

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

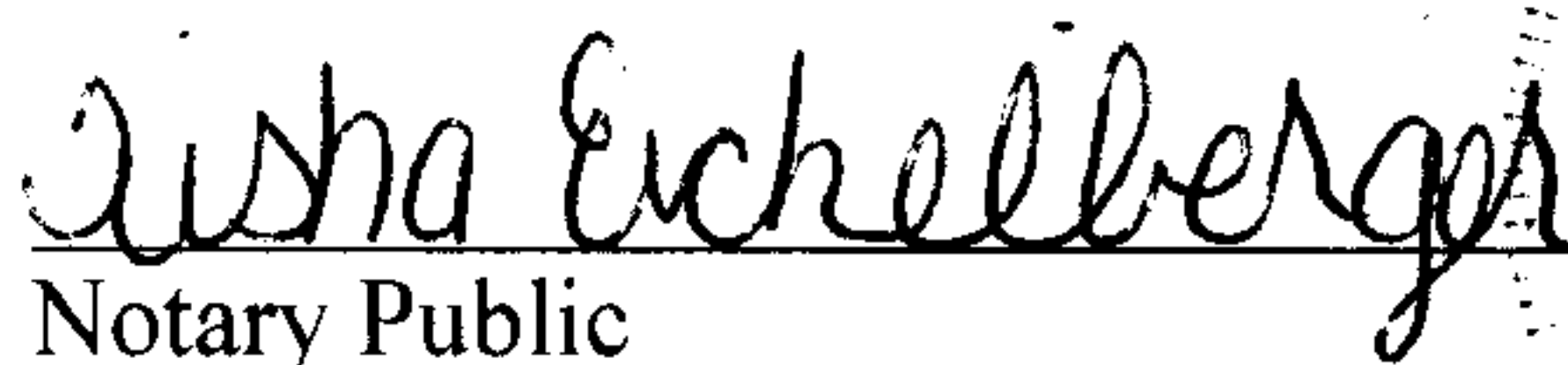

Frank R. Bragan


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


20120411000124790 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
04/11/2012 01:56:45 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}

