

SEND TAX NOTICE TO:

B&C Real Estate, LLC  
1218 Cheval Lane  
Birmingham, AL 35216

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:  
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-FIVE THOUSAND AND NO/100.....(\$55,000.00) Dollars,** to the undersigned grantor, **THEIRFOUR, LLC**, a Alabama limited liability company (**herein referred to as GRANTOR**) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR, does by these presents grant, bargain, sell and convey unto **B&C REAL ESTATE, LLC** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows:**

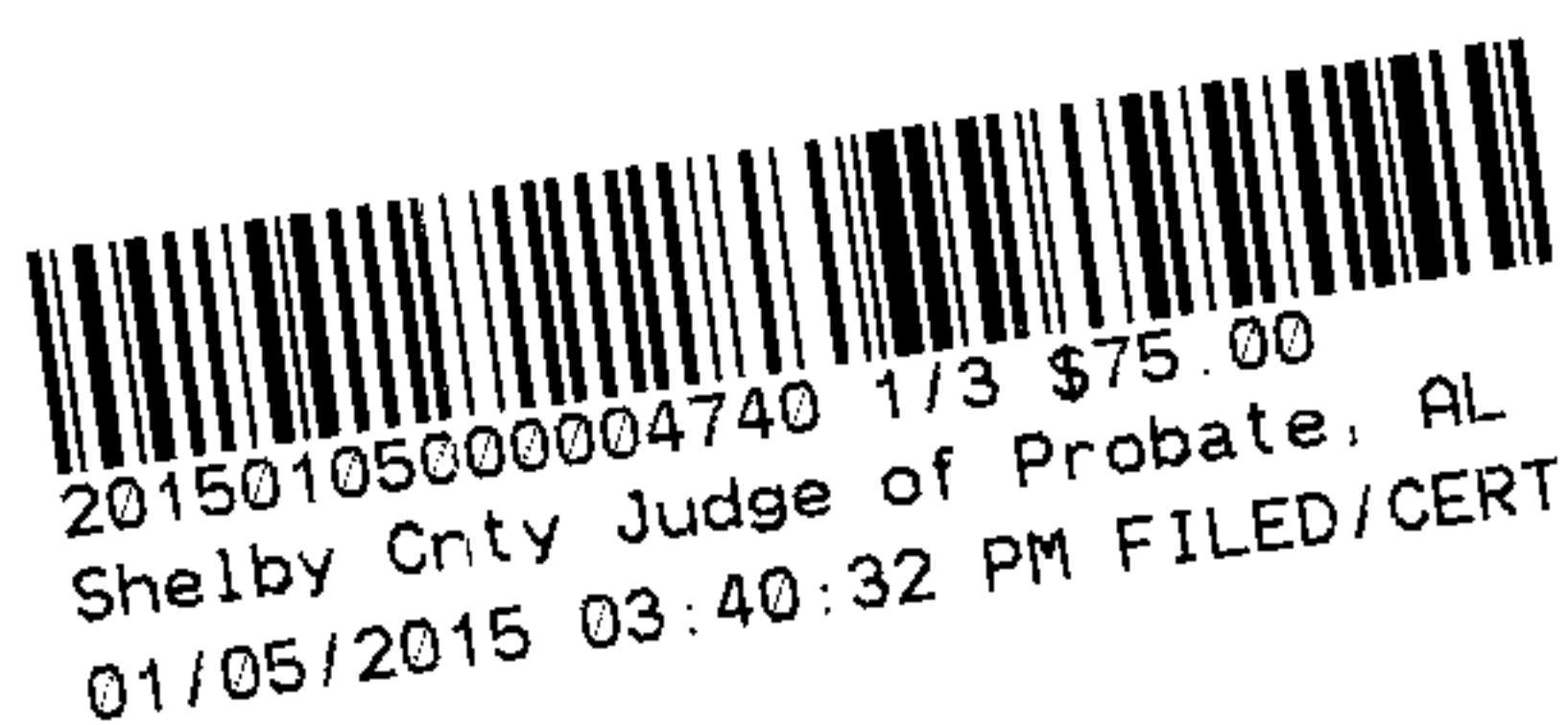
**Commence at the Westerly intersection of Valley Street and Bloch Street and run Southwesterly along the Southeasterly right of way line of Valley Street for 86.00 feet, more or less to point of beginning; thence continue Southwesterly along said right of way line for 94.00 feet; thence left 90 degrees 00’ and run Southeasterly for 150.00 feet; thence left 90 degrees 00’ and run Northeasterly for 94.00 feet; thence left 90 degrees 00’ and run Northwesterly for 150.00 feet to the point of beginning.**

Subject to:

1. Taxes for 2015 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
3. Less and except any part of subject property lying within any road right-of-way.

TO HAVE AND TO HOLD Unto the said GRANTEE, it’s successors and assigns, forever.

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



Shelby County, AL 01/05/2015  
State of Alabama  
Deed Tax:\$55.00

IN WITNESS WHEREOF, the said GRANTOR, by it's Manager,  
**Susan P. Wilder White**, who is authorized to execute this conveyance, has hereto set its  
signature and seal, this the 30<sup>th</sup> day of December, 2014.

