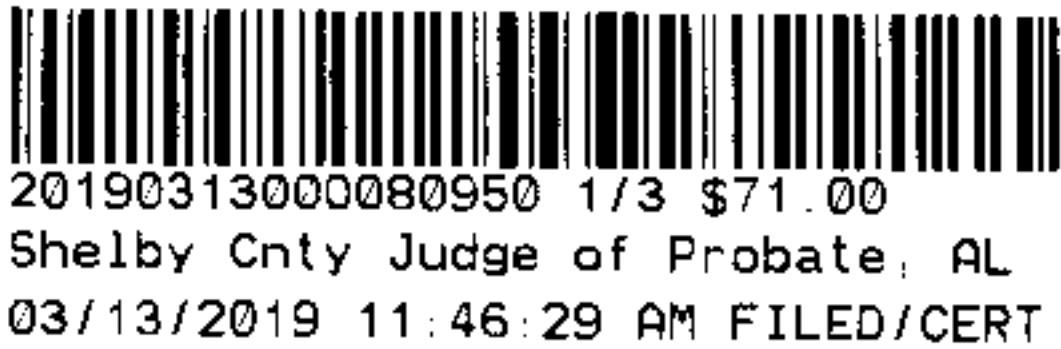


SEND TAX NOTICE TO:

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 THOUSAND AND NO/100.....(\$50,000.00) 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:

Lot 6, Block "I", according to Lyman's Addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 2019 and subsequent years, not yet due and payable.
2. Easements, restrictions and setback lines as shown on recorded map in Map Book 3, Page 27.
3. Restrictions, easements and right of way of record.
4. Such state of facts as shown on subdivision plat recorded in Plat Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEE, its 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.

IN WITNESS WHEREOF, the said GRANTOR, by it's managing member, **Susan P. Wilder White**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of March, 2019.

THEIRFOUR, LLC

BY: Susan P. Wilder White (Seal)
Susan P. Wilder White, Managing Member

STATE OF ALABAMA:
JEFFERSON COUNTY:

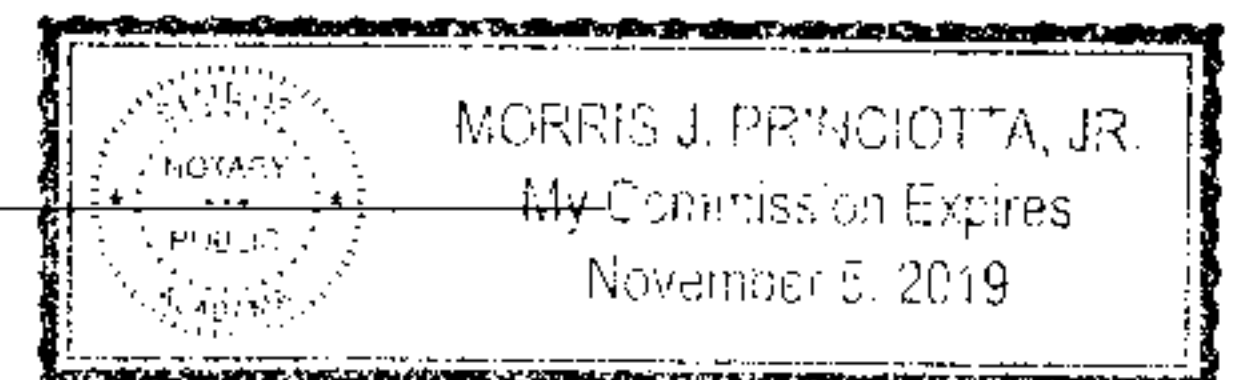
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan P. Wilder White**, whose name as Managing Member of **THEIRFOUR, LLC**, a Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such managing member, 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 8th day of March, 2019.



Notary Public

My Commission Expires:




20190313000080950 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
03/13/2019 11:46:29 AM 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 Grantee's Name B&C Real Estate, LLC
Mailing Address 2101 Swan Lake Cove 4936 Cahaba Valley Trace Mailing Address 1218 Cheval Lane
Birmingham, AL 35244 35216
35242
Property Address 1151 Oak Street Date of Sale 3/8/2019
Montevallo, AL 35115 Total Purchase Price \$ 50,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 3/8/2019

Print Theirfour, LLC

Unattested

Sign By: X Susan P. White, Manager
(Grantor/Grantee/Owner/Agent) circle one



20190313000080950 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
03/13/2019 11:46:29 AM FILED/CERT

Form RT-1