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# 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        )

20,000

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, **George R. Dreher, a married man, and Paul A. Dreher, a married man, and Frank R. Bragan, an unmarried 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:

**All that part of the North ½ of the southeast ¼ of Section 13, Township 20 South, Range 1 West, lying West of Shelby County Highway No. 49, and all that part of the same lying East of Yellow Leaf Creek. ALSO, all that part of the South ½ of the Northeast ¼ of Section 13, Township 20 South, Range 1 West, lying West of County Highway No. 49, and lying South and East of Yellow Creek.**

- (1) **Less and Except, that certain property conveyed to Jeff K. Johnson and wife, April N. Johnson recorded in Real Record 032, Page 941.**
- (2) **Less and Except, that certain property conveyed to John G. Johnson and wife, Barbara Johnson recorded in Real Record 032, Page 943.**
- (3) **Less and Except that part conveyed to Jeff K. Johnson and April H. Johnson by deed recorded in Instrument # 1999-7422.**

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.

  
George R. Dreher

  
Paul A. Dreher

  
Frank R. Bragan

  
20120411000124770 1/2 \$37.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 01:56:43 PM FILED/CERT

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

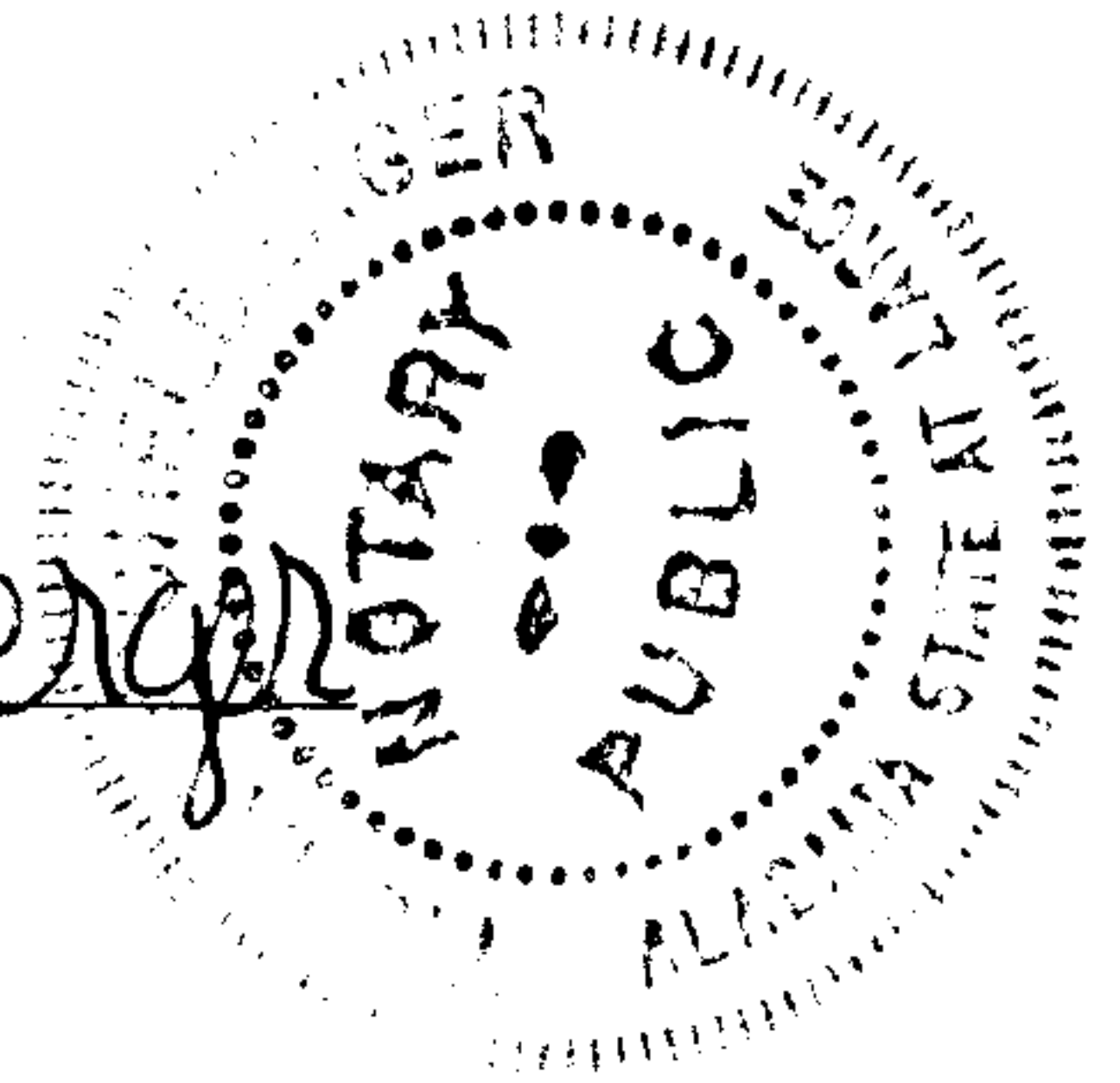
STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **George R. Dreher and Paul A. Dreher**, 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 this 9th day of April, 2012.

