

# WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Bynum & Henderson  
#17 Office Park Circle, Ste. 150  
Birmingham, Alabama 35223

Send Tax Notice To:  
George R. Dreher Family Partnership  
P.O. Box 131449  
Birmingham, AL 35213

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and the Purpose of Clearing Title, to the undersigned Grantors, in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, **B.V. Properties, Inc.; Frank R. Bragan, an unmarried man; George R. Dreher, a married man; George R. Dreher Family Partnership, LTD., an Alabama limited partnership; and Paul A. Dreher, a married man** (herein referred to as Grantors) do grant, bargain, sell and convey **an undivided one-third (1/3) interest unto George R. Dreher Family Partnership, LTD., an Alabama limited partnership, and an undivided one-third (1/3) interest unto Paul A. Dreher Family Partnership, LTD., an Alabama limited partnership, and an undivided one-third (1/3) interest unto B.V. Properties, Inc.** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

## SEE ATTACHED EXHIBIT "A"

Doug Joseph, Grantee in those certain deeds recorded in Inst # 1994-00262 and Inst # 1994-00263, is one and the same person as L. Douglas Joseph, Grantor in those certain deeds recorded in Inst # 2000-08590 and Inst #20030214000095920.

Frank Bragan, Grantee in that certain deed recorded in Inst # 2000-08590, is one and the same person as Frank R. Bragan, Grantor herein.

George Dreher, Grantee in those certain deeds recorded in Inst # 1994-00262 and Inst # 1994-00263, is one and the same person as George R. Dreher, Grantor in that certain deed recorded in Inst # 1997-06743 and Grantor herein.

Paul Dreher, Grantee in that certain deed recorded in Inst # 2000-08590, is one and the same person as Paul A. Dreher, Grantee in that certain deed recorded in Inst #20030214000095920 and Grantor herein.

This property is not the homestead of George R. Dreher or Paul A. Dreher, nor is it the homestead of their spouses.

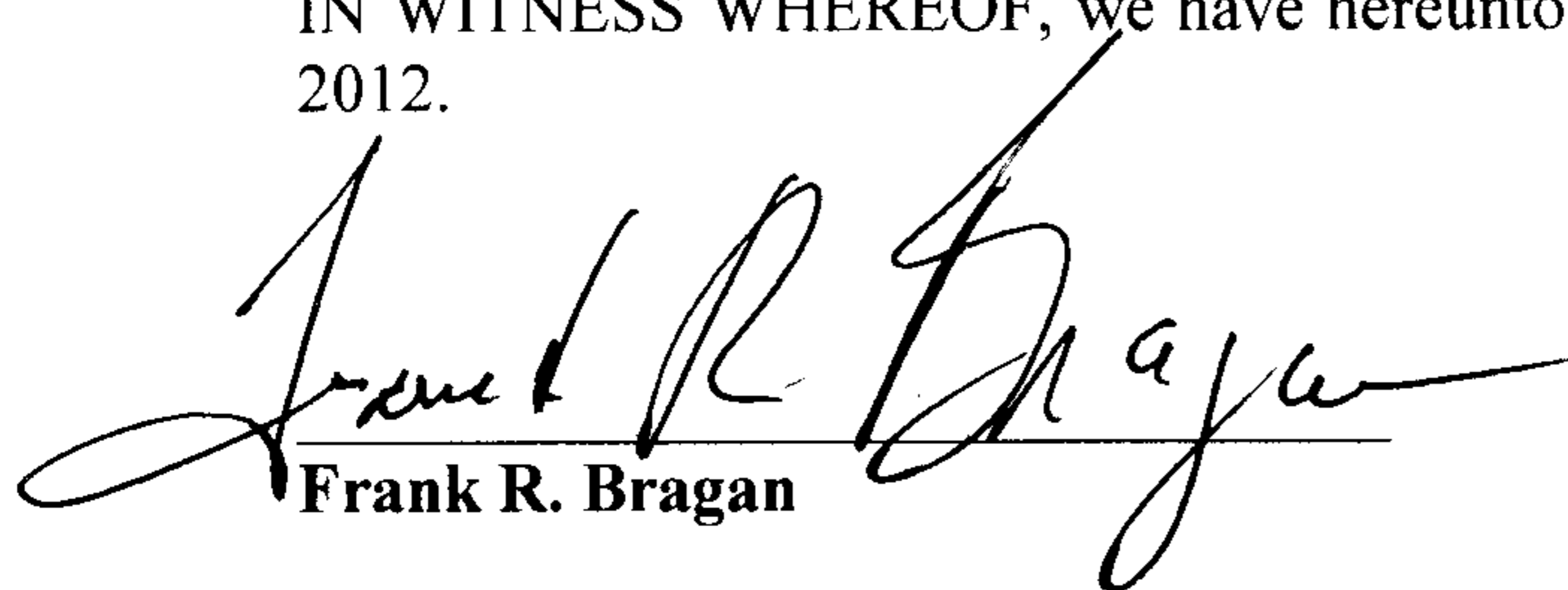
Title not examined by Preparer. This instrument has been prepared based on information provided by the Grantors.

