

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Elias and Sons, LLC

3029 Panorama Brook Circle
Birmingham AL 35216

20221025000401030 1/3 \$82.00
Shelby Cnty Judge of Probate, AL
10/25/2022 11:44:57 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty Three Thousand Nine Hundred and 00/100 Dollars (\$53,900.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Theirfour, LLC, by its Manager, Susan P. Wilder White** hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Elias and Sons, LLC** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 12th day of October, 2022 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Susan P. Wilder White
Theirfour LLC, by: Susan P. Wilder White
Manager Manager/owner

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Susan P. Wilder White, as Manager of Theirfour, LLC, which are signed to the foregoing Deed, who is acting with full authority on behalf of Theirfour, LLC, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12 day of October, 2022.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

NOTARY PUBLIC

My Commission Expires: 05/01/2024

Shelby County, AL 10/25/2022
State of Alabama
Deed Tax: \$54.00

A part of Lot 5, in Block 53, as designated and shown on the map of Montevallo, called Reynold's Addition and more particularly described as follows:

Beginning at the Northernmost intersection of Morgan Street and Middle Street; thence in a Northwesterly direction along the Easterly side of Middle Street run 90 feet to point of beginning; thence run Northeasterly and parallel with Morgan Street 85 feet; thence Northwesterly and parallel with Middle Street 10 feet; thence run Northeasterly and parallel with Morgan Street 65 feet; thence run Northwesterly and parallel with Middle Street 50 feet to the Northernmost corner of said Lot 5; thence run Southwesterly along the Northerly line of said Lot 5 and parallel to Morgan Street a distance of 150 feet to Middle Street; thence run along Middle Street in a Southeasterly direction 60 feet to the point of beginning, being situated in Northeast Quarter of Northwest Quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

For information purposes only, the property address is purported to be:
328 - 330 Middle Street, Montevallo, AL 35055



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Exh. b.
A

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Therion, LLC
Mailing Address _____

Grantee's Name Ellis & Sons, LLC
Mailing Address 3029 Panorama Brook Circle
Birmingham AL 35216

Property Address 328 + 330 Middle
Street
Montevallo AL
35115

Date of Sale 10/12/2022
Total Purchase Price \$ 53,900.00
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
☒ 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 10/12/2022

Print Chrys Smithman

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1