

Prepared By/Return To:
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5454 W. 10th Street
Overland Park, KS 66211
913-327-9455

Grantees Address: Tax Notice
Lee Goldenberg, Trustee
1036 Clifton Road
Hoover, AL 35244

SOURCE OF TITLE: 20230426000120740, Judge of Probate Shelby County, Alabama, Filed 04/26/2023

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee Goldenberg, a single man, whose mailing address is 1036 Clifton Road, Hoover, AL 35244** “herein after referred to as **Grantor**” does by these presents, GRANT, AND CONVEY, with guarantee of title, the entire interest in said property unto Lee R. Goldenberg, Trustee of the LRG Trust dated January 13, 2025, and any amendments thereto, whose mailing address is **1036 Clifton Road Hoover, AL 35244**, “herein after referred to as “**Grantee**”, the following described real property located and situated in Shelby County, Alabama, more particularly described as:

Lot 1732, 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.

SUBJECT TO ALL MATTER OF RECORD.

Property Address: 1036 Clifton Road, Hoover, AL 35244.

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

Being the same property conveyed by Blackridge Partners II, LLC, an Alabama Limited Liability Company to Lee Goldenberg recorded in the Official Records of the Judge of Probate of Shelby County, Alabama, Recoded at 20230426000120740 on 04/26/2023.

The **property’s total appraised value is \$673,900** according to the Shelby County Revenue Commission’s Office for 2024.

THIS CONVEYANCE ALSO MADE SUBJECT TO THE FOLLOWING:

All taxes and or assessments for the current year have been paid but if any are found due and owing, they shall be paid by the Grantee. All future notices of property tax and assessments for the above-described property are to be forwarded to the Grantee at the address stated above.

All parties signing herein declare themselves to be of full legal age and capacity, and have declared that the name, marital status, and address of each is correct as set forth above.

Parties acknowledge that no title examination, search, production of mortgage conveyance, survey and or tax searches were requested or performed on the herein described property. Thus, no charge made therefore, so as to note the lack of title guarantee and the parties relieve and release the preparer and Notary from all responsibility and liability for their non-production as description was provided by the Grantor.

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 delivery of this deed, the premises were free from all encumbrances made by Grantor and he shall warrant and defend the same against the lawful claims and demands of all persons claiming by, though, or under it, but against no other. These Warranties in this conveyance are provided solely by the Grantor.

IN WITNESS WHEREOF, I the Grantor, have hereunder set my hand and seal this the 13th day of January, 2025.

[Signature]
Grantor: **Lee Goldenberg**

STATE OF ALABAMA

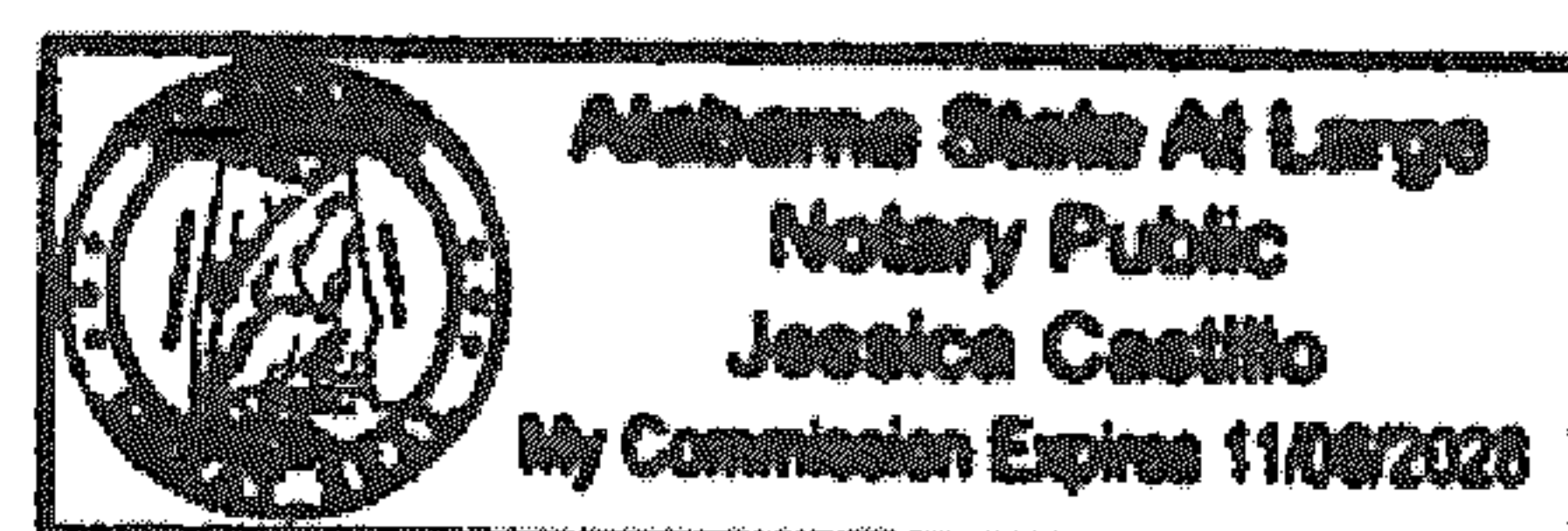
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Lee Goldenberg whose name is signed to the forgoing conveyance, and who is personally known to me, or produced ALDL as identification acknowledge before me on this day, that, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13 day of January 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires 11/08/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2025 08:08:55 AM
\$699.00 JOANN
20250205000034880

[Signature]