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

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

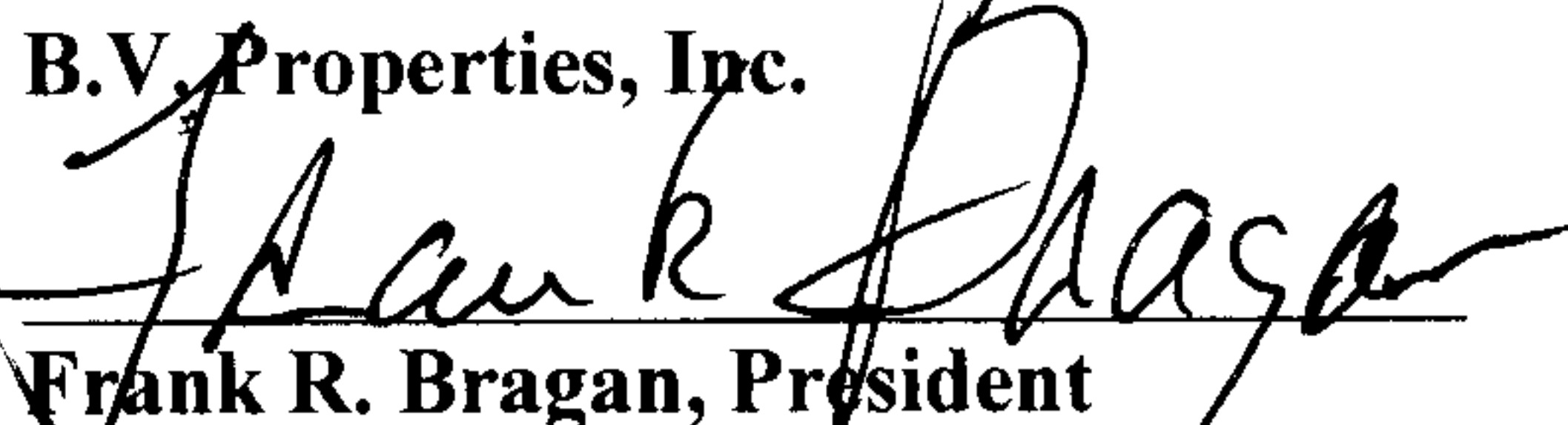
And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of April, 2012.

  
Frank R. Bragan


by:

