

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
2016 Blackridge Road Trust
2016 Blackridge Road
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (1,450,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Scott Ferguson and Nancy Ferguson, Trustees of Scott & Nancy Ferguson Family Trust dated August 8, 2019

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

2016 Blackridge Road Trust

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 1100, according to the Final Plat of the Subdivision of Blackridge Phase 1C, as recorded in Map Book 49, Page 62 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 29th day of May, 2025.

**Scott Ferguson and Nancy Ferguson, Trustees of
Scott & Nancy Ferguson Family Trust dated August 8, 2019**



Scott Ferguson, Trustee



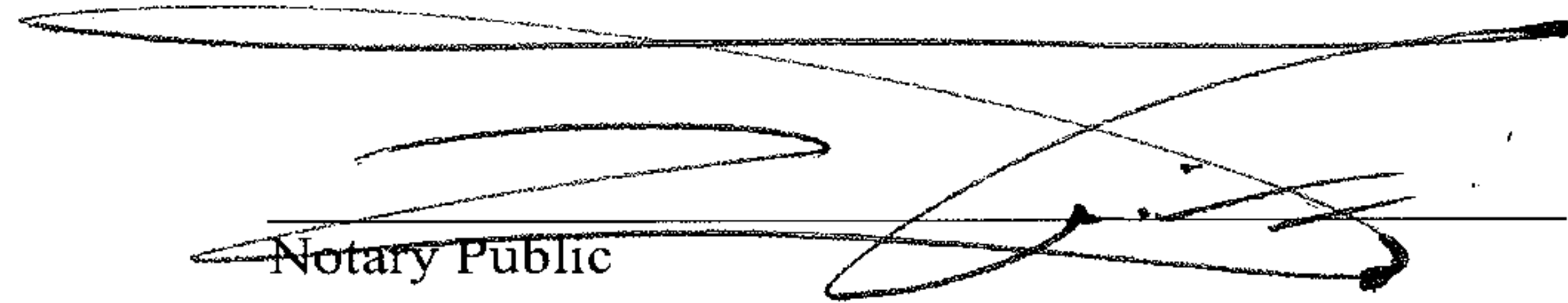
Nancy Ferguson, Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

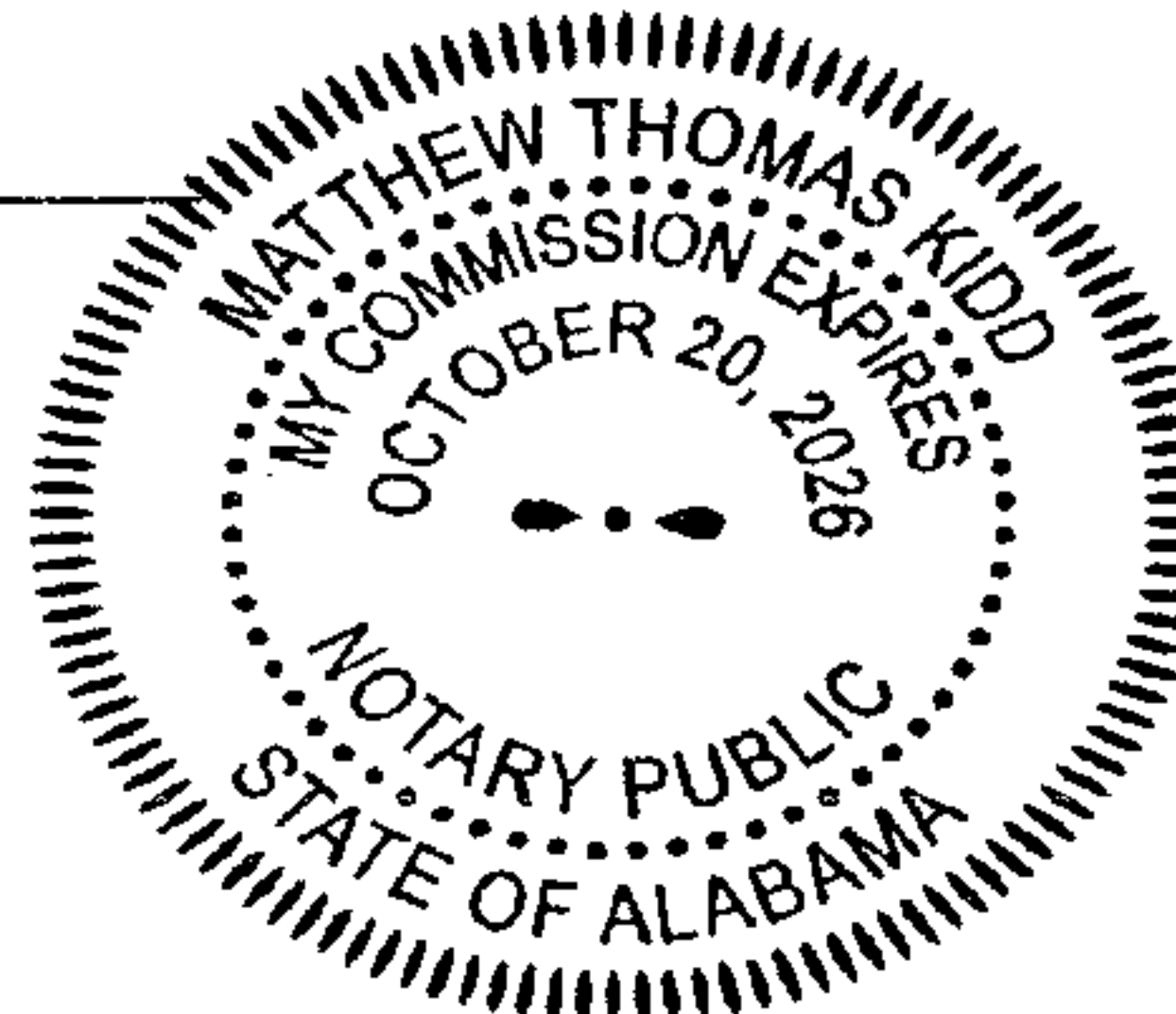
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott and Nancy Ferguson, Trustees of Scott & Nancy Ferguson Family Trust dated August 8, 2019**, whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Trustees and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 29th day of May, 2025.



Notary Public

My Commission Expires: _____



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

Grantor's Name	Scott Ferguson and Nancy Ferguson, Trustees of Scott & Nancy Ferguson Family Trust dated Aug 8, 2019	Grantee's Name	2016 Blackridge Road Trust
Mailing Address	1951 Vinsetta Ct. Rochester, MI 48306	Mailing Address	2016 Blackridge Rd Hoover, AL 35244
Property Address	2016 Blackridge Road Hoover, AL 35244	Date of Sale	05/29/2025
		Total Purchase Price	\$1,450,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 5/29/25

☒ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2025 01:10:11 PM
\$1479.00 BRITTANI
20250530000165370

Form RT-1

Allen S. Bayl