

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Michael W. Taunton and Karen Taunton  
1152 Whisenhunt Road  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Million Seven Hundred Seven Thousand Ten and 00/100 (\$1,707,010.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Fred and Brenda Friedman Family Partnership LTD, an Alabama limited partnership** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael W. Taunton and Karen Taunton**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

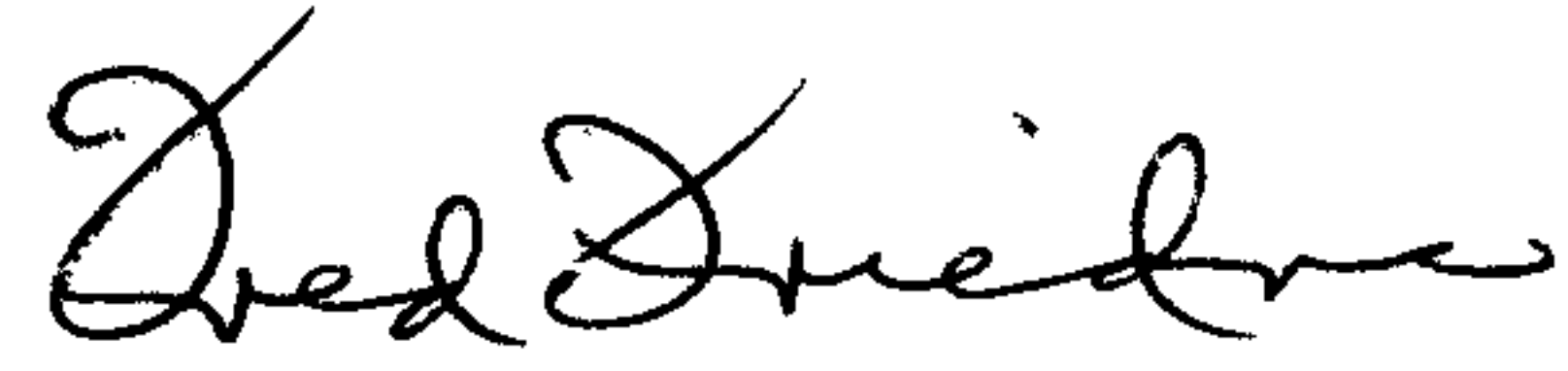
**See Exhibit "A" attached hereto and made a part hereof for legal description**

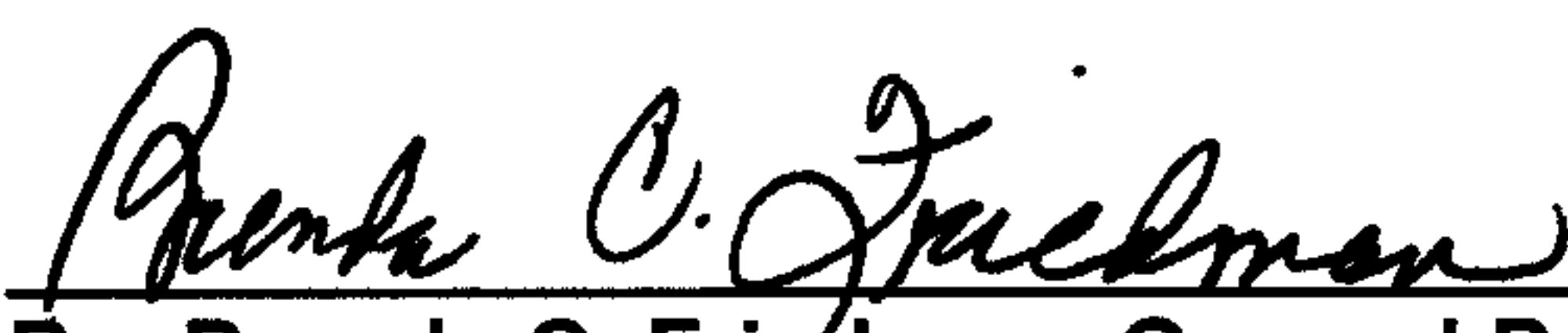
Subject To:  
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as here in above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **21st** day of **September, 2017**.