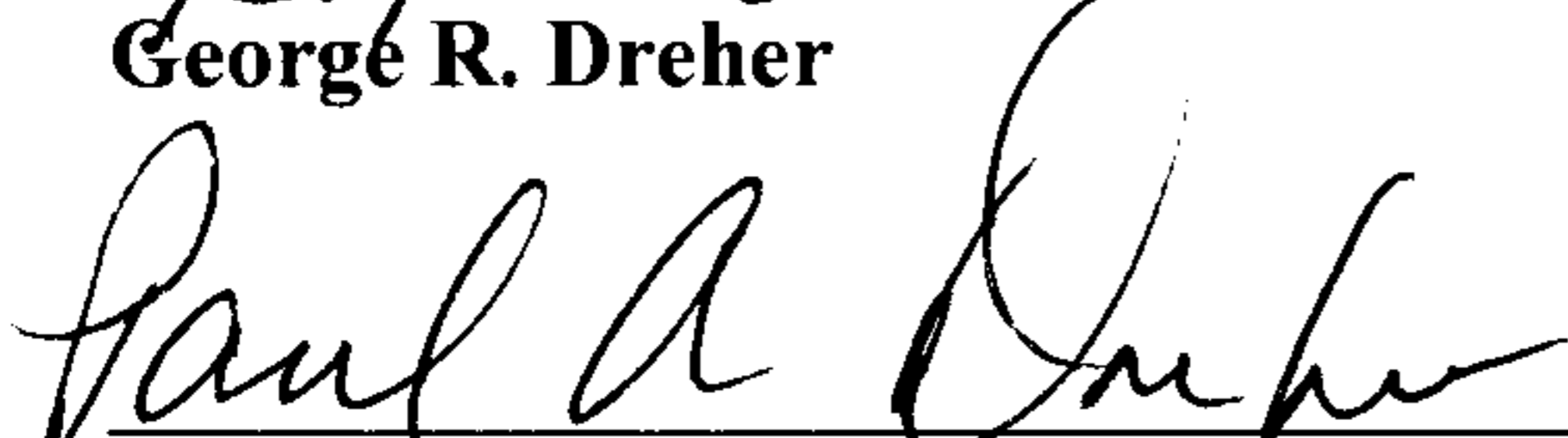
B.V. Properties, Inc.

