

739,350
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



20120827000322060 1/3 \$757.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:41 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, a married woman (herein referred to as "Grantor"), does 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:

PARCEL I:

Lots 4, 5, 6, 7 and 8 according to D-Vallo Subdivision, as recorded in Map Book 5 Pages 50 and 51 in the Probate Office of Shelby County, Alabama:

Also a Parcel of land situated in the SE¼ of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Southeast corner of the NW¼ of the SE¼ of Section 16, Township 22 South, Range 3 West and run Northerly along the East side of said quarter-quarter for 22.19 feet; thence turn an angle of 133 deg. 27 min. to the left and run 311.85 feet to the point of beginning, this point of beginning being the P.C. of a curve at Station 59+57.8 of State Highway 119; from the point of beginning continue in the same direction along the West right-of-way of said Highway for 90.85 feet to a ¾" galvanized iron pipe; thence turn an angle of 91 deg. 05 min. to the right and run Northwesterly for 141.31 feet to a 2½" cast iron pipe; thence turn an angle of 90 deg. 22 min. to the right and run 177.23 feet to a point on the South right-of-way of Villa Street; thence turn an angle of 90 deg. 00 min. to the right and run 138.03 feet, more or less, along the South right-of-way of Villa Street to the West right-of-way of Highway 119; thence turn an angle of 89 deg. 21 min. to the right and run along the West right-of-way of Highway 119 for 85.53 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Lots 1, 2, 3 and 9, according to D-Vallo Subdivision, as recorded in Map Book 5, Pages 50 and 51 in the Probate Office of Shelby County, Alabama; being situated 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.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE.

The property described above is the same property as that conveyed by C. D. Howard and wife, Merle H. Howard, to Geoffrey M. Wilder and Susan P. Wilder, jointly for life with remainder to survivor, pursuant to the Warranty Deed recorded in the Probate Office of Shelby County, Alabama at Deed Book 345, Page 02. The Grantor, Susan P. Wilder White, is one and the same person as Susan P. Wilder and is the sole surviving owner of the property.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.


IN WITNESS WHEREOF, SUSAN P. WILDER WHITE has hereunto set her hand and seal this 2nd day of March, 2012.


Susan P. Wilder White

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, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of March, 2012.


Notary Public

[NOTARIAL SEAL]

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


20120827000322060 2/3 \$757.50
Shelby Cnty Judge of Probate, AL
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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, a married woman
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 Reonda Lane
Montevallo, AL 35115

Date of Sale March 2, 2012
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ \$739,350.00

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