Fred and Brenda Friedman Family  
Partnership LTD  
  
By: Fred Friedman, General Partner


Fred and Brenda Friedman Family  
Partnership LTD  
  
By: Brenda C. Friedman, General Partner

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fred Friedman and Brenda C. Friedman, General Partners of the Fred and Brenda Friedman Family Partnership LTD, an Alabama limited partnership, 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 Instrument, they, in their capacity as such general partners and with full authority executed the same voluntarily for and as the act of said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of September, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019

Shelby County, AL 10/10/2017  
State of Alabama  
Deed Tax: \$1707.50

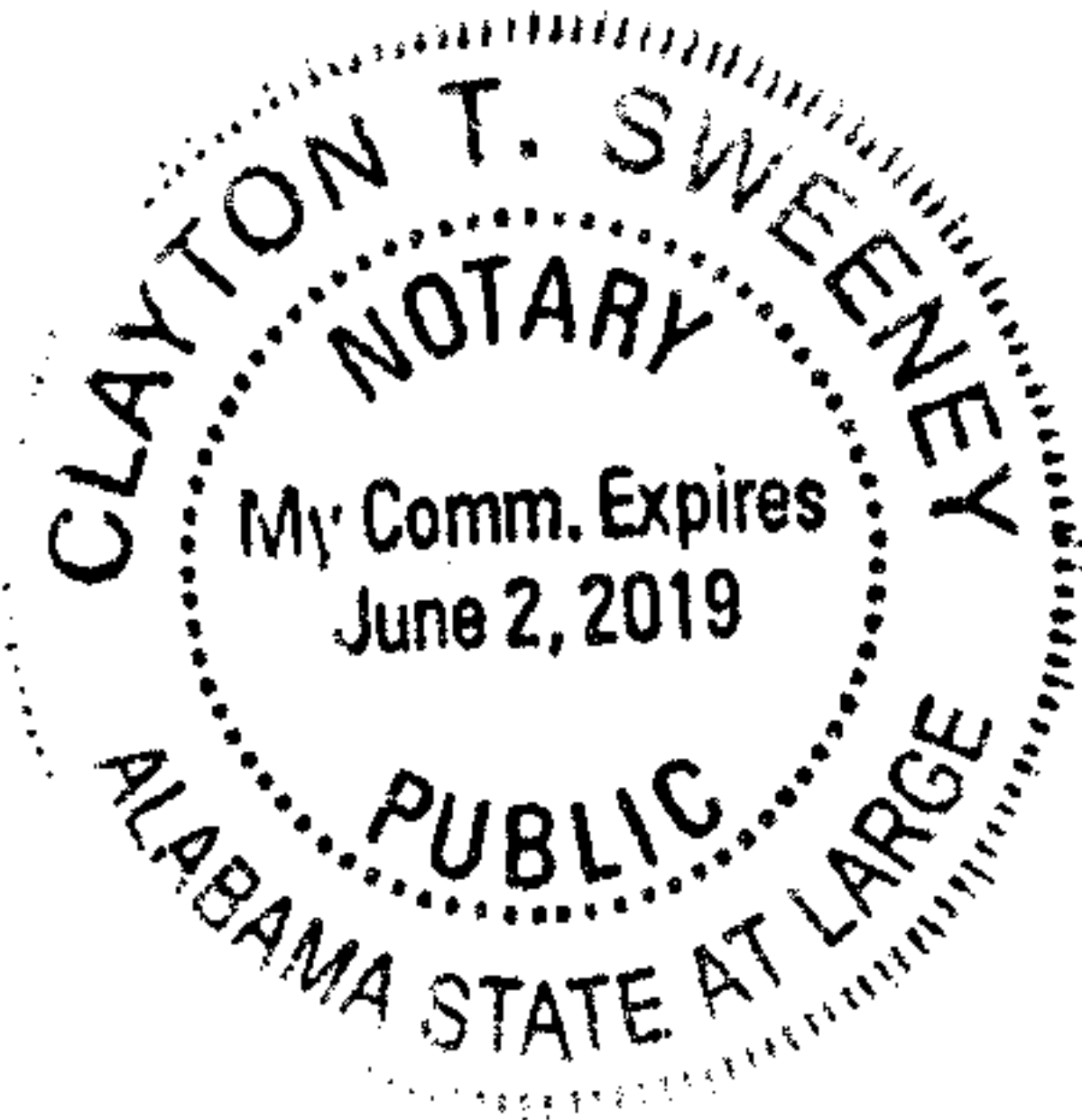




Exhibit "A"