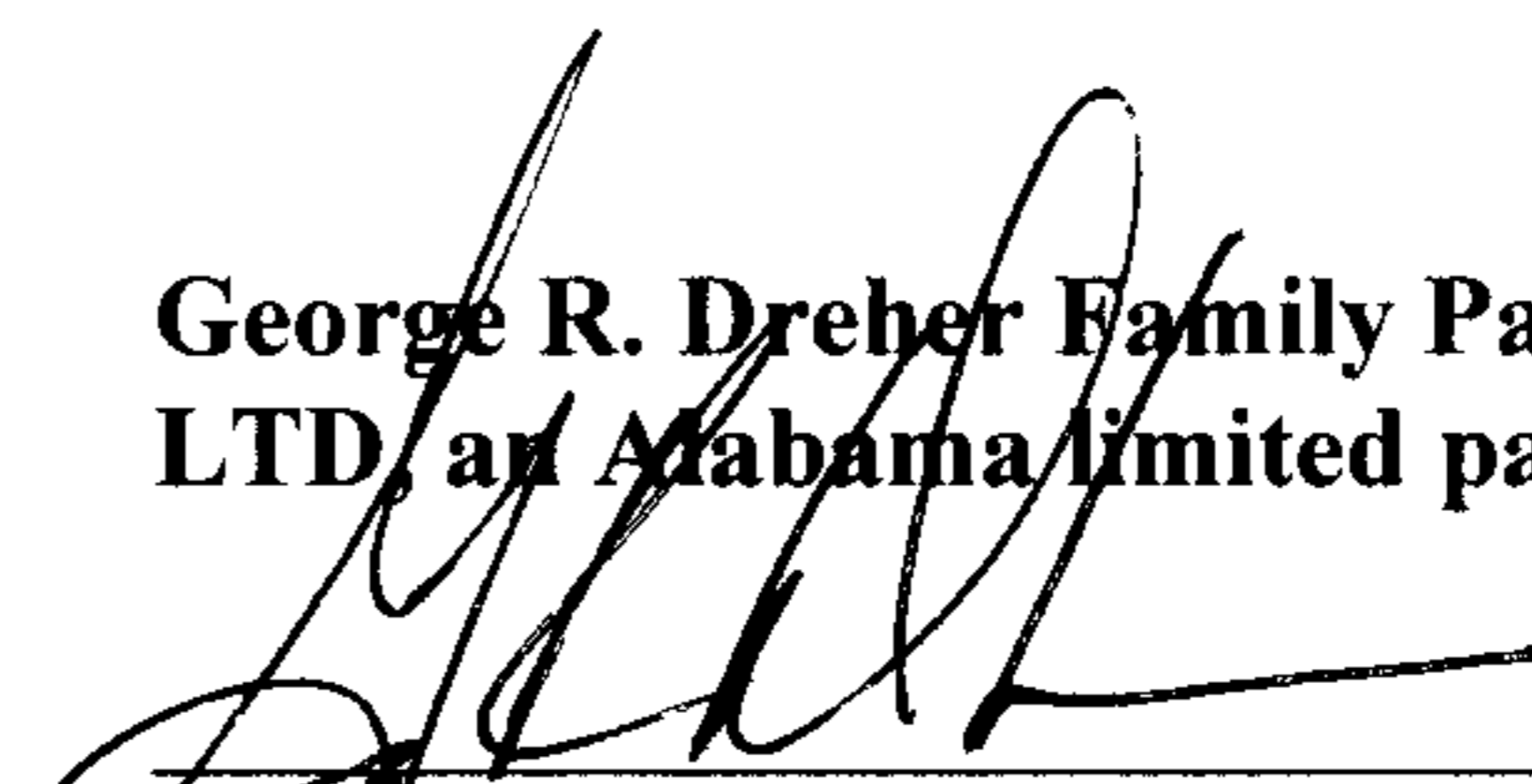
  
Frank R. Bragan, President

  
20120411000124760 1/3 \$42.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 01:56:42 PM FILED/CERT

Shelby County, AL 04/11/2012  
State of Alabama  
Deed Tax: \$20.00

  
George R. Dreher

  
Paul A. Dreher

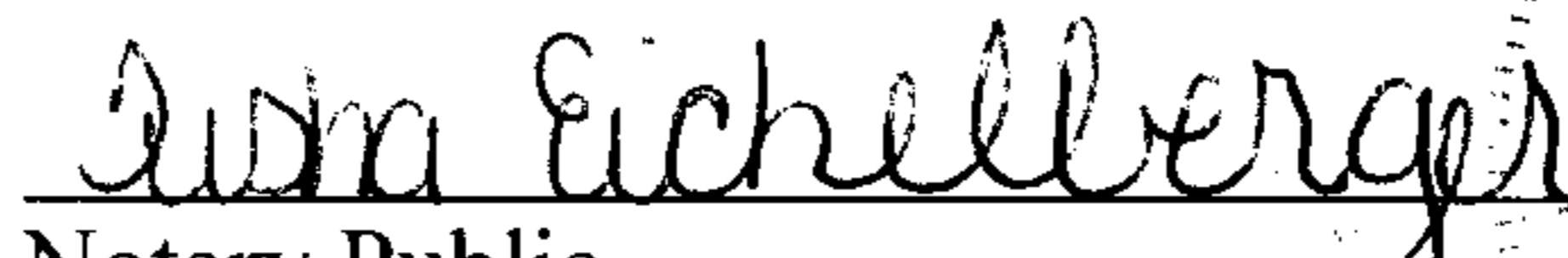
George R. Dreher Family Partnership,  
LTD, an Alabama limited partnership  
by:   
George R. Dreher, General Partner

