


\$ 17,000.00  
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**

  
20120827000322180 1/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/27/2012 12:48:53 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:

That certain part of Lot 40 in the Town of Montevallo, Shelby County, Alabama, according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, which said part is particularly described as follows: Commence at a point on the Southeast margin of Main Street (formerly known as Broad Street) which is sixty-eight (68) feet Northeast of the Western lot corner of Lot forty-one (41) in said Town of Montevallo according to said original plan, said corner being the Easternmost intersection of Main and Shelby Street, and running thence Northeast along said margin of Main Street a distance of twenty-seven (27) feet to the Westernmost corner of the lot, known as the "Barber Shop Lot"; thence Southeast perpendicular to Main Street, along the line of said lot, a distance of fifty (50) feet to the Southernmost corner of "Barber Shop lot" to the point of beginning of property herein conveyed; Begin at said corner and run Northeast, parallel with Main Street, along the rear of said "Barber Shop lot" a distance of sixteen (16) feet to the Easternmost corner of said "Barber Shop lot"; thence Southeast perpendicular to Main Street, a distance of fifty-nine (59) feet; thence Southwest parallel with Main Street, a distance of sixteen (16) feet; thence Northwest perpendicular to Main Street a distance of fifty-nine (59) feet to the point of beginning.

ALSO, A part of Lot No. 40 in the Town of Montevallo, Alabama according to the original plat of said Town as recorded in the Probate Office of Shelby County, Alabama, said property hereby conveyed being more particularly described as follows: Begin at a point on the Southeast margin of Broad Street, sometimes called Main Street, which is 111 feet and 3 inches Northeast of the Westernmost corner of the F. W. Rogan store building, which last mentioned point is the Westernmost corner of Lot No. 41, and from said point of beginning of the lot hereby conveyed, run Southeasterly, perpendicular to said Broad Street a

distance of 50 feet; thence in a Southwesterly direction parallel with said Broad Street 16 feet; thence in a Northwesterly direction perpendicular to said Broad Street a distance of 50 feet to the margin of said Broad Street, thence Northeasterly along the margin of said Broad Street 16 feet to the point of beginning, said lot hereby conveyed being known as the Barber Shop Lot.

All of the above being situated in Shelby County, Alabama.

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. Mineral and mining rights are not insured.

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

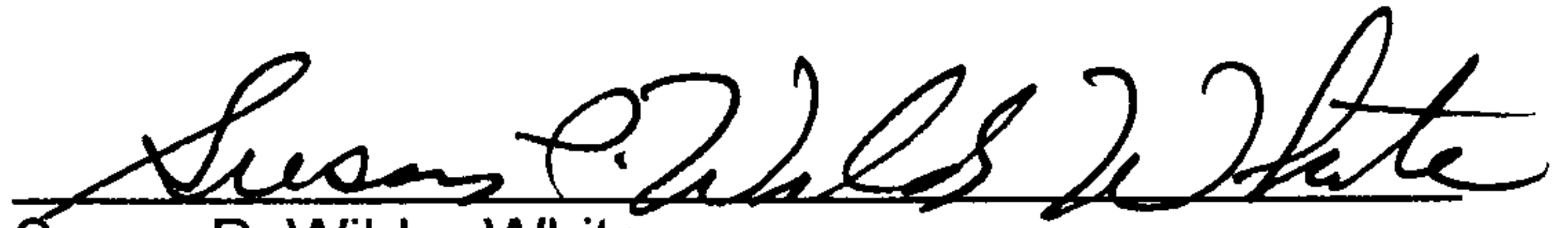
The property described above is the same property as that conveyed by Janice Seaman Cosper, to Susan P. Wilder, pursuant to the Warranty Deed recorded as Instrument # 1995-17144 in the Probate Office of Shelby County, Alabama. The Grantor, Susan P. Wilder White, is one and the same person as Susan P. Wilder.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever. And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, its heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her successors and assigns shall, warrant and defend the same to said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

[SIGNATURE PAGE TO FOLLOW]



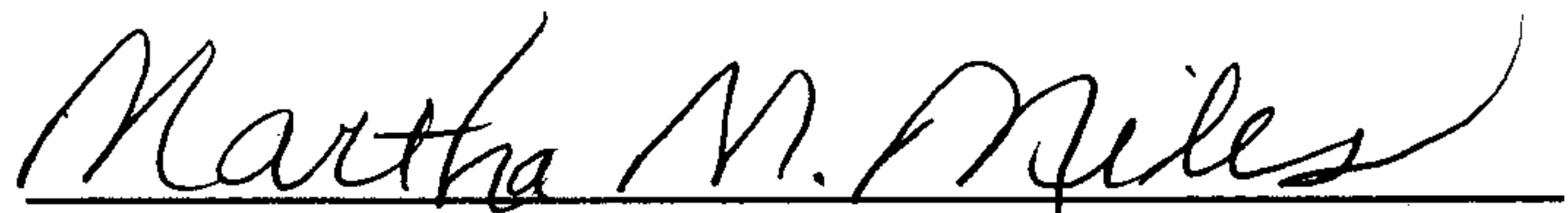
IN WITNESS WHEREOF, SUSAN P. WILDER WHITE has hereunto set her hand and seal this 2nd day of March, 2012.

  
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: \_\_\_\_\_

# 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 624 Main Street  
Montevallo, AL 35115

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

or  
Actual Value \$

or  
Assessor's Market Value \$ \$17,000.00

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. Gant, Jr.

☐ Unattested

Martha Miles  
(verified by)

Sign

John W. Gant, Jr.

(Grantor/Grantee/Owner/Agent) circle one

