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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


20120827000322050 1/6 \$339.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:40 PM FILED/CERT

STATUTORY WARRANTY DEED

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:

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.

The property described on Exhibit A is the same property as that conveyed by Wilderwood Farms, Inc. to The Estate of Geoffrey M. Wilder pursuant to the Warranty Deed recorded as Instrument #19950203000031991 in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 08/27/2012
State of Alabama
Deed Tax: \$311.50

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. Miles
Notary Public

[NOTARIAL SEAL]

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


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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.

Nantha M. Miles

Notary Public

MY COMMISSION EXPIRES 10/01/14

My commission expires: _____

[NOTARIAL SEAL]



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EXHIBIT A

PARCEL 1:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West and run North along the West line of said 1/4 1/4 Section to the intersection thereof with the Northwest right of way of the paved Spring Creek Highway, which is a point of beginning of the property herein described; thence run Northeasterly along the Northwest right of way of said highway to the SW corner of the property heretofore conveyed to W.G. Hood and wife, Anne Hood, as shown by deed recorded in Deed Book 207, page 560 in the Office of the Judge of Probate of Shelby County, Alabama; thence run along said Hood property line as follows: North 50 degrees West 251.35 feet; thence north 20 degrees West 720 feet to the south bank of Spring Creek; thence along the South bank of Spring Creek as follows; North 42 degrees 25' East 209.6 feet; thence North 32° 15' East 137.7 feet to the corner of property heretofore conveyed to A.E. Hamm and W. Elizabeth Ham as shown by deed recorded in Deed Book 207, page 554 in said Probate Office; then along said Hamm property line as follows: North 4° 36' West 52.6 feet; thence North 25° 04' west a distance of 269.12; thence north 77° 56' east a distance of 131.0 feet; thence north 67° 01' east along said Hamm property line to the intersection thereof with the east line of the NW 1/4 of SW 1/4 of Section 14, Township 22, Range 3 West; thence North along said 1/4 1/4 line to the NE corner of 1/4 1/4 Section; thence West along north line of 1/4 1/4 Section to a point which is 93 yards east of NW corner of said 1/4 1/4 Section; thence South to a point of the South line of said 1/4 1/4 Section which is 93 yards east of the SW corner of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 section to the NW corner of the east half of the SW 1/4 of the SW 1/4 of Section 14, Township 22, Range 3 West; thence South along the West line of the east half of the SW 1/4 of SW 1/4; Section 14, Township 22, Range 3 West to the intersection thereof with the south line of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 Section to the intersection thereof with the NW right of way of the paved Spring Creek Highway; thence northeasterly along said NW right of way of said highway to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of the SW 1/4 of SW 1/4, Section 17, Township 22 South, Range 3 West and run South 229 feet, thence West 249 feet which is the point of beginning, thence continue West 162.5 feet, thence southeast at an angle of 85 degrees 40 feet, thence West at an angle of 85 degrees 157 feet, thence southeast at an angle of 76 degrees 202 feet, thence northeast at an angle of 98 degrees 30 minutes 152 feet, thence South at an angle of 90 degrees 26 feet, thence West at a 90 degree angle 93 feet, thence Northwest at an angle of 90 degrees 252 feet to the point of beginning, containing one acre more or less.

PARCEL 3:

A road 20 feet wide beginning at a point 219 feet South of the Northeast corner of SW 1/4 of SW 1/4 and run West 380.5 feet to a point in the center of said roadway 20 feet wide running Southeast at an angle of 85 degrees approximately 281 feet joining roadway running Northeast to Montevallo-Dogwood Road, rights are granted for use of water from the Gentry Springs water line. Survey made by J.R. McMillan, L.S. Reg. 419.

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Farm Knowles/
Wilderwood Farms
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PARCEL 4:

That certain .56 acres conveyed by Lewis Raymond Knowles and wife Linda Lawson Knowles to Dr. Milton L. Orr, Jr. and wife, Joyce Orr, as recorded in Deed Book 328, at page 594, office of the Probate Judge of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING PARCELS:

(a) That certain .55 acres conveyed by Milton L. Orr, Jr., and wife Joyce G. Orr to Lewis Raymond Knowles and wife Linda Lawson Knowles, and recorded in Deed Book 328, at page 593, office of the Probate Judge of Shelby County, Alabama;

(b) That certain parcel conveyed by Wilderwood Farms, Inc. to Willard G. Hood and wife, Barbara Anne Hood, by Deed recorded in instrument Number 1992-16381, office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West; thence run North along the West line of said 1/4-1/4 for 908.06 feet to a fence and the Point of Beginning; thence 135 degrees 28 minutes 40 seconds right run Southeasterly along said fence for 251.6 feet to the Northwesterly R/W of Shelby County Highway #12; thence 93 degrees 41 minutes 34 seconds left run Northeasterly along said R/W for 27.90 feet; thence 92 degrees 40 minutes left run 251.35 to the Point of Beginning; thence 30 degrees 00 minutes 50 seconds right run 720.0 feet to the South bank of Spring Creek; thence 107 degrees 10 minutes 35 seconds left run along said creek for 127.64 feet to a fence; thence 82 degrees 46 minutes 10 seconds left run Southeasterly along said fence for 683.88 feet; thence 13 degrees 42 minutes 32 seconds left run 9.55 feet to the Point of Beginning situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons LS12945, dated May 1, 1992.

PARCEL 5:

Commence at the S.W. Corner of Section 14, Township 22 South, Range 3 West, and run in a northerly direction along the westerly line of said section for a distance of 456.94 feet to the point of beginning of the parcel of land herein described, thence continue along the last stated course for a distance of 2175.57 feet to the N.W. corner of the N.W. 1/4 of the S.W. 1/4 of said section, thence turn an angle to the right of 92 deg. 46 min. 14 sec. and run in an easterly direction for a distance of 279.29 feet to a point, thence turn an angle to the right of 87 deg. 35 min. 10 sec. and run in a southerly direction for a distance of 1329.09 feet to a point, thence turn an angle to the left of 87 deg. 29 min. 51 sec. and run in an easterly direction for a distance of 378.11 feet to a point, thence turn an angle to the right of 86 deg. 35 min. 43 sec. and run in a southerly direction for a distance of 175 feet to a point in the centerline of spring creek, thence run in a westerly and southwesterly direction along the meander of the centerline of spring creek for a distance of 1080 feet more or less to the point of beginning of the parcel of land herein described, being situated in Shelby County, Alabama.



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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	Grantee's Name	<u>Theirfour, LLC</u>
Mailing Address	2101 Swan Lake Cove Hoover, AL 35244	Mailing Address	<u>2101 Swan Lake Cove</u> <u>Hoover, AL 35244</u>
Property Address	<u>Wilderwood Rd / Spring Creek Rd</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>March 2, 2012</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>\$311,190.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessor's Current Market Value</u>
<input type="checkbox"/> Closing Statement	

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 <u>8-23-12</u>	Print <u>John W. Gant, Jr.</u>
<input type="checkbox"/> Unattested	Sign <u>[Signature]</u>
<u>[Signature]</u> (verified by)	(Grantor/Grantee/Owner/Agent) circle one