TRACT 1:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 23 minutes 23 seconds West, a distance of 684.74 feet to the point of beginning; thence continue along the last described course, a distance of 346.41 feet; thence South 01 degrees 38 minutes 08 seconds West, a distance of 2383.02 feet; thence South 89 degrees 33 minutes 53 seconds East, a distance of 491.26 feet to the approximate centerline of Yellow Leaf Creek; thence North 05 degrees 12 minutes 40 seconds West and leaving said approximate centerline of Yellow Leaf Creek, a distance of 39.99 feet; thence North 02 degrees 31 minutes 57 seconds East, a distance of 720.00 feet thence North 21 degrees 58 minutes 20 seconds West, a distance of 117.97 feet; thence North 14 degrees 36 minutes 13 seconds West, a distance of 108.07 feet; thence North 02 degrees 31 minutes 57 seconds East a distance of 1529.15 feet to the Westerly right of way line of Whisenhunt Road and the beginning of a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 01 degrees 04 minutes 04 seconds, and subtended by a chord which bears North 65 degrees 00 minutes 49 seconds West, and a chord distance of 33.55 feet; thence along the arc of said curve and said right of way line, a distance of 33.55 feet to a reverse curve to the right, having a radius of 1275.00 feet; a central angle of 10 degrees 14 minutes 05 seconds, and subtended by a chord which bears North 64 degrees 37 minutes 38 seconds West, and a chord distance of 227.45 feet; thence along the arc of said curve and said right of way line, a distance of 227.75 feet; thence North 59 degrees 30 minutes 35 seconds West, and along said right of way line, a distance of 235.90 feet to the point of beginning.

TRACT 2:

A parcel of land situated in Section 1, Township 20 South, Range 1 West, Section 2, Township 20 South, Range 1 West, and Section 35, Township 19 South, Range 1 West, all in Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence North 88 degrees 19 minutes 46 seconds East, a distance of 2732.82 feet to the NE corner of the SE 1/4 of the SE 1/4 of said Section 35; thence South 01 degrees 22 minutes 07 seconds East, a distance of 1320.67 feet to the SE corner of said Section 35; thence South 00 degrees 55 minutes 16 seconds West, a distance of 1334.87 feet to the SE corner of the NE 1/4 of the NE 1/4 of above said Section 2; thence North 88 degrees 55 minutes 28 seconds East, a distance of 1305.75 feet to the NE corner of the SW 1/4 of the NW 1/4 of above said Section 1; thence South 00 degrees 36 minutes 51 second West, a distance of 1199.37 feet; thence South 00 degrees 36 minutes 07 seconds West, a distance of 598.03 feet; thence South 00 degrees 45 minutes 48 seconds West, a distance of 240.88 feet; thence North 83 degrees 45 minutes 21 seconds West, a distance of 563.79 feet; thence North 88 degrees 29 minutes 14 seconds West, a distance of 60.80 feet to the approximate centerline of Yellow Leaf Creek, all further calls will be along said centerline until otherwise noted; thence South 75 degrees 50 minutes 19 seconds West, a distance of 109.72 feet; thence South 69 degrees 53 minutes 19 seconds West, a distance of 208.07 feet; thence South 28 degrees 57 minutes 41 seconds West, a distance of 64.45 feet; thence South 70 degrees 17 minutes 11 seconds East, a distance of 108.57 feet; thence South 15 degrees 37 minutes 14 seconds East, a distance of 102.52 feet; thence South 49 degrees 35 minutes 33 seconds West, a distance of 331.85 feet; thence South 25 degrees 45 minutes 37 seconds East, a distance of 55.41 feet; thence South 04 degrees 05 minutes 38 seconds East, a distance of 77.47 feet; thence South 52 degrees 37 minutes 42 seconds West, a distance of 493.34 thence South 49 degrees 13 minutes 45 seconds West, a distance of 292.17 feet; thence 69 degrees 24 minutes 44 seconds West, a distance of 210.57 feet; thence North 89 degrees 40 minutes 02 seconds West, a distance of 252.99 feet; thence North 80 degrees 55 minutes 21 seconds West, a distance of 105.43 feet; thence North 34 degrees 15 minutes 26 seconds West, a distance of 318.65 feet; thence North 00 degrees 32 minutes 40 seconds East, a distance of 67.10 feet; thence North 20 degrees 54 minutes 28 seconds East, a distance of 211.93 feet; thence North 01 degrees 11 minutes 17 seconds West, a distance of 120.34 feet; thence North 64 degrees 42