**THEIRFOUR, LLC**

BY: Susan P. Wilder White (Seal)  
Susan P. Wilder White, It's Manager

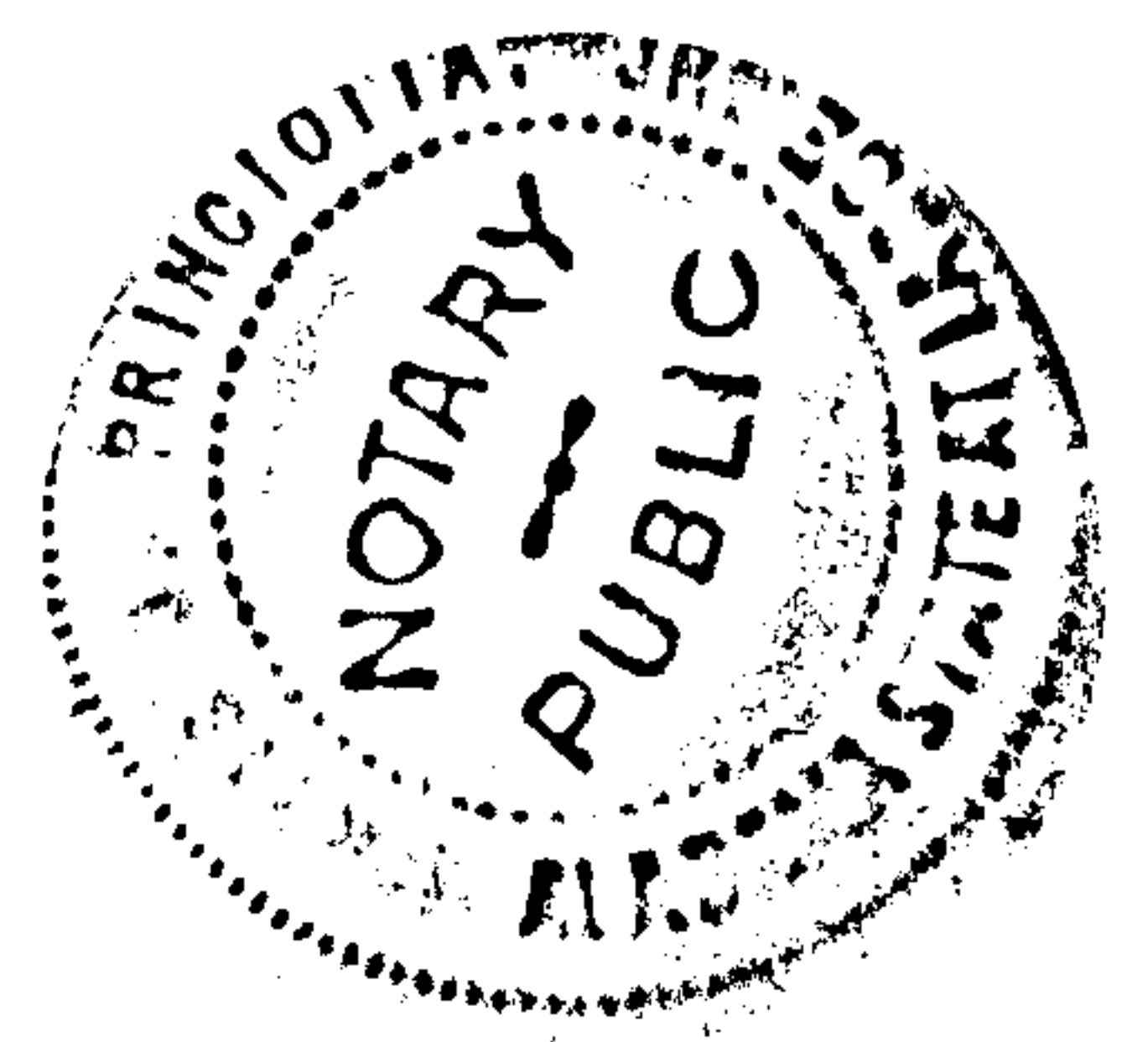
STATE OF ALABAMA:  
JEFFERSON COUNTY:


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Susan P. Wilder White, whose name as Manager of  
**THEIRFOUR, LLC**, a Alabama Limited Liability Company, is signed to the foregoing  
conveyance, and who is known to me, acknowledged before me on this day that, being informed  
of the contents of the conveyance, she, as such Manager, and with full  
authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30th day of December, 2014.

[Signature]  
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



  
20150105000004740 2/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
01/05/2015 03:40:32 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 Theirfour, LLC  
Mailing Address 2101 Swan Lake Cove  
Birmingham, AL 35244

Grantee's Name B&C Real Estate, LLC  
Mailing Address 1218 Cheval Lane  
Birmingham, AL 35216

Property Address 980 Valley Street  
Montevallo, AL 35115

Date of Sale 12/30/2014  
Total Purchase Price \$ 55,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20150105000004740 3/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
01/05/2015 03:40:32 PM FILED/CERT

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

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 12/30/2014

Print Theirfour, LLC

☐ Unattested

(verified by)

Sign By:

Susan Wilder White Manager  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1