

**This instrument was prepared by:**

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

**Send tax notice to:**

Mariam Charkviani  
1725 Gable Way  
Hoover, AL 35244

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **FIVE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED FORTY TWO AND 00/100 DOLLARS (\$574,942.00)** to the undersigned grantor, **Blackridge Partners II, 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 **Mariam Charkviani** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2051, according to the Survey of Blackridge South, Phase 10, as recorded in Map Book 60, Page 62A, in the Probate Office of Shelby County, Alabama.**

**\$517,400.00 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 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 23rd of December, 2025.

**BLACKRIDGE PARTNERS II, LLC**

By: *Jacob Hall*  
Its: Chief Financial Officer

STATE OF ALABAMA )

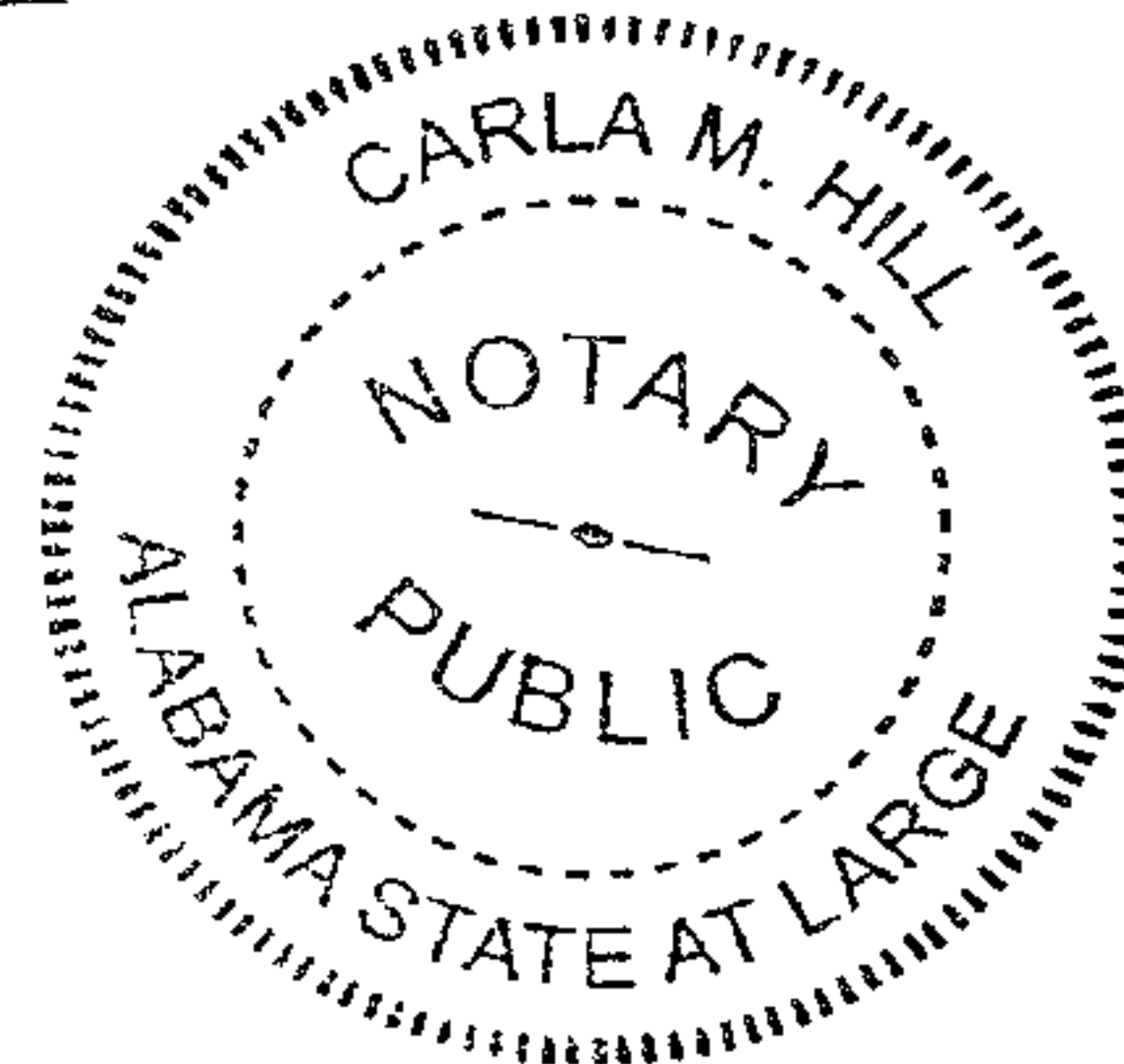
COUNTY OF JEFFERSON )

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 II, 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 23rd of December, 2025.

*Carla M Hill*  
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	<u>Blackridge Partners II, LLC</u>	Grantee's Name	<u>Mariam Charkviani</u>
Mailing Address	<u>3545 Market Street</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>1725 Gable Way</u> <u>Hoover, AL 35244</u>
Property Address	<u>1725 Gable Way</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>12/23/2025</u>
		Total Purchase Price	<u>\$574,942.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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.

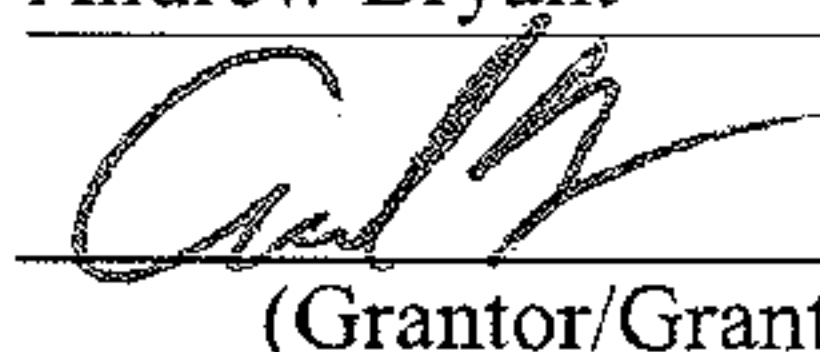
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	<u>12/23/2025</u>	Print	<u>Andrew Bryant</u>
<input type="checkbox"/> Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/30/2025 12:47:22 PM**  
**\$86.00 JOANN**  
**20251230000397180**

**Form RT-1**

*Allen S. Bayl*