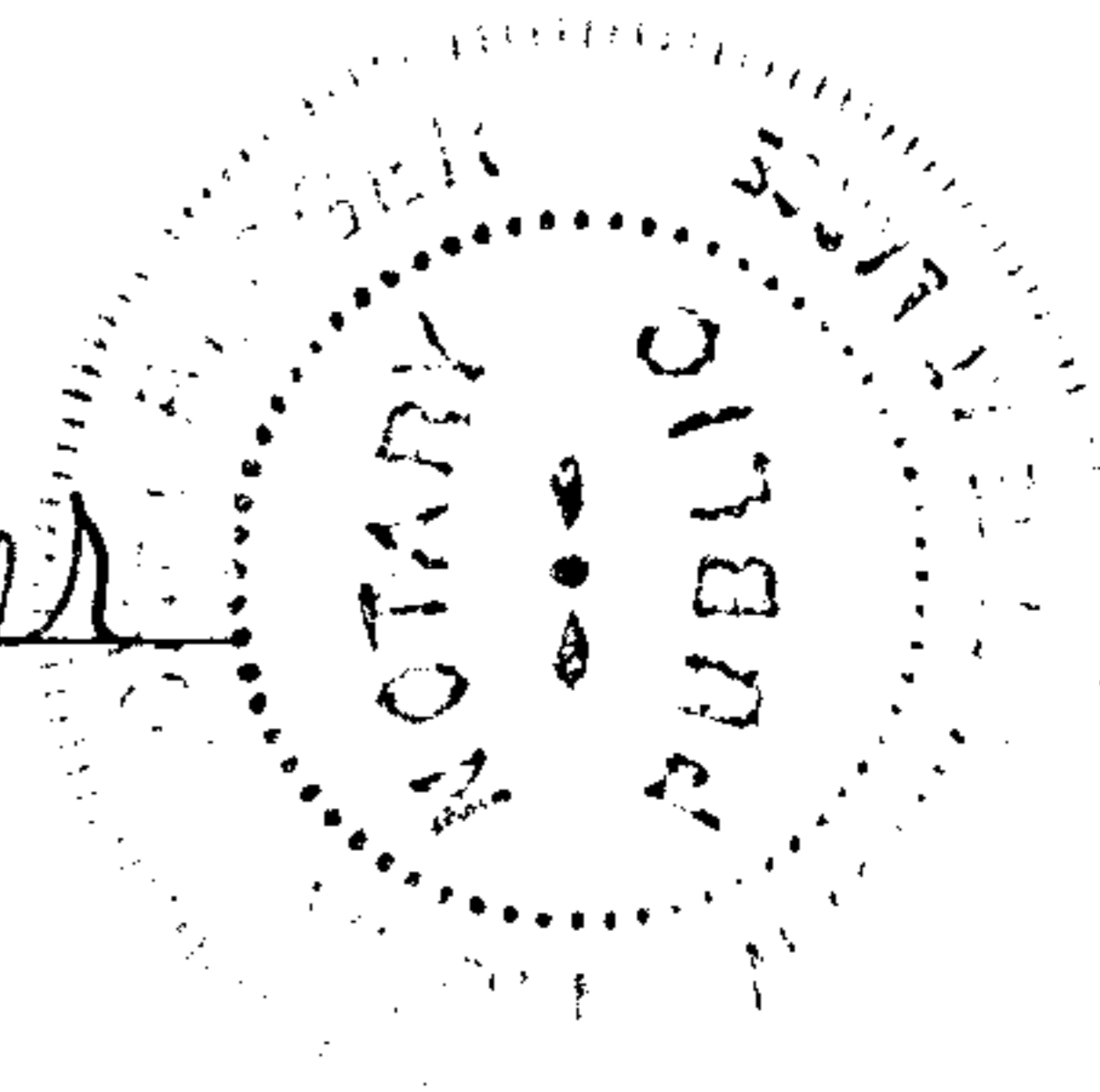
STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank R. Bragan**, individually and whose name as the President of B.V. Properties, Inc., 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, he executed the same voluntarily individually, and also acting as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand this 9th day of April, 2012

