

40,200.00

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

STATE OF ALABAMA)
COUNTY OF SHELBY)


20120827000322000 1/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:35 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:

A part of Lot 1, Block 51, according to a survey of Reynolds Addition to Montevallo drawn by S J Perry, civil engineer, for H C and Augusta Reynolds on 28 July 1900 and recorded 11 February 1912 at Map Book 3, page 37 of the Shelby County Probate records, being more particularly described as follows: Begin at the NE corner of Lot 1, Block 51, Reynolds Addition, and run thence southeasterly along the W side of Middle Street 42 feet; then southwesterly and perpendicular to said Middle Street 75 feet; thence northwesterly and parallel with Middle Street 42 feet to the NW corner of said Lot 1; thence northwesterly and perpendicular to Middle Street 75 feet to the point of beginning. Said lot fronting 42 feet on Middle Street and running back perpendicular to Middle Street 75 feet.

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.

{BH091464.2}

Shelby County, AL 08/27/2012
State of Alabama
Deed Tax:\$40.50

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

[NOTARIAL SEAL]

MY COMMISSION EXPIRES 10/01/14

My commission expires: _____



20120827000322000 2/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:35 PM FILED/CERT

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: _____

20120827000322000 3/4 \$62.50
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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

425 Middle Street
Montevallo, AL 35115

Date of Sale

March 2, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$40,200.00

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