My Commission Expires: 6.9.13  
{AFFIX SEAL}

Lisha Eichellberger  
Notary Public



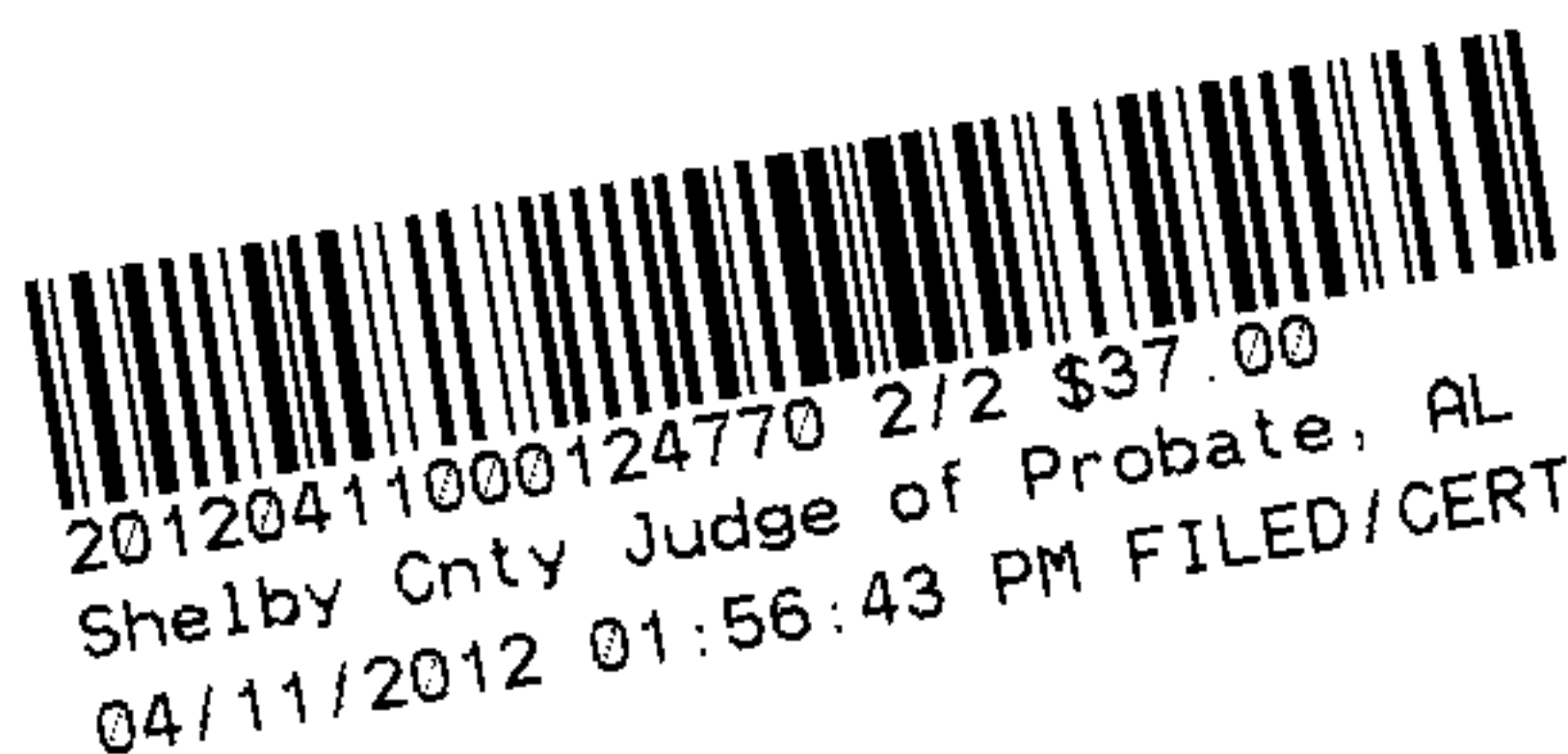
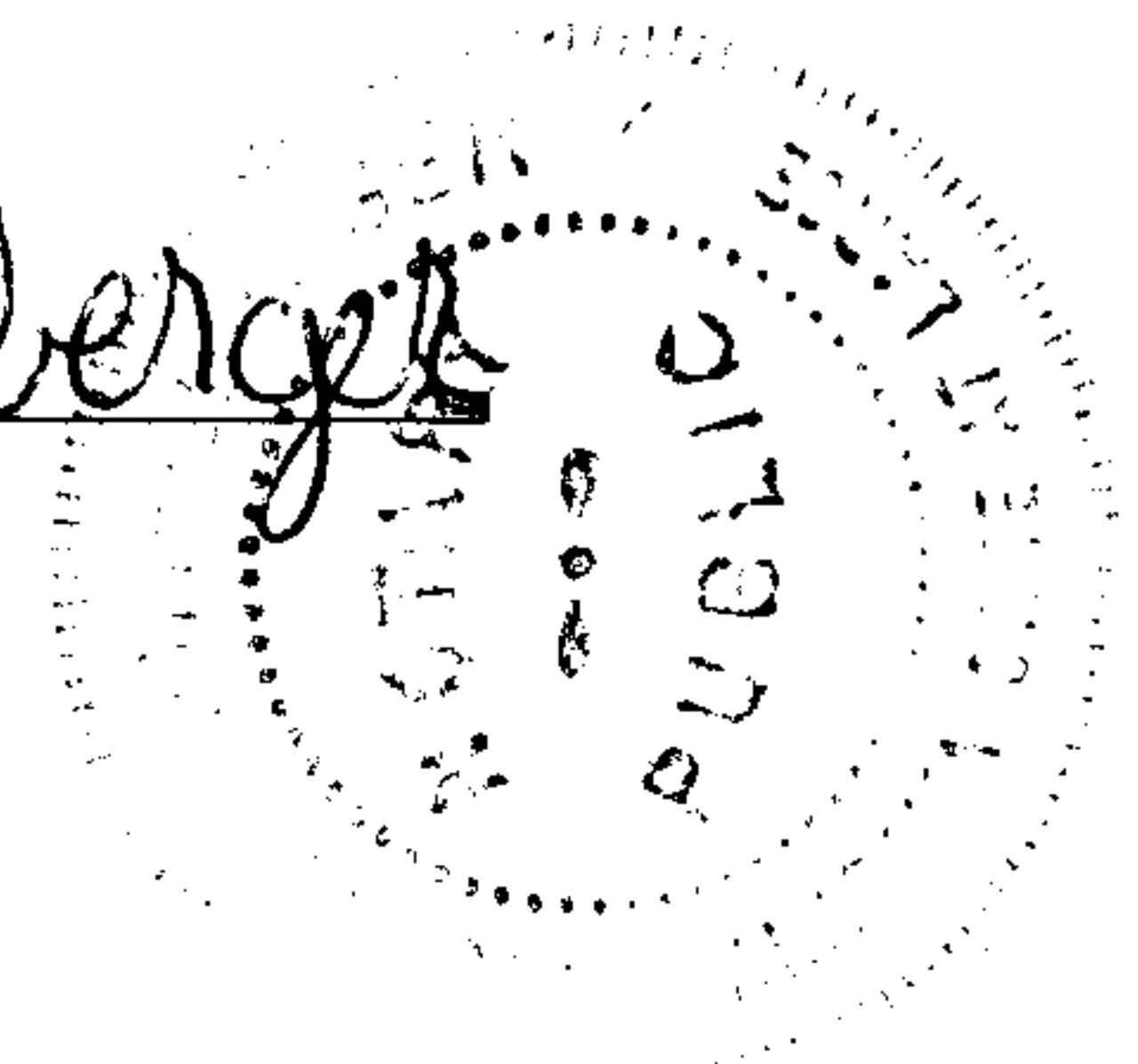
STATE OF Alabama       )  
COUNTY OF Jefferson    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Frank R. Bragan** 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: 6.9.13  
{AFFIX SEAL}

Lisha Eichellberger  
Notary Public



{For the Grantees' reference only:  
The subject property has been known as  
Parcel Id # 15-6-13-0-000-009.000}