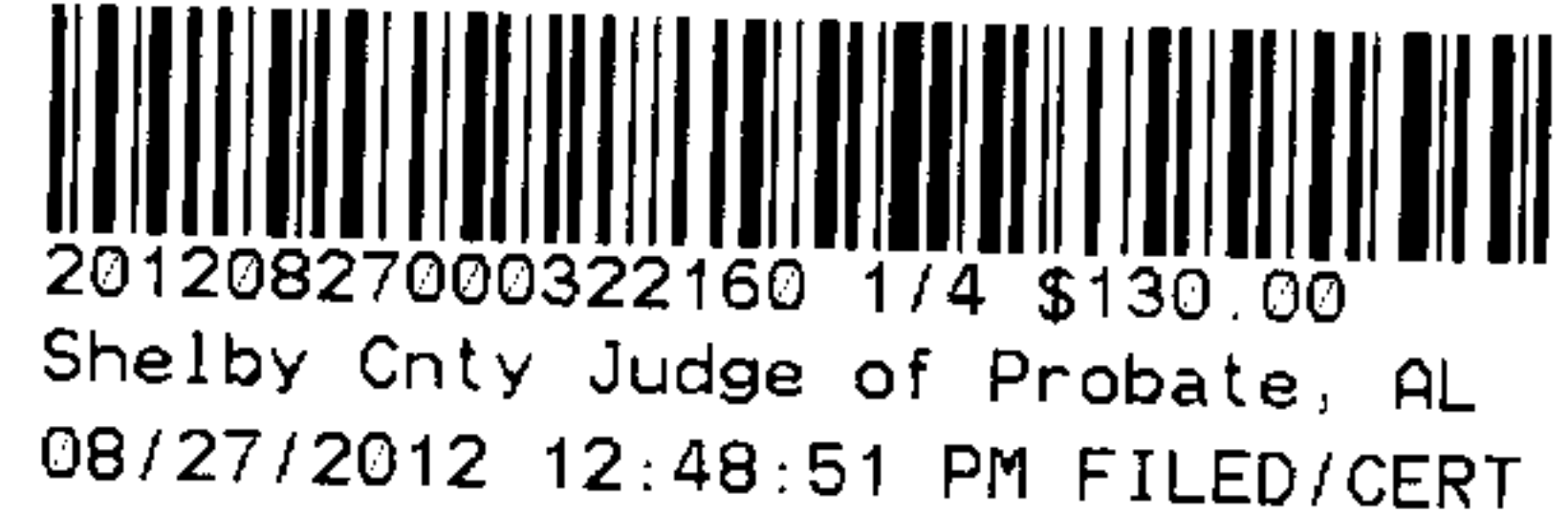


108,700.00

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)

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:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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 Kevin Daniel Shanahan and wife, Iva Jane Shanahan, 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 360, Page 84. 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.

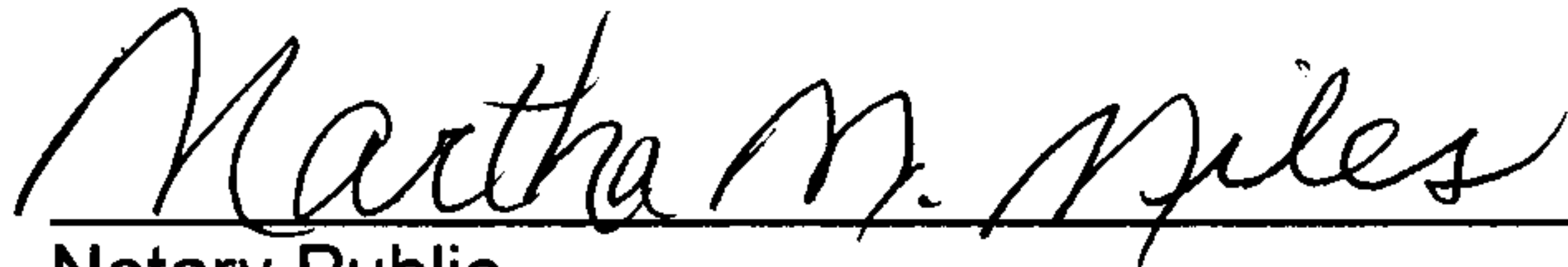
IN WITNESS WHEREOF, SUSAN P. WILDER WHITE has hereunto set her hand and seal this 2nd day of March, 2012.


