

THIS INSTRUMENT PREPARED BY:  
Louis Fleisher, Attorney  
200 Office Park Dr, Suite 201  
Birmingham, Alabama 35223

Send Tax Notice to:

STATE OF ALABAMA)  
JEFFERSON COUNTY)

**WARRANTY DEED**

\$ 695,000

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar and other valuable considerations in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **FRED H. FRIEDMAN and wife, BRENDA FRIEDMAN** (herein referred to as "grantors") grant, bargain, sell and convey unto **FRED AND BRENDA FRIEDMAN FAMILY PARTNERSHIP, LTD.**, an Alabama Limited Partnership (herein referred to as "grantee"), the following described real estate, situated in **SHELBY County, Alabama**, to wit:

The real property described in Exhibit "A" attached hereto and made a part hereof.

It is intended to convey by this deed, and this deed does hereby grant, bargain, sell and convey, all real property or interests in real property owned by Fred H. Friedman on the date of this deed in Sections 1 and 2, Township 20 South, Range 1 West, and in Section 35, Township 19 South, Range 1 West, in Shelby County, Alabama, **EXCEPT** the following approximately 37 acres in said Section 2:

W 10 acres of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , W 10 acres of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , and E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$ ; except that portion of said property which lies North of Quinn Cemetery Road.

TO HAVE AND TO HOLD to said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the grantee, and the grantee's successors 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 grantee and the grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of December, 1996.

Fred H. Friedman (Seal)  
FRED H. FRIEDMAN

Brenda Friedman (Seal)  
BRENDA FRIEDMAN

12/30/1996-42576  
01:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 711.00

Inst # 1996-42576

Fred H. & Brenda Friedman deed  
to Fred and Brenda Friedman  
Family Partnership, Ltd.  
Page 2

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRED H. FRIEDMAN, and wife, BRENDA FRIEDMAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of December, 1996.

Beverly Colvard  
Notary Public

**EXHIBIT A**

to the Deed from Fred H. Friedman and wife, Brenda Friedman,  
to Fred and Brenda Friedman Family Partnership, Ltd.

Said deed conveys the following real property located  
in SHELBY COUNTY, ALABAMA:

**IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST:**

NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

N $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$ ;

The East 30 acres of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

The East 420.69 feet of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , containing 12.9  
acres, more or less.

That portion of the E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$   
lying North of Quinn Cemetery Road;

That portion of the West 10 acres of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  lying  
North of Quinn Cemetery Road except such portion of said  
West 10 acres heretofore conveyed to Randy Coleman and Wanda  
Coleman north of the private road located in said West 10  
acres.

Any portion lying south of the north line of Quinn Cemetery  
Road of a strip of land adjacent to the E. D. Hudson Tract  
(described in Deed Volume 131, Page 123, in the Probate  
Office of Shelby County, Alabama) the west line of said  
strip being the east line of said E. D. Hudson Tract, the  
north line of said strip being 86.19 feet along the North  
line of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 2, and the South line of  
said strip being 85.56 feet along the South line of NE  $\frac{1}{4}$  of  
NE $\frac{1}{4}$  of said Section 2.

**IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST:**

NW diagonal  $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SW $\frac{1}{4}$

Page 2 of Exhibit A to the Deed  
to Fred and Brenda Friedman Family Partnership, Ltd.

IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST:

The S $\frac{1}{2}$  of the SE $\frac{1}{4}$ .

PARTIALLY IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST,  
AND PARTIALLY IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST:

A parcel of land lying partially in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 35, Township 19 South, Range 1 West, and partially in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 20 South, Range 1 West, being more particularly described as follows:

Beginning at the SE corner of the said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  section, also being the NE corner of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  section; run thence south along the east line of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  section, a distance of 530 feet to a point in the center line of the Shelby County gravel road; thence northwesterly along the center line of said gravel road a distance of 520 feet more or less; thence north and parallel with the east lines of the two aforementioned  $\frac{1}{4}$ - $\frac{1}{4}$  sections a distance of 380 feet; thence east and parallel with the common line between the two said  $\frac{1}{4}$ - $\frac{1}{4}$  sections a distance of 450 feet to the intersection with the east line of the said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  section; thence south along the east line of the said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  section a distance of 110 feet to the point of beginning.

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