


\$ 275,000.00

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)


20120827000322040 1/5 \$300.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:39 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
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. Niles
Notary Public

[NOTARIAL SEAL]

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


20120827000322040 2/5 \$300.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:39 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

[NOTARIAL SEAL]

MY COMMISSION EXPIRES 10/01/14

My commission expires: _____

EXHIBIT A

A parcel situated in the Northwest 1/4 of Section 21 and the Northeast 1/4 of Section 20 more particularly described as follows:

Commence at the Northeast corner of Section 20, Township 22 South, Range 3 West. Being the Point of Beginning. From said point run West along the North line of said section for a distance of 420.78' to a 1/2" Rebar pin found; thence left 0 deg. 03 min. 11 sec. a distance of 417.21' to a 1/2" crimp iron pin on the East Bank of King Creek; thence turn left 56 deg. 05 min. 00 sec. and run along the East Bank of King Creek a distance of 271.87' more or less to a fence line; thence turn left 106 deg. 05 min. 52 sec. and run along fence line a distance of 1432.39' to a 1 1/2" open pipe; thence turn left 112 deg. 32 min. 22 sec. a distance of 80.00' to a point; thence turn right 113 deg. 45 min. 00 sec. a distance of 539.74' to an iron pin found; thence turn left 19 deg. 04 min. 45 sec. a distance of 60.42' to a 1 1/2" open pipe; thence turn left 57 deg. 59 min. 52 sec. more or less a distance of 760.00' more or less to a point; thence turn right 57 deg. 26 min. 23 sec. more or less a distance of 800.00' more or less to a point on the West Right of Way of Shelby County Highway #15; thence turn left 119 deg. 52 min. 08 sec. more or less and run Northwest along said Right of Way a distance of 120.00' more or less to a point on the North line of Section 21, Township 22 South, Range 3 West; thence turn left 59 deg. 26 min. 27 sec. more or less down an old fence line a distance of 767.58' more or less to a 1 1/2" open pipe; thence continue along last said course a distance of 1311.79' to the Point of Beginning.

Said Parcel contains 28.277 Acres more or less.



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 Hwy 15
(NW 1/4 of Section 21 and the NE 1/4 of Section 20)
Montevallo, AL 35115

Date of Sale March 2, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 275,200.00

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