


Parcel I.D. #: 274173002008.001

Send Tax Notice To: Veronica Bates & Ruben Guerrero  
Lot 11, 4574 Hwy. 18  
Montevallo, AL 35115

Shelby County, AL 04/23/2018  
State of Alabama  
Deed Tax: \$14.00

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

  
20180423000135660 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/23/2018 03:55:54 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fourteen Thousand Dollars and 00/100 (\$ 14,000.00), the receipt of sufficiency of which are hereby acknowledged, that **TheirFour, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Veronica Bates and Ruben Rojas Guerrero**, hereinafter known as the GRANTEE;

*Beginning at the Northeast corner of the SW 1/4 of SW 1/4, Section 17, Township 22 South, Range 3 West, and run South 229 feet; Thence West 249 feet which is the Point of Beginning; Thence continue West 162.5 feet; Thence Southeast at an angle of 85 degrees 40 feet; Thence West at an angle of 85 degrees 157 feet; Thence Southeast at an angle of 76 degrees 202 feet; Thence Northeast at an angle of 98 degrees 30 minutes 152 feet; Thence South at an angle of 90 degrees 26 feet; Thence West a a 90 degree angle 93 feet; Thence Northwest at an angle of 90 degrees 252 feet to the Point of Beginning.*

*A road 20 feet wide beginning at a point 219 feet South of the Northeast corner of SW 1/4 of SW 1/4, Section 17, Township 22 South, Range 3 West, and run West 380.5 feet to a point in the center of said roadway 20-feet wide running Southeast at an angle of 85 degrees approximately 281 feet, joining roadway running Northeast to Montevallo-Dogwood Road.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search, and a survey was not performed. The legal description was taken from that title policy commitment provided by Shelby County Abstract & Title Company, Inc., under policy # MV-17-24347.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of

survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 20 Day of April, 2018.

Susan P. White, a Manager

**Susan P. White, a Manager  
TheirFour, L.L.C.  
Grantor**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Susan P. White*, signing in his capacity as Manager of *TheirFour, L.L.C.*, a duly authorized Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 20 Day of April, 2018.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20180423000135660 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
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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 THEYRFAK, LLC  
Mailing Address Old Swan Lake Cove  
Harvest, AL 35244

Grantee's Name YELANNA BATES  
Mailing Address Lot 11  
4574 Hwy. 18  
Manchester, AL 35715

Property Address No E-911 #  
PARCEL ID =  
274173002008.001

Date of Sale ~~12/28/17~~ 4/29/18  
Total Purchase Price \$ 14,000.-  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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



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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 12/28/17

Print Susan P. Wilder White

Unattested

Sign Susan P. Wilder White as a manager

(verified by)

(Grantor/Grantee/Owner/Agent) circle one