This instrument was prepared by: Send tax notice to:

Joshua L. Hartman

John Macomber and Lori Macomber

J L Hartman, P.C.

P. O. Box 846

Birmingham, Alabama 35201

John Macomber and Lori Macomber

801 Finn Circle

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 ONE MILLION TWO HUNDRED ONE THOUSAND THREE HUNDRED TWELVE AND 00/100 DOLLARS (\$1,201,312.00) 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 John Macomber and Lori Macomber, (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 1613, according to the Amended Survey of Blackridge Phase 6, as recorded in Map Book 57, Page 81 in the Probate Office of Shelby County, Alabama.

\$766,550.00 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.

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	Grantee's Name	John Macomber and Lori Macomber
Mailing Address 3545 Market Street	Mailing Address	801 Finn Circle
<u>Hoover, AL 35226</u>		Hoover, AL 35244
Property Address 801 Finn Circle	Date of Sale	10 / 25 / 2024
Hoover, AL 35244	Total Purchase Pric	ce \$\$1,201,312.00
	Or	4 5
	Actual Value	<u>\$</u>
	Or Assessor's Market	Value \$
	TROSCOCT S TVICTION	
The purchase price or actual value claimed on this form can one) (Recordation of documentary evidence is not required)		ring documentary evidence: (check
Bill of Sale Appra	ical	
Sales Contract Other:		
X Closing Statement		
If the conveyance document presented for recordation contains of this form is not required.	ins all of the required in	formation referenced above, the filing
Instr	uctions	
Grantor's name and mailing address - provide the name of the current mailing address.	ne person or persons con	veying interest to property and their
Grantee's name and mailing address - provide the name of the conveyed.	ne person or persons to v	vnom interest to property is being
Property address - the physical address of the property being interest to the property was conveyed.	conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase the instrument offered for record.	of the property, both re-	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value	e of the property. both re	eal and personal being conveyed by
the instrument offered for record. This may be evidenced by assessor's current market value.		
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If no proof is provided and the value must be determined, the valuation, of the property as determined by the local official property tax purposes will be used and the taxpayer will be property tax property.	charged with the respon	sibility of valuing property for
I attest, to the best of my knowledge and belief that the infor		
further understand that any false statements claimed on this become of Alabama 1975 § 40-22-1 (h).	form may result in the in	nposition of the penalty indicated in
Date: 10 / 25 / 2024		~ 10000
	Print: DYCATA	an Anderson
Unattested	Sign Dann	a Radio so
(verified by)		ntee/ Owner/Agent) circle one
Filed and Reco	rded	
Official Public		Form RT-1
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Clerk	A T	
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