

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, **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:

SEE ATTACHED EXHIBIT "A"

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


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: 6-9-12
{AFFIX SEAL}


Notary Public


20120411000124780 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
04/11/2012 01:56:44 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 **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: 6-9-12
{AFFIX SEAL}

Justin Eichellberg
Notary Public

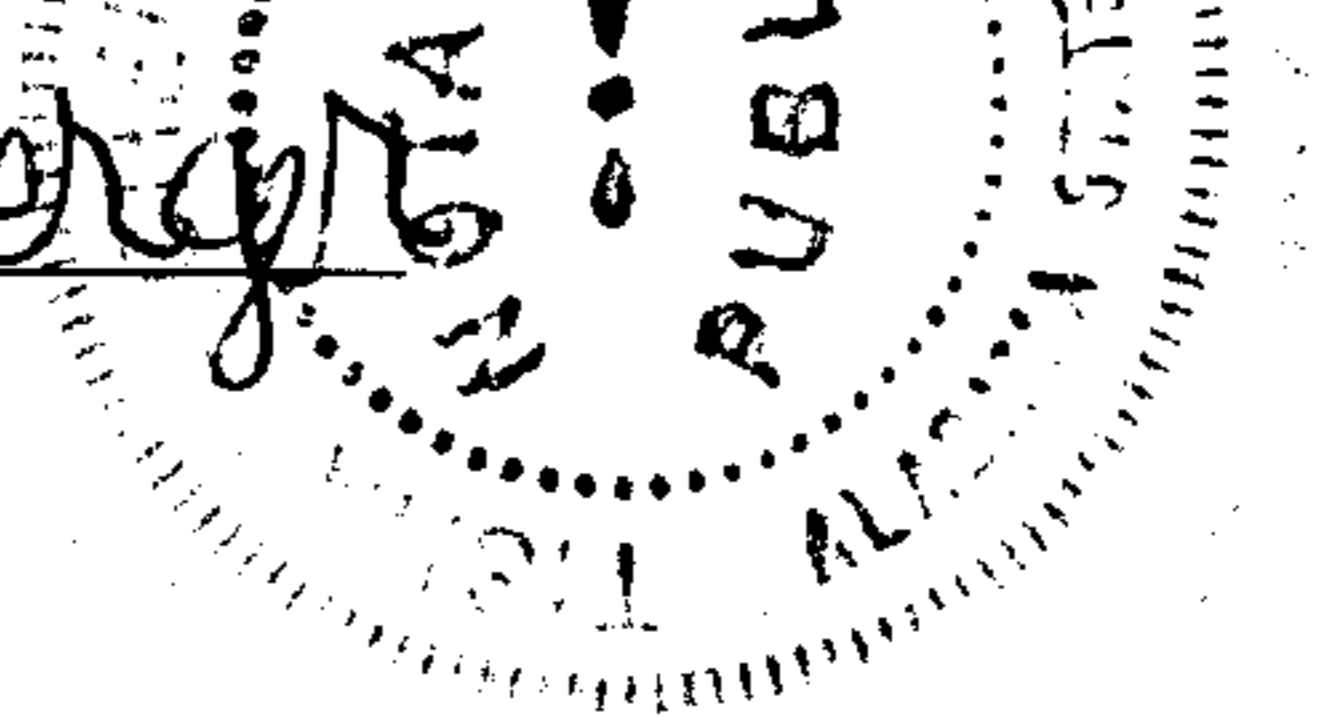


EXHIBIT "A"

Begin at the Southeast corner of the SW1/4 of the NW 1/4 of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 88 deg. 5 min. 58 sec. West along the South line of said 1/4-1/4 Section a distance of 1340.44 feet to the Northeast corner of the NE 1/4 of SE1/4 of Section 13, Township 20 South, Range 1 West; thence South 64 deg. 54 min. 49 sec. West a distance of 382.26 feet to the easterly right of way of Shelby County Highway 49; thence North 27 deg. 53 min. 34 sec. West along said right of way a distance of 343.68 feet to a point of curve to the right having a central angle of 34 deg. 42 min. 29 sec. and a radius of 1260.00 feet; thence along the arc of said curve and along said right of way a distance of 763.27 feet; thence North 6 deg. 48 min. 55 sec. East along said right of way a distance of 272.25 feet to the intersection of said right of way and the centerline of Yellow Leaf Creek; thence along the centerline of said creek and leaving said right of way a distance of 3741 feet, more or less to the North line of the South 1/2 of the NW 1/4 fo the NW 1/4 of Section 18, Township 20 South, Range 1 East (chord bearing North 58 deg. 28 min. 24 sec. East and chord distance of 1582.70 feet); thence South 89 deg. 16 min. 8 sec. East leaving said centerline and along said North line a distance of 630.24 feet to a point on the East line of NW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 1 East; thence South 0 deg. 46 min. 47 sec. West a distance of 2015.16 feet to the point of beginning; being situated in Shelby County, Alabama.

AND

Begin at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 5 minutes 58 seconds West along the North line of said 1/4-1/4 section a distance of 1340.44 feet to the NW corner of the said 1/4-1/4 section; thence run South along the West line of said 1/4-1/4 section for 187.0 feet; thence turn an angle to the left and run in an easterly direction for 38.50 feet to the intersection of two fence lines; thence continue in an easterly and northeasterly direction along an existing fence to the NE corner of said 1/4-1/4 section, it being the intent of grantors herein to described all of said 1/4-1/4 section lying North of the existing fence.

{For the Grantees' reference only:
The subject property has been known as
Parcel Id # 16-4-18-0-000-005.000
Parcel Id # 15-6-13-0-000-010.001}