minutes 31 seconds West, a distance of 79.94 feet; thence North 33 degrees 00 minutes 13 seconds West, a distance of 70.02 feet; thence North 05 degrees 23 minutes 15 seconds East, a distance of 146.42 feet; thence North 02 degrees 53 minutes 44 seconds East, a distance of 367.66 feet; thence North 09 degrees 25 minutes 21 seconds East, a distance of 225.07 feet; thence North 07 degrees 55 minutes 31 seconds West, a distance of 111.86 feet; thence North 74 degrees 58 minutes 41 seconds East and leaving said approximate centerline of Yellow Leaf Creek, a distance of 97.56 feet; thence North 00 degrees 59 minutes 03 seconds East, a distance of 1494.09 feet; thence North 88 degrees 38 minutes 25 seconds East, a distance of 6.73 feet to the Southwesterly right of way line of Whisenhunt Road and the beginning of a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 24 degrees 28 minutes 05 seconds, and subtended by a chord which bears South 34 degrees 07 minutes 26 seconds East, and a chord distance of 95.36 feet; thence along the arc of said curve and said right of way line, a distance of 96.09 feet; thence South 21 degrees 53 minutes 24 seconds East and along said right of way line, a distance of 89.23 feet to a curve to the left having a radius of 200.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, and subtended by a chord which bears South 36 degrees 12 minutes 15 seconds East, and a chord distance of 98.90 feet; thence along the arc of said curve and said right of way line, a distance of 99.93 feet; thence South 50 degrees 31 minutes 06 seconds East and along said right of way line, a distance of 78.25 feet to a curve to the right, having a radius of 275.00 feet, a central angle of 04 degrees 48 minutes 09 seconds, and subtended by a chord which bears South 48 degrees 07 minutes 01 seconds East, and a chord distance of 23.04 feet; thence along the arc of said curve and said right of way line, a distance of 23.05 feet; thence South 45 degrees 42 minutes 57 seconds East, a distance of 144.39 feet; thence North 44 degrees 17 minutes 03 seconds East, a distance of 50.00 feet to the Northeasterly right of way line of Whisenhunt Road; thence North 45 degrees 42 minutes 57 seconds West and along said right of way line, a distance of 144.39 feet to a curve to the left, having a radius of 325.00 feet, a central angle of 04 degrees 48 minutes 09 seconds, and subtended by a chord which bears North 48 degrees 07 minutes 01 seconds West, and a chord distance of 27.23 feet; thence along the arc of said curve and said right of way line, a distance of 27.24 feet; thence North 50 degrees 31 minutes 06 seconds West, and along said right of way line, a distance of 78.25 feet to a curve to the right, having a radius of 150.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, and subtended by a chord which bears North 36 degrees 12 minutes 15 seconds West, and a chord distance of 74.17 feet; thence along the arc of said curve and along said right of way line, a distance of 74.95 feet; thence North 21 degrees 53 minutes 24 seconds West and along said right of way line, a distance of 89.23 feet to a curve to the left, having a radius of 275.00 feet, a central angle of 21 degrees 12 minutes 25 seconds, and subtended by a chord which bears North 32 degrees 29 minutes 36 seconds West, and a chord distance of 101.21 feet; thence along the arc of said curve and said right of way line, a distance of 101.79 feet; thence North 00 degrees 49 minutes 38 seconds East, and leaving said right of way line, a distance of 1307.04 feet; thence South 88 degrees 25 minutes 40 seconds West, a distance of 367.43 feet; thence South 56 degrees 22 minutes 09 seconds East, a distance of 23.54 feet to a curve to the right, having a radius of 37.43 feet, a central angle of 37 degrees 18 minutes 52 seconds and subtended by a chord which bears South 40 degrees 08 minutes 42 seconds East, and a chord distance of 23.95 feet; thence along the arc of said curve, a distance of 24.37 feet to a reverse curve to the left, having a radius of 125.54 feet, a central angle of 14 degrees 58 minutes 29 seconds, and subtended by a chord which bears South 26 degrees 14 minutes 58 seconds East, and a chord distance of 32.72 feet; thence along the arc of said curve, a distance of 32.81 feet to a reverse curve to the right, having a radius of 52.91 feet, a central angle of 36 degrees 31 minutes 24 seconds, and subtended by a chord which bears South 11 degrees 11 minutes 02 seconds East, and a chord distance of 33.16 feet; thence along the arc of said curve, a distance of 33.73 feet to a compound curve to the right, having a radius of 769.33 feet, a central angle of 05 degrees 49 minutes 35 seconds, and subtended by a chord which bears South 09 degrees 42 minutes 07 seconds West, and a chord distance of 78.20 feet; thence along the arc of said curve, a distance of 78.23 feet to a reverse curve to the left, having a radius of 480.54 feet, a central angle of 09 degrees 54 minutes 28 seconds, and subtended by a chord which bears South 08 degrees 27 minutes 50 seconds, and a chord distance of 82.99 feet; thence along the arc of said curve, a distance of 83.10 feet to a compound curve to the left,



