


\$93,200.00
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


20120827000322070 1/3 \$111.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:42 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:

A part of Lot 5, in Block 53, as designated and shown on the map of Montevallo, called Reynold's Addition and more particularly described as follows: Beginning at the Northernmost intersection of Morgan Street and Middle Street; thence in a Northwesterly direction along the Easterly side of Middle Street run 90 feet to point of beginning; thence run Northeasterly and parallel with Morgan Street 85 feet; thence Northwesterly and parallel with Middle Street 10 feet; thence run Northeasterly and parallel with Morgan Street 65 feet; thence run Northwesterly and parallel with Middle Street 50 feet to the Northernmost corner of said Lot 5; thence run Southwesterly along the Northerly line of said Lot 5 and parallel to Morgan Street a distance of 150 feet to Middle Street; thence run along Middle Street in a Southeasterly direction 60 feet to the point of beginning, being situated in Northeast Quarter of Northwest Quarter of Section 3, Township 24 North, Range 12 East, 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 Christopher P. Wilder, to Susan P. Wilder, pursuant to the Warranty Deed recorded as Instrument # 1999-28964 in the Probate Office of Shelby County,

Alabama. The Grantor, Susan P. Wilder White, is one and the same person as Susan P. Wilder.

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 **MY COMMISSION EXPIRES 10/01/14**

[NOTARIAL SEAL]

My commission expires: _____

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 328 & 330 Middle Street
Montevallo, AL 35115

Date of Sale March 2, 2012
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ \$93,200.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's Current Market Value
☐ 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 8-23-12 Print John W. Bart, Jr.
☐ Unattested Martha Miller Sign John W. Bart
(verified by) (Grantor/Grantee/Owner/Agent) circle one

