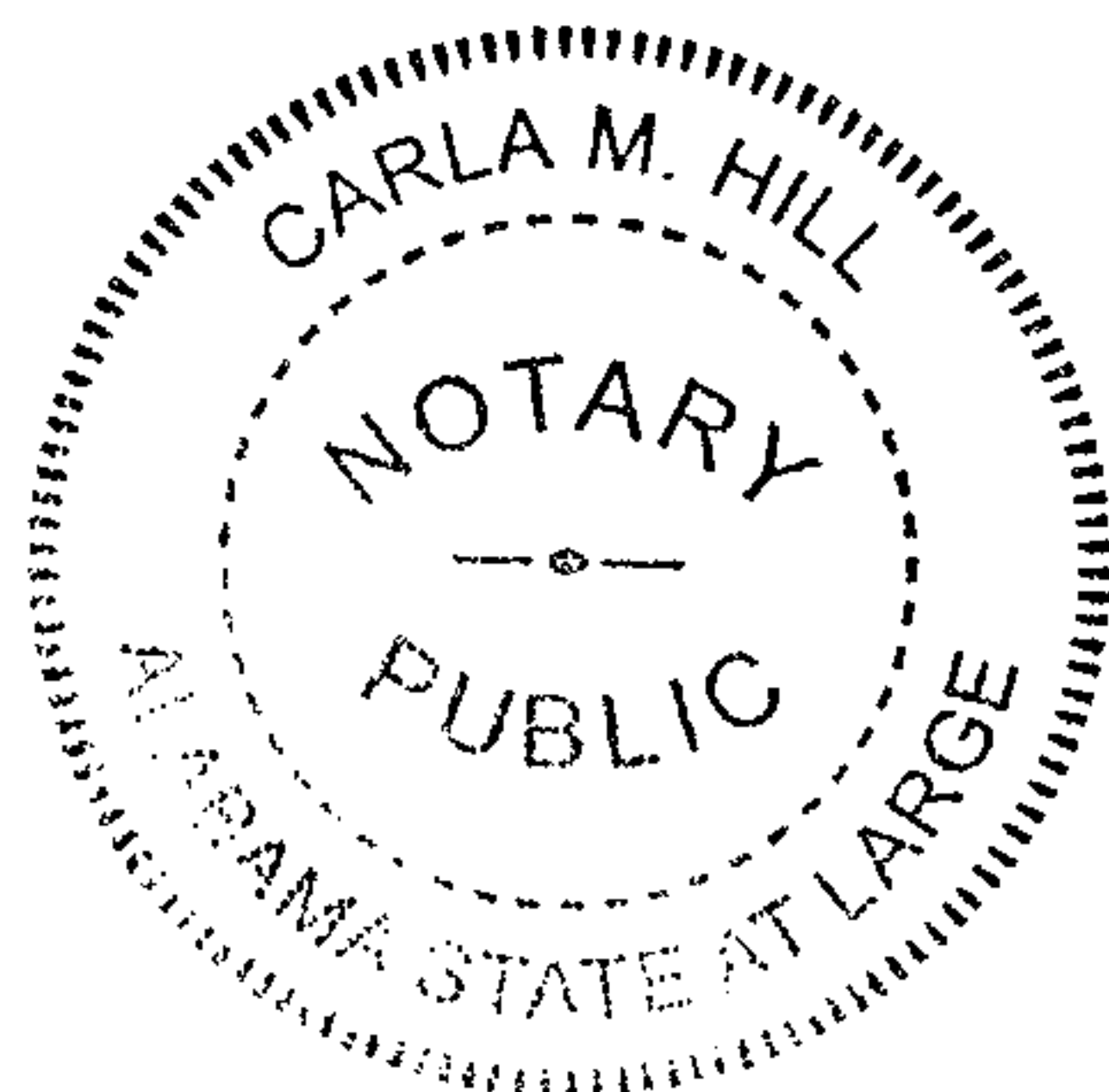
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACOB HALL**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama Corporation, Managing Member of **BLACKRIDGE PARTNERS, 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 14th of June, 2024.

  
Notary Public

My Commission Expires: 03/23/27



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Blackridge Partners, LLC  
 Mailing Address 3545 Market Street  
Hoover, AL 35226

Property Address 809 Finn Circle  
Hoover, AL 35244

Grantee's Name Megan McPhillips Roberts, Trustee of  
Child's Trust f/b/o Megan McPhillips  
Roberts

Mailing Address 809 Finn Circle  
Hoover, AL 35244

Date of Sale June 14, 2024  
 Total Purchase Price \$1,514,159.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other:

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
 the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property  
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is  
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on  
 which interest to the property was conveyed.

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
 current use valuation, of the property as determined by the local official charged with the responsibility of  
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

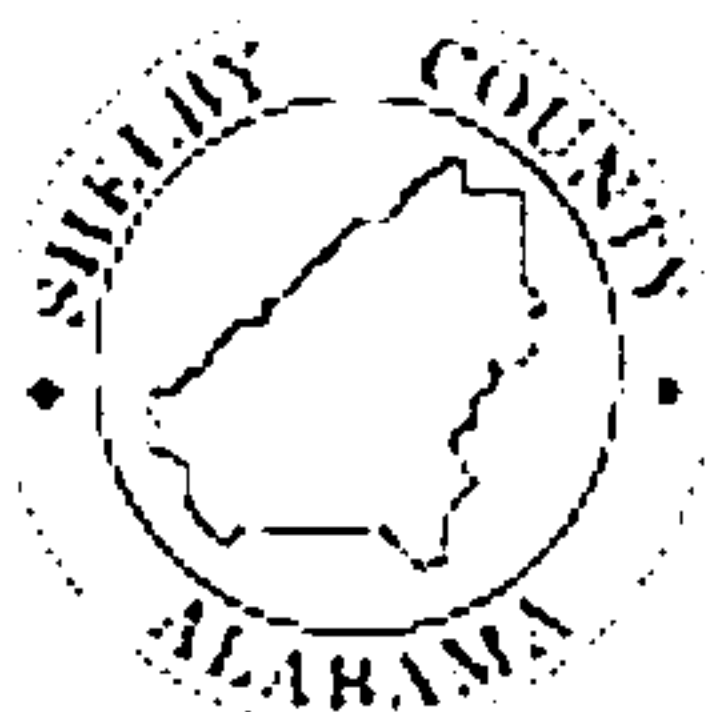
I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 14, 2024

Andrew Bryant

☐ Unattested

Sign [Signature]  
 (Grantor/Grantee/ Owner/Agent) circle one



**Filed and Recorded**  
 (verified by)  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/14/2024 03:19:22 PM**  
**\$1543.50 JOANN**  
**20240614000179150**

*Allen S. Bayl*

**Form RT-1**