My Commission Expires: 6.9.12  
{AFFIX SEAL}

  
Notary Public

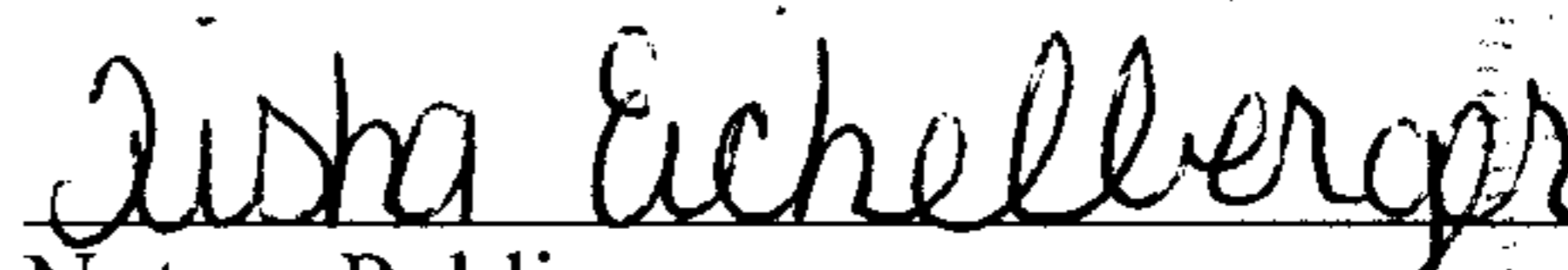


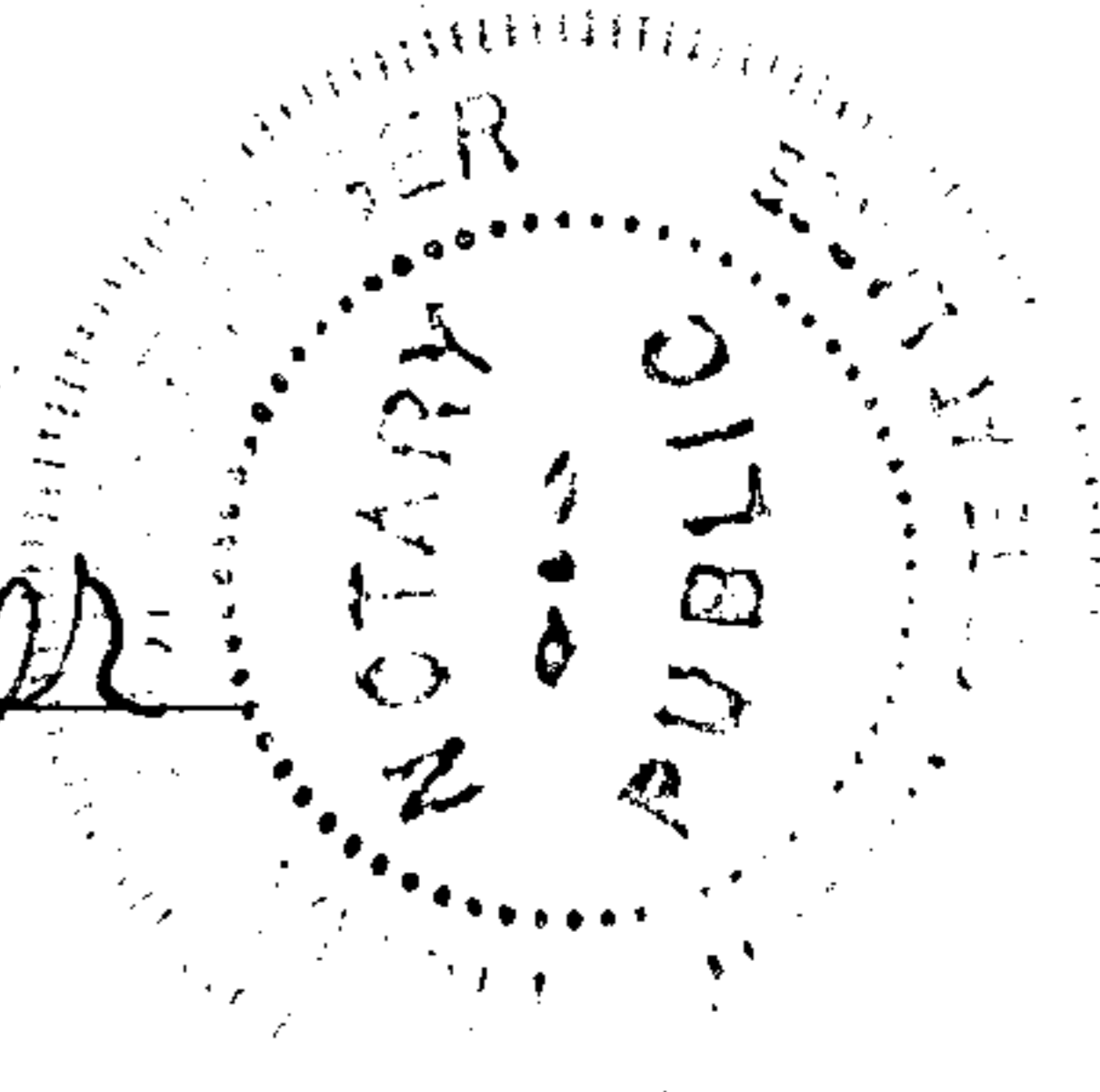
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George R. Dreher**, individually and whose name as the General Partner of George R. Dreher Family Partnership, LTD., an Alabama limited partnership, 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, he executed the same voluntarily individually, and as such General Partner and with full authority, executed the same voluntarily for and as the act of said Alabama limited partnership.

