


\$ 271,810⁰⁰

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


20120827000322200 1/3 \$290.00
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:55 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 portion of the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 22 and go 50 deg. 55 min. East along the East boundary of said quarter-quarter section for 367 feet to the point of beginning; thence South 84 deg. 15 1/2 min. East for 653.77 feet to the center line of Dry Creek; thence up the center of Dry Creek as follows: go South 35 deg. 20 min. West for 237.90 feet; thence South 29 deg. 13 min. West for 205 feet; thence South 48 deg. 36 min. West for 231.67 feet; thence South 44 deg. 10 min. West for 297 feet; thence South 1 deg. 08 min. East for 141.51 feet; thence South 37 deg. 56 min. East for 137.23 feet; thence South 74 deg. 07 min. East for 134.20 feet; thence South 51 deg. 32 min. East for 191.17 feet; thence South 77 deg. 48 min. East for 255.59 feet to the Northwesternly boundary of Spring Creek Road; thence South 52 deg. 56 1/2 min. West along said boundary 614.14 feet; thence South 52 deg. 59 min. West along said boundary 326.73 feet to the intersection of the Northwesternly boundary of Spring Creek Road and the Northeasterly boundary of Overland Road; thence along the Northeasterly boundary of Overland Road as follows: go North 39 deg. 32 1/2 min. West for 503.98 feet; thence North 80 deg. 56 min. West for 295.15 feet; thence South 57 deg. 40 1/2 min. West for 122.56 feet; thence North 79 deg. 29 1/2 min. West for 221.88 feet; thence North 36 deg. 39 1/2 min. West for 234.70 feet; thence North 34 deg. 54 min. West for 86.63 feet to the Southeasterly boundary of Jones Property; thence North 46 deg. 12 min. East along said Southeasterly boundary for 1693.40 feet to the point of beginning; all 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 William B. Surface and wife, June C. Surface, 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 107, Page 133. 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

MY COMMISSION EXPIRES 10/01/14

[NOTARIAL SEAL]

My commission expires: _____


20120827000322200 2/3 \$290.00
Shelby Cnty Judge of Probate, AL
08/27/2012 12:48:55 PM FILED/CERT

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 Wilderwood Rd / Spring Creek Rd
Montevallo, AL 35115

Date of Sale March 2, 2012
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ \$271,810.00

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