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: _____



20120827000322160 2/4 \$130.00
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:51 PM FILED/CERT

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, being more particularly described as follows:

Parcel A

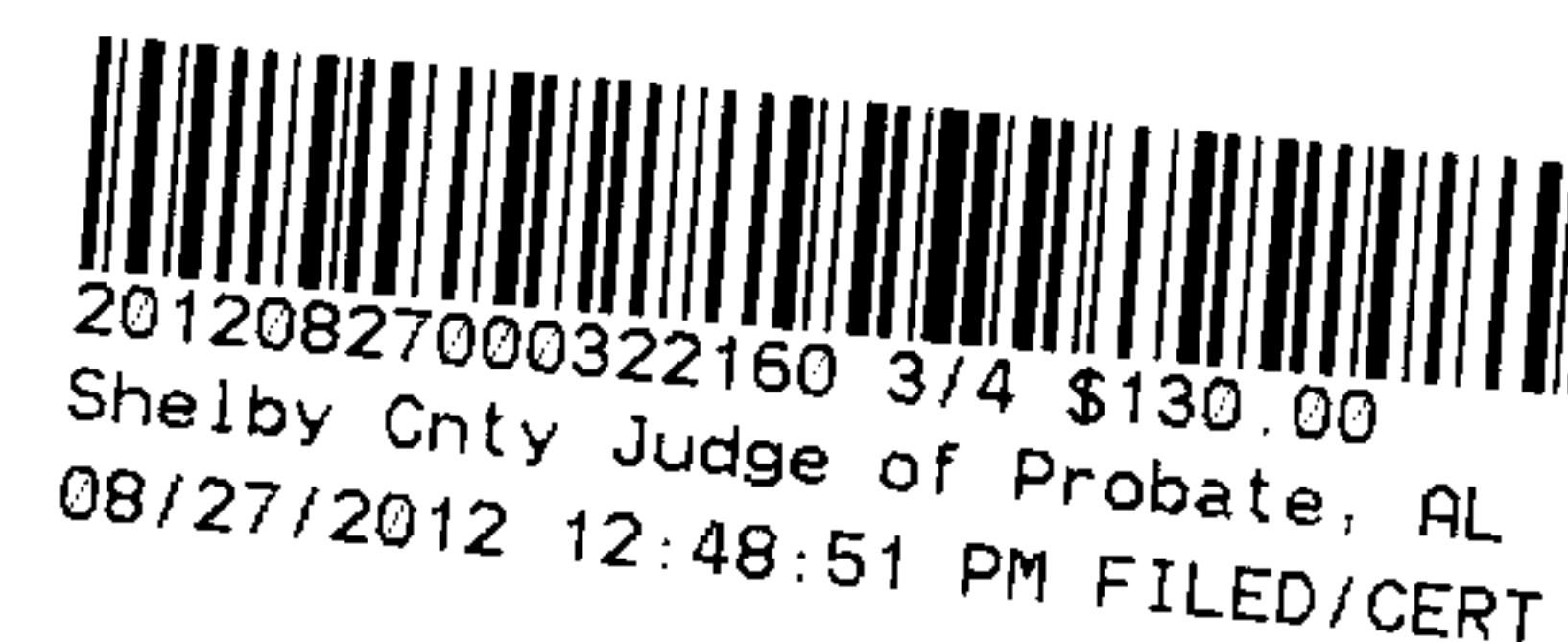
Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West; thence run South 89 deg. 40 min. 34 sec. East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 42.67 feet to a PK nail found this survey; thence run North 0 deg. 04 min. 54 sec. East, 109.92 feet to an iron pipe found this survey; said iron pipe being the point of beginning; thence run North 0 deg. 37 min. 50 sec. West, 190.25 feet to an iron pipe found this survey; thence run South 89 deg. 40 min. 34 sec. East, 106.04 feet to a point, said point being on the West line of Lot 1, Mitchell's Addition to the city of Montevallo as recorded in Map Book 5 page 2 in the Office of Probate, Shelby County, Alabama; thence run South 0 deg. 42 min. 29 sec. West, 4.39 feet to an iron pin set this survey, said iron pin being the SW corner of said Lot 1; thence run South 1 deg. 42 min. 56 sec. East 185.95 feet to an iron pin found this survey; thence run North 89 deg. 40 min. 34 sec. West, 109.46 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any road right-of-way.

Parcel B

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West; thence run South 89 deg. 40 min. 34 sec. East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, 42.67 feet to a PK nail found this survey; thence run North 0 deg. 04 min. 54 sec. East 109.92 feet to an iron pipe found this survey; thence run North 0 deg. 37 min. 50 sec. West, 190.25 feet to an iron pipe found this survey, said iron pipe being the point of beginning; thence continue along the last described course, 105.95 feet to an iron pin set this survey, said iron pin being on the South Right-of Way of Mitchell Street (50 foot Right-of-Way); thence run South 89 deg. 17 min. 31 sec. East along said Right-of-Way, 108.51 feet to an iron pin set this survey, said iron pin being the NW corner of Lot 1, Mitchell's Addition to the City of Montevallo as recorded in Map Book 5 page 2 in the Office of Probate, Shelby County, Alabama; thence run South 0 deg. 42 min. 29 sec. West along the West line of said lot 1, 105.21 feet; thence run North 89 deg. 40 min. 34 sec. West, 106.04 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any road Right-of-Way.



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 1330 Ashville Rd
Montevallo, AL 35115

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

or
Actual Value \$

or
Assessor's Market Value \$ \$108,700.00

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