


89,032.00  
This instrument was prepared  
without benefit of a title search by:  
John W. Gant, Jr.  
Jones, Walker, Waechter, Poitevent,  
Carrere & Denegre, LLP  
1819 5<sup>th</sup> Avenue North, Suite 1100  
Birmingham, AL 35203

Send Tax Notice To:  
THEIRFOUR, LLC  
2101 Swan Lake Cove  
Hoover, AL 35244-3316

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

  
20120827000321980 1/3 \$108.50  
Shelby Cnty Judge of Probate, AL  
08/27/2012 12:48:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, SUSAN P. WILDER WHITE and JAMES H. LIVINGS, Trustees of the Geoffrey M. Wilder Marital Trust (herein referred to as "Grantor") do grant, bargain, sell and convey unto THEIRFOUR, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 in Block P, according to Lyman's Addition to Town of Montevallo, as recorded in Map Book 3, Page 27 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

All easements, restrictions, set-back lines, rights-of-way, covenants, limitations and encumbrances of record affecting the property and ad valorem taxes for the 2012 tax year and all subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, SUSAN P. WILDER WHITE and JAMES H. LIVINGS, as Trustees of the Geoffrey M. Wilder Marital Trust, have hereunto set their hands and seals this 2nd day of March, 2012.

GEOFFREY M. WILDER MARITAL TRUST

By: Susan P. Wilder White, Trustee  
Susan P. Wilder White, Trustee

By: James H. Livings, Trustee  
James H. Livings, Trustee

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SUSAN P. WILDER WHITE, as Trustee of the Geoffrey M. Wilder Marital Trust, whose name 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, she in her capacity as Trustee of the Geoffrey M. Wilder Marital Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of March, 2012.

Martha M. Miles  
Notary Public

MY COMMISSION EXPIRES 10/01/14

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES H. LIVINGS, as Trustee of the Geoffrey M. Wilder Marital Trust, whose name 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 in his capacity as Trustee of the Geoffrey M. Wilder Marital Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of March, 2012.

Martha M. Miles  
Notary Public

MY COMMISSION EXPIRES 10/01/14

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_



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# Real Estate Sales Validation Form

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

Grantor's Name Susan P. Wilder White and James H. Livings,  
as Trustees of the Geoffrey M. Wilder Marital Trust  
Mailing Address 2101 Swan Lake Cove  
Hoover, AL 35244

Grantee's Name Theirfour, LLC  
Mailing Address 2101 Swan Lake Cove  
Hoover, AL 35244

Property Address 1310 Oak Street  
Montevallo, AL 35115

Date of Sale March 2, 2012  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ \$89,030.00

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 Assessor's Current Market Value

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 8-23-12

Print John W. Gant, Jr.

☐ Unattested

Martha Miles  
(verified by)

Sign

John W. Gant, Jr.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1