

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by: Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Fred H. Friedman
~~1601 Whisenhunt Road~~
~~Shelby County, AL 35043~~

3417-OAK CANYON DR.
BIRMINGHAM, AL
35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the exchange of lands of equal value and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Fred H. Friedman and wife, Brenda C. Friedman, individually; and Fred H. Friedman and Brenda C. Friedman, as General Partners of the Fred and Brenda Friedman Family Partnership, LTD, an Alabama Limited Partnership

(herein referred to as grantor) grant, bargain, sell and convey unto

Fred H. Friedman and wife, Brenda C. Friedman


2017102700039017C 1/4 \$92.00
Shelby Cnty Judge of Probate, AL
10/27/2017 01:49:27 PM FILED/CERT

(herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

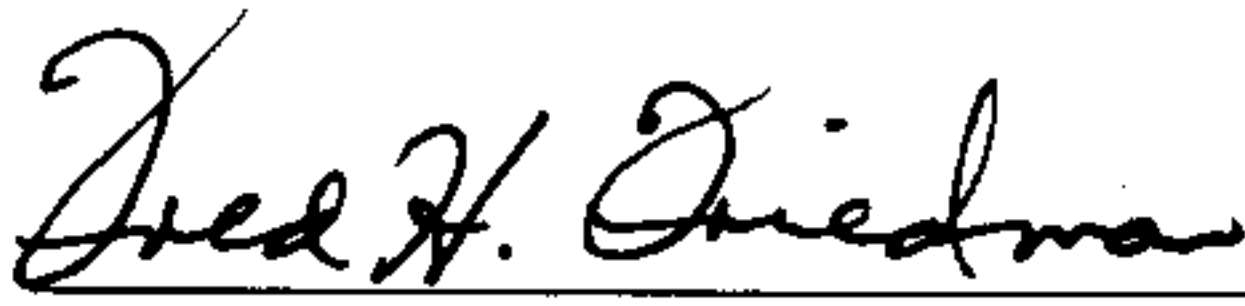
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

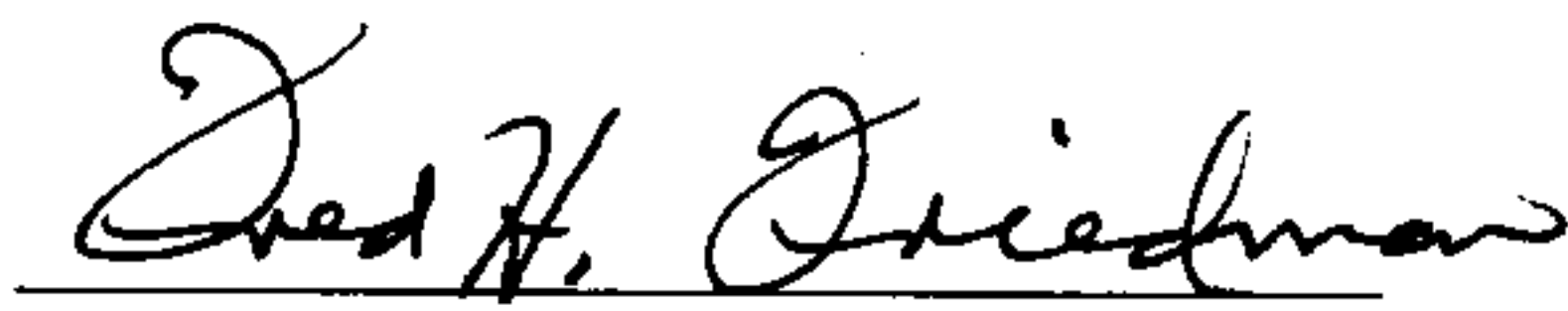
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of October, 2017