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having a radius of 175.36 feet, a central angle of 39 degrees 56 minutes 52 seconds, and subtended by a chord which bears South 17 degrees 14 minutes 53 seconds East, and a chord distance of 119.80 feet; thence along the arc of said curve, a distance of 122.26 feet to a reverse curve to the right, having a radius of 98.41 feet, a central angle of 19 degrees 07 minutes 18 seconds, and subtended by a chord which bears South 28 degrees 49 minutes 02 seconds East, and a chord distance of 32.69 feet; thence along the arc of said curve, a distance of 32.84 feet to a reverse curve to the left, having a radius of 112.77 feet a central angle of 29 degrees 44 minutes 54 seconds, and subtended by a chord which bears South 30 degrees 42 minutes 29 seconds East, and a chord distance of 57.90 feet; thence along the arc of said curve, a distance of 58.55 feet to a compound curve to the left, having a radius of 1167.75 feet, a central angle of 05 degrees 22 minutes 48 seconds, and subtended by a chord which bears South 63 degrees 08 minutes 52 seconds East, and a chord distance of 109.61 feet; thence along the arc of said curve, a distance of 109.65 feet to a reverse curve to the right, having a radius of 338.90 feet, a central angle of 08 degrees 45 minutes 06 seconds, and subtended by a chord which bears South 56 degrees 22 minutes 08 seconds East, and a chord distance of 51.72 feet; thence along the arc of said curve, a distance of 51.77 feet; thence South 00 degrees 02 minutes West, a distance of 702.20 feet to the Northerly right of way line of Whisenhunt Road and the beginning of a non-tangent curve to the left, having a radius of 275.00 feet, a central angle of 06 degrees 31 minutes 47 seconds, and subtended by a chord which bears North 74 degrees 44 minutes 13 seconds West, and a chord distance of 31.32 feet; thence along the arc of said curve and said right of way line, a distance of 31.34 feet; thence North 78 degrees 00 minutes 06 seconds West and along said right of way line, a distance of 179.34 feet to a curve to the right, having a radius of 1250.00 feet, a central angle of 07 degrees 29 minutes 23 seconds, and subtended by a chord which bears North 74 degrees 15 minutes 25 seconds West, and a chord distance of 163.28 feet; thence along the arc of said curve and said right of way line, a distance of 163.40 feet; thence North 70 degrees 30 minutes 43 seconds West and along said right of way line, a distance of 170.68 feet to a curve to the left, having a radius of 2025.00 feet, a central angle of 04 degrees 10 minutes 13 seconds, and subtended by a chord which bears North 72 degrees 35 minutes 50 seconds West, and a chord distance of 147.36 feet; thence along the arc of said curve and said right of way line, a distance of 147.39 feet; thence North 74 degrees 40 minutes 56 seconds West and along said right of way line, a distance of 148.20 feet to a curve to the right, having a radius of 975.00 feet, a central angle of 13 degrees 28 minutes 31 seconds, and subtended by a chord which bears North 67 degrees 56 minutes 41 seconds West, and a chord distance of 228.78 feet; thence along the arc of said curve and said right of way line, a distance of 229.31 feet; thence North 61 degrees 12 minutes 25 seconds West, and along said right of way line, a distance of 89.34 feet to a curve to the left, having a radius of 1850.00 feet, a central angle of 05 degrees 56 minutes 46 seconds, and subtended by a chord which bears North 64 degrees 10 minutes 48 seconds West, and a chord distance of 191.90 feet; thence along the arc of said curve and said right of way line, a distance of 191.99 feet to a reverse curve to the right, having a radius of 1225.00 feet, a central angle of 10 degrees 19 minutes 08 seconds, and subtended by a chord which bears North 66 degrees 13 minutes 02 seconds West, and a chord distance of 220.33 feet; thence along the arc of said curve and said right of way line, a distance of 220.62 feet; thence North 61 degrees 03 minutes 28 seconds West and along said right of way line, a distance of 270.38 feet to a curve to the right, having a radius of 1475.00 feet, a central angle of 09 degrees 13 minutes 13 seconds, and subtended by a chord which bears North 56 degrees 26 minutes 51 seconds West, and a chord distance of 237.11 feet thence along the arc of said curve and said right of way line, a distance of 237.36 feet; thence North 51 degrees 50 minutes 15 seconds and along said right of way line, a distance of 48.60 feet to a curve to the left, having a radius of 460.00 feet, a central angle of 23 degrees 57 minutes 54 seconds, and subtended by a chord which bears North 63 degrees 49 minutes 12 seconds West, and a chord distance of 191.00 feet; thence along the arc of said curve and said right of way line, a distance of 192.40 feet; thence North 75 degrees 48 minutes 09 seconds West and along said right of way line, a distance of 39.57 feet; thence North 00 degrees 01 minutes 19 seconds West and leaving said right of way line, a distance of 355.61 feet; thence North 88 degrees 15 minutes 50 seconds East, a distance of 450.01 feet; thence North 00 degrees 25 minutes 42 seconds West, a distance of 1215.05 feet to the point of beginning.