Given under my hand this 9th day of April, 2012.

My Commission Expires: 6.9.12  
{AFFIX SEAL}

  
Notary Public

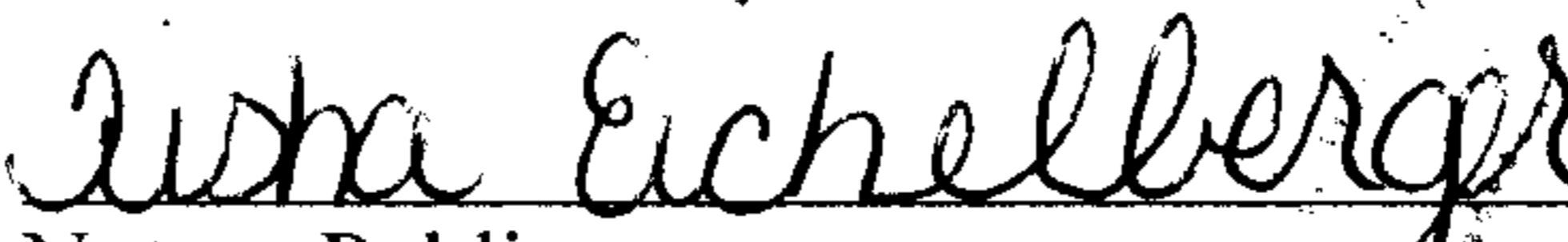


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

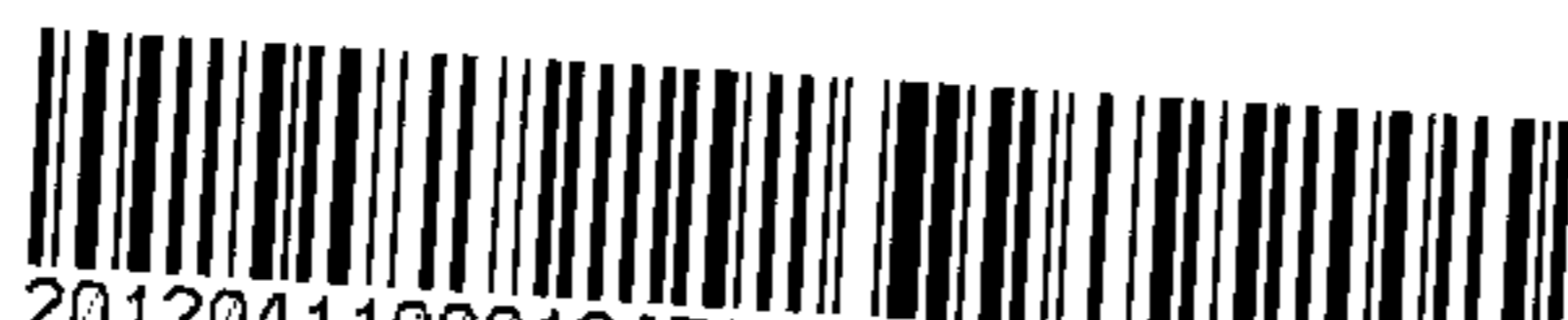
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Paul A. Dreher**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of April, 2012.

My Commission Expires: 6.9.12  
{AFFIX SEAL}

  
Notary Public



  
20120411000124760 2/3 \$42.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 01:56:42 PM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; all in Section 24, Township 20 South, Range 1 West.

