

This instrument was prepared by:

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

Send tax notice to:

Blackridge Partners, LLC
3545 Market Street
Hoover, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

That in consideration of **ONE MILLION SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,700,000.00)** to the undersigned grantor, **Alissa M. Rothermich and Marcus A. Rothermich, Trustees of Alissa M. Rothermich Revocable Trust dated April 23, 2023**, (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 **Blackridge Partners, LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1330, according to the Survey of Blackridge Phase 3, as recorded in Map Book 55, Page 83 A, B & C, 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, I have hereunto set my hand and seal this 12th day of August, 2025.

Alissa M. Rothermich Revocable Trust dated April 23, 2023

By: Alissa M. Rothermich
Alissa M. Rothermich, Trustee

By: [Signature]
Marcus A. Rothermich, Trustee

STATE OF ALABAMA

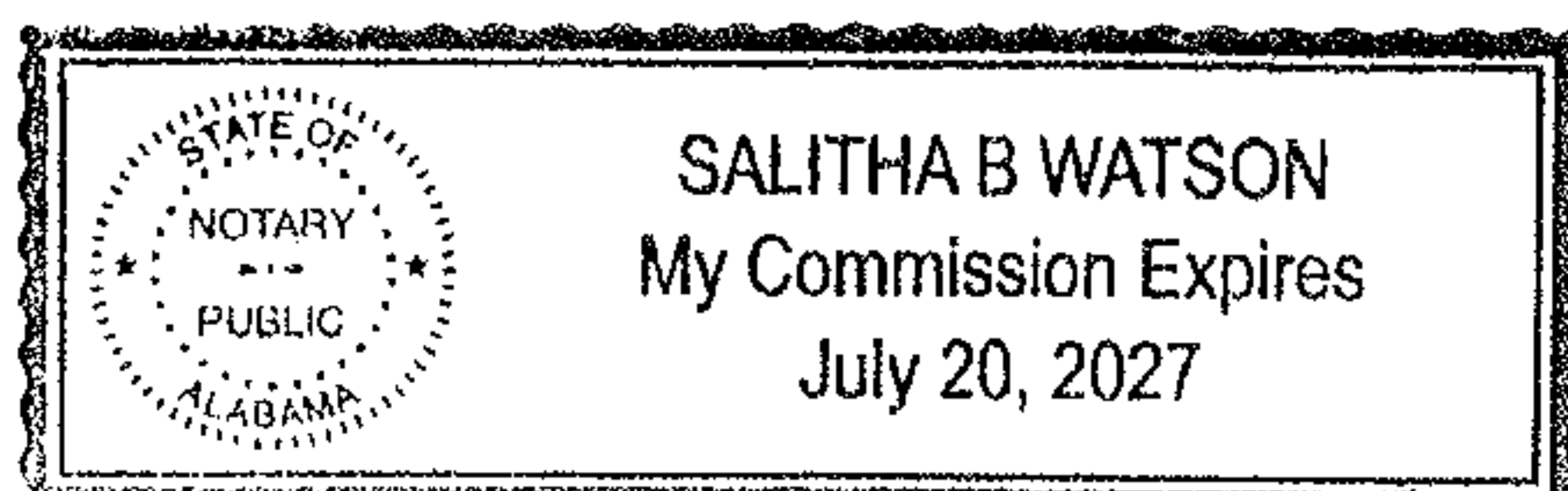
COUNTY OF Jefferson

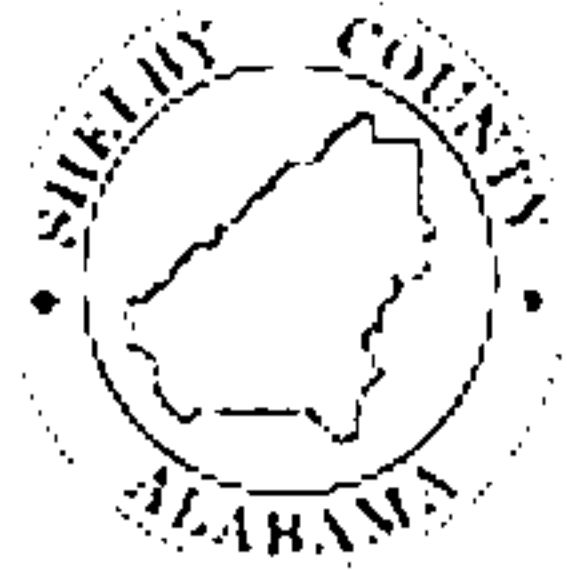
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alissa M. Rothermich and Marcus A. Rothermich, Trustees of Alissa M. Rothermich Revocable Trust dated April 23, 2023, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of August, 2025.

Salitha B Watson
Notary Public

My Commission Expires: 7-20-27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/13/2025 01:52:24 PM
 \$1729.00 JOANN
 20250813000247930

Alissa M. Rothermich

Real Estate Sales Validation Form

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

Grantor's Name Alissa M. Rothermich and Marcus A. Rothermich, Trustees of Alissa M. Rothermich Revocable Trust dated April 23, 2023
 Mailing Address _____

Property Address 2960 Blackridge Place
Hoover, AL 35244

Grantee's Name Blackridge Partners, LLC
 Mailing Address 3545 Market Street
Hoover, AL 35266

Date of Sale August 12, 2025

Total Purchase Price \$1,700,000.00

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
 _____ Sales Contract
☒ Closing Statement

_____ Appraisal
 _____ Other: _____

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: August 12, 2025

Print: Joshua L. Hartman

_____ Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one