  
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LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

Part of the Northeast 1/4 of Northeast 1/4 of Section 2, Township 20 South, Range 1 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Section 2; thence in a Westerly direction along North boundary of said Quarter-Quarter Section, 420.69 feet for the point of beginning of a tract of land herein described; thence continuing in straight line in Westerly direction along last mentioned course, 504.83 feet; thence turning an angle of 87 degrees 36 minutes 02 seconds to the left in Southerly direction 1,331.03 feet to the point of intersection with the South boundary of said Quarter-Quarter Section; thence turning an angle of 92 degrees 11 minutes 13 seconds to the left in an Easterly direction along South boundary of said Quarter-Quarter Section, 503.94 feet; thence turn an angle of 87 degrees 46 minutes 35 seconds to the left in Northerly direction 1,332.96 feet to the point of beginning.

  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Fred and Brenda Friedman  
Family Partnership LTD

Grantee's Name Michael W. Taunton and  
Karen Taunton

Mailing Address 3417 Oak Canyon Drive  
Birmingham, AL 35243

Mailing Address 1152 Whisenhunt Road  
Chelsea, AL 35043

Property Address Whisenhunt Road  
Chelsea, AL 35043  
286.93 Acres

Date of Sale September 21, 2017

Total Purchase Price \$ 1,707,010.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value  
☐ Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  
Fred and Brenda Friedman Family Partnership LTD

Date \_\_\_\_\_

Print Fred Friedman and Brenda C. Friedman, General Partners

Unattested

(verified by)

Sign

*Fred Friedman Brenda C. Friedman*

(Grantor/Grantee/Owner/Agent) circle one



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