### PARCEL II:

Begin at the Southwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 30, Township 20 South, Range 1 East; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 261.09 feet to the point of beginning; thence proceed Easterly along the previous course 261.09 feet; thence turn left 92 deg. 06 min. Northerly 666.66 feet; thence turn left 87 deg. 58 min. Westerly 260.98 feet; thence turn left 92 deg. 02 min. Southerly 666.40 feet to the point of beginning.

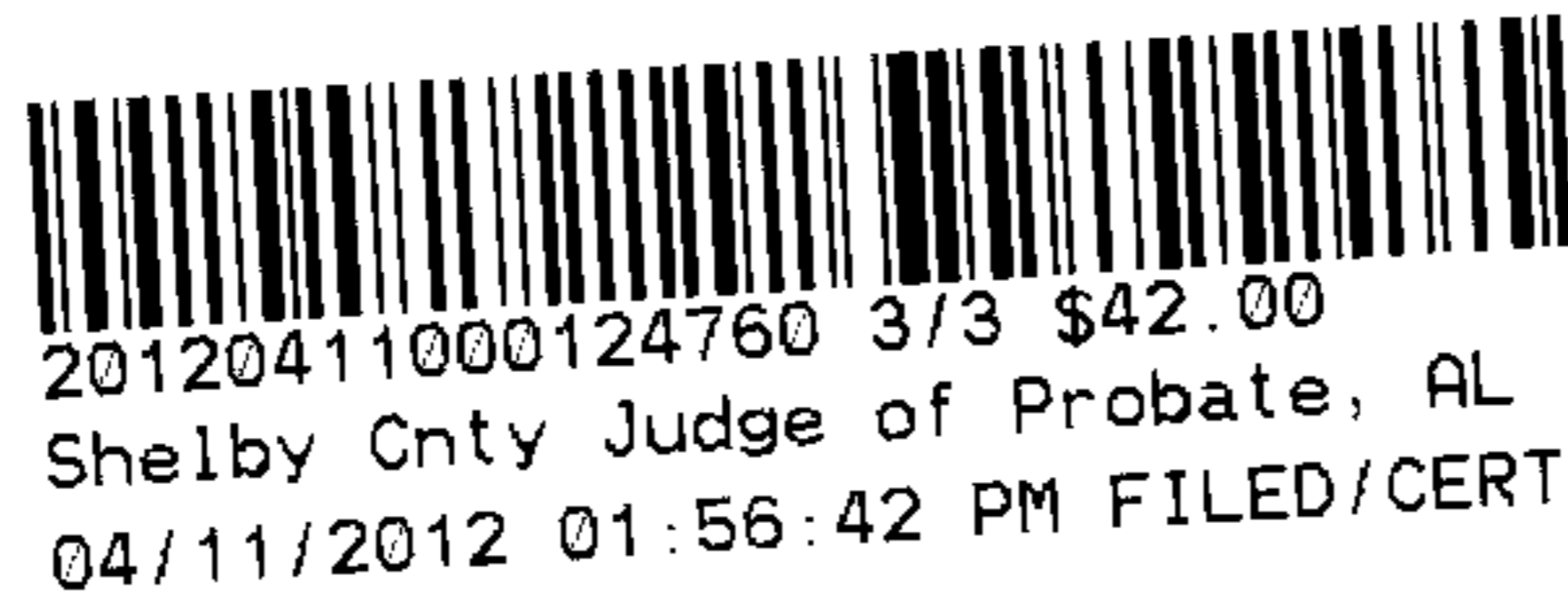
### PARCEL III:

All that portion of the following described land which has not heretofore been conveyed:

W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and  
SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; all being in Section 13, Township 20 South, Range 1 West.

NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and  
W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; all being in Section 24, Township 20 South, Range 1 West.

All the above described land being situated in Shelby County, Alabama.



{For the Grantees' reference only:  
The subject property has been known as  
Parcel Id # 16-9-30-0-000-012.003  
Parcel Id # 15-6-24-0-000-002.000  
Parcel Id # 15-6-24-0-000-003.000  
Parcel Id # 15-6-13-0-000-013.000}