Lisha Eichellberg
Notary Public

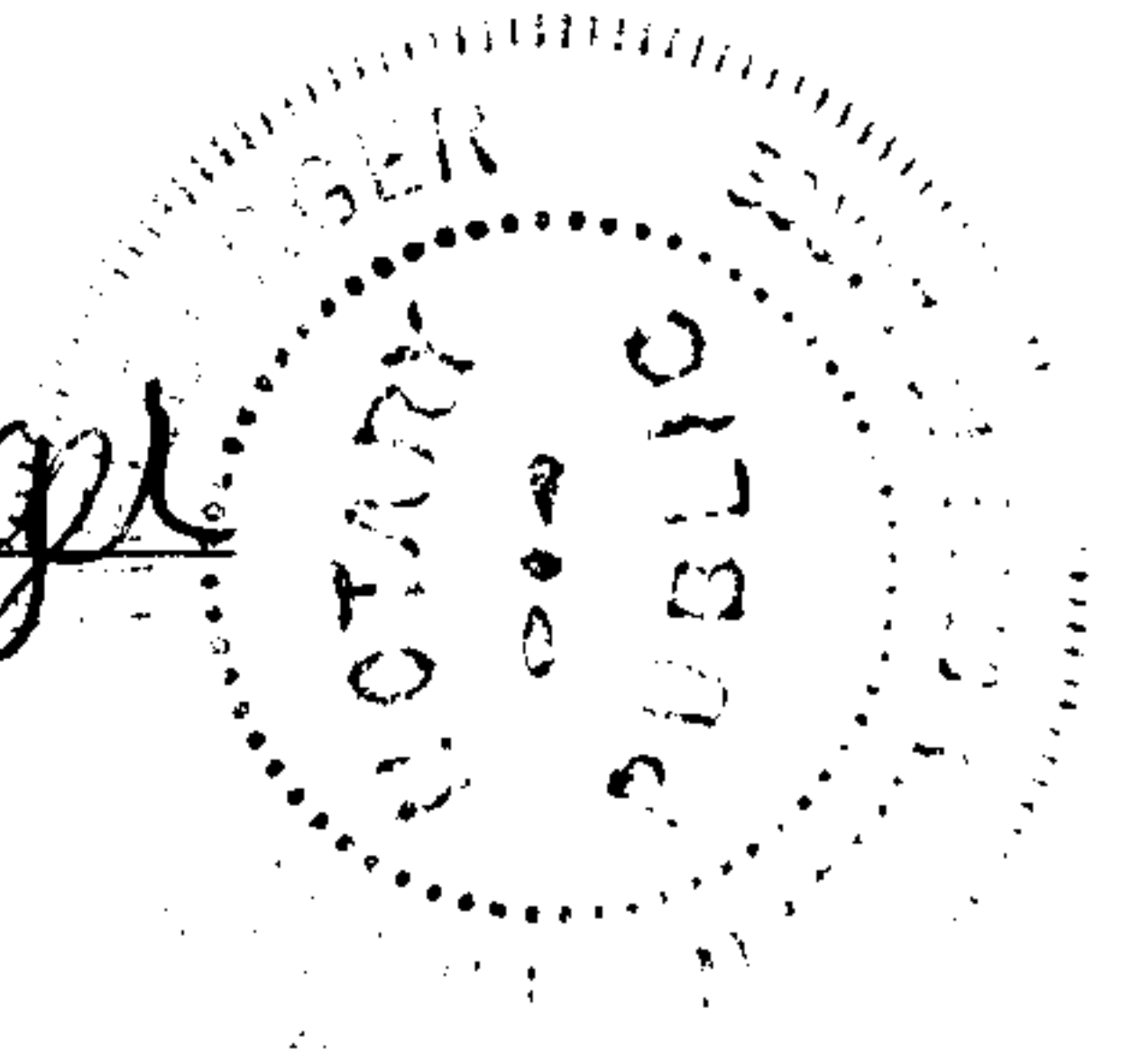



EXHIBIT "A"

A parcel of land situated in the SW 1/4 of SW 1/4 of Section 13 and the NW 1/4 of NW 1/4 of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of Section 13, Township 20 South, Range 1 West, run thence East along the South boundary of said Section 13 a distance of 470.0 feet to the point of beginning of herein described parcel of land; thence turn 98 deg. 19 min. 07 sec. left and run 777.33 feet; thence turn 52 deg. 35 min. 11 sec. right and run 335.95 feet; thence turn 47 deg. 06 min. 21 sec. right and run 365.59 feet; thence turn 115 deg. 46 min. 29 sec. right and run 535.25 feet; thence turn 35 deg. 28 min. 01 sec. left and run 530.25 feet to a point on the South boundary of said Section 13; thence continue along said course a distance of 277.80 feet to a point on the North boundary of an Alabama Power Company 100 foot right of way; thence turn 103 deg. 39 min. 45 sec. right and run 325.85 feet along said right of way boundary; thence turn 76 deg. 20 min. 15 sec. right and run 247.13 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

TOGETHER WITH the right to use the non-exclusive easement for ingress, egress and utilities, having a segment 60.0 foot in width and a segment 80.0 foot in width, common to Parcels 2, 3, 4, 5, 6, 7 and 8 and further described to-wit: From the NE corner of the SW 1/4 of SW 1/4 of Section 13, Township 20 South, Range 1 West, run thence West along the North boundary of said SW 1/4 of SW 1/4 a distance of 120.83 feet to the point of beginning of the centerline of 60.0 foot width segment of herein described easement; thence turn 127 deg. 48 min. 02 sec. left and run 452.37 feet along said easement centerline and the following courses; 10 deg. 24 min. 24 sec. right for 96.25 feet; 39 deg. 24 min. 48 sec. right for 59.71 feet; 43 deg. 39 min. 25 sec. right for 177.09 feet; thence 22 deg. 10 min. 27 sec. left for 74.86 feet; 15 deg. 04 min. 15 sec. left for 148.41 feet; 20 deg. 30 min. 52 sec. right for 137.97 feet; 19 deg. 43 min. 34 sec. left for 95.26 feet; 63 deg. 41 min. 13 sec. right for 249.19 feet; 32 deg. 43 min. 05 sec. left for 170.97 feet; 22 deg. 07 min. 40 sec. right for 189.25 feet; 22 deg. 42 min. 25 sec. right for 221.28 feet; 14 deg. 15 min. 25 sec. left for 181.58 feet; thence turn 12 deg. 14 min. 55 sec. left and run 209.32 feet along said 60.0 foot easement to the point of beginning of the centerline of aforementioned 80.0 foot segment of said described easement; thence turn 20 deg. 31 min. 46 sec. right and run 1387.96 feet along the centerline of said 80.0 foot easement to a point of intersection with the centerline of a 60.0 foot easement set forth in the recorded plat of a subdivision known as Chelsea - 240, said easement also described in Book 283 at pages 482-484. Being situated in Shelby County, Alabama.

{For the Grantees' reference only:
The subject property has been known as
Parcel Id # 15-6-13-0-000-013.003}


20120411000124790 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
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