

\$54,510.00

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)


20120827000322020 1/4 \$76.50
Shelby Cnty Judge of Probate: AL
08/27/2012 12:48:37 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:

See Exhibit A attached hereto.

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

Shelby County, AL 08/27/2012
State of Alabama
{BH091467.1 Deed Tax: \$54.50

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: _____



20120827000322020 2/4 \$76.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:37 PM FILED/CERT

{BH091467.2}2

725 Morgan Street
36 2 03 2 002 003.000

EXHIBIT "A"

A part of Lots 5 and 6 in Block 53 as designated and shown on the Map of the Town of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate, Shelby County, Alabama, and more particularly described as follows: Beginning at the Northern-most intersection of Morgan Street and Middle Street; thence in a Northeasterly direction 100 feet along the margin of Morgan Street to point of beginning of lot herein described; thence continue along margin of Morgan Street 50 feet; thence at right angle and in a Northwesterly direction 100 feet; thence Southwesterly and parallel to Morgan Street 50 feet; thence Southeasterly 100 feet to point of beginning of lot herein described, said lot being rectangular shaped and fronting 50-feet on Morgan Street.

ALSO:

A part of lots 5 and 6 in Block 53 according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate of Shelby County, Alabama, described as follows: As a point of reference begin at the Northernmost intersection of Morgan and Middle Streets; thence in a Northeast direction along the Northwest margin of Morgan Street 85 feet to the point of beginning of the lot herein conveyed; thence continue on a Northeast direction along the Northwest margin of Morgan Street 15 feet; thence in a Northwest direction perpendicular to Morgan Street 100 feet; thence in a Southwest direction parallel with Morgan Street 15 feet; thence in a Southeast direction perpendicular to Morgan Street 100 feet to the point of beginning.

ALSO:

A part of lots 5 and 6 in Block 53, according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, described as follows: Begin at the Northernmost intersection of Morgan and Middle Streets; thence in a Northeast direction along the Northwest margin of Morgan Street 75 feet; thence in a Northwest direction perpendicular to Morgan Street 80 feet; thence in a Southwest direction parallel with Morgan Street 75 feet to the Northeast margin of Middle Street; thence in a Southeast direction along the Northeast margin of Middle Street 80 feet to the point of beginning.

ALSO AN EASEMENT WITH UNOBSTRUCTED EGRESS AND INGRESS: to Morgan and Middle Streets over the following described real estate, to-wit: A part of lots 5 and 6, Block 53, according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate Shelby County, Alabama described as follows: As a point of reference begin at the Northernmost intersection of Morgan and Middle Streets, thence in a Northeast direction along the Northwest margin of Morgan Street 75 feet to the beginning of the easement herein conveyed; thence continue in a Northeast direction along the Northwest margin of Morgan Street 10 feet; thence in a Northwest direction perpendicular to Morgan Street 90 feet; thence in a Southwest direction parallel with Morgan Street 85 feet to the Northeast Margin of Middle Street; thence in a Southeast direction along the Northeast margin of Middle Street 10 feet; thence in a Northeasterly direction parallel with Morgan Street 75 feet; thence in a Southeasterly direction perpendicular to Morgan Street 80 feet to the point of beginning.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.


20120827000322020 3/4 \$76.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:37 PM FILED/CERT

{BH091467.2}3

725 Morgan Street
36 2 03 2 002 003.000

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

725 Morgan Street
Montevallo, AL 35115

Date of Sale

March 2, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

\$54,510.00

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

Matthew Miles
(verified by)

Sign

John W. Gant
(Grantor/Grantee/Owner/Agent)

circle one

Form RT-1