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

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

STATUTORY WARRANTY DEED



20120827000321990 1/4 \$103.00
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:34 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

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:

Lots 1, 2, 3, and 4, Block 1, according to Latham's Addition to Montevallo, as recorded in Map Book 3 page 25 in the Probate Office of Shelby County, Alabama. Said lots being more particularly described as follows: Commence at a point on the Southeasterly line of East Boundary Street where the same intersects the Northeasterly line of Vine Street and run thence in a Southeasterly direction 100 feet along Vine Street; thence run a Northerly direction and parallel with East Boundary Street 145 feet to the Southwesterly line of a 10 foot alley; thence in a Northwesterly direction along said 10 foot alley a distance of 100 feet to the Southeasterly line of East Boundary Street; thence run in a Southerly direction along said East Boundary Street 145 feet to the point of beginning; being situation 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.

Shelby County, AL 08/27/2012
State of Alabama
Deed Tax: \$81.00

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. Mills
Notary Public **MY COMMISSION EXPIRES 10/01/14**

[NOTARIAL SEAL]

My commission expires: _____


20120827000321990 2/4 \$103.00
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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

[NOTARIAL SEAL]

My commission expires: **COMMISSION EXPIRES 10/01/14**


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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

340 & 350 Vine Street
Montevallo, AL 35115

Date of Sale

March 2, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

\$80,800.00

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 Mule
(verified by)

Sign

John W. Gant, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1