


5/16/790.00  
This instrument was prepared  
without benefit of a title search by:  
John W. Gant, Jr.  
Jones, Walker, Waechter, Poitevent,  
Carrere & Denegre, LLP  
1819 5<sup>th</sup> Avenue North, Suite 1100  
Birmingham, AL 35203

Send Tax Notice To:  
THEIRFOUR, LLC  
2101 Swan Lake Cove  
Hoover, AL 35244-3316

**STATUTORY WARRANTY DEED**

  
20120827000322140 1/3 \$123.00  
Shelby Cnty Judge of Probate, AL  
08/27/2012 12:48:49 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:

The Northeastern sixty-five (65) feet of Lot Four (4) and the Southwestern fifteen (15) feet of Lot Five (5); the said two strips forming a lot fronting eighty (80) feet on Nabors Street, and being situated in Block "L" of Lyman's Addition to the Town of Montevallo, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the Northwest side of Nabors Street and the Southwest side of Moody Street; thence go Southwest along the Northwest side of Nabors Street a distance of one hundred and eighty-five (185) feet; thence to the right and parallel to the Southwest side of Moody Street go a distance of one hundred and fifty (150) feet; thence to the left and parallel to the Northwest side of Nabors Street go a distance of eighty (80) feet; thence to the left and parallel to the Southwest side of Moody Street go a distance of one hundred and fifty (150) feet to the Northwest side of Nabors Street; thence to the left and along the Northwest side of Nabors Street go a distance of eighty (80) feet to the point of beginning.

SUBJECT TO:

1. 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.
2. That certain mortgage dated April 9, 1999 executed by Susan P. Wilder, now known as Susan P. Wilder White to The Peoples Bank and Trust Company, with a current balance of \$18,494.40 recorded as Instrument #1999-16067 in the


Probate Office of Shelby County, Alabama.

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 John F. Aufdemorte, to Susan P. Wilder, pursuant to the Warranty Deed recorded as Instrument # 1999-16066 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

[NOTARIAL SEAL]

MY COMMISSION EXPIRES 10/01/14

My commission expires: \_\_\_\_\_



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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 1219 & 1221 Nabors Street  
Montevallo, AL 35115

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

or  
Assessor's Market Value \$ \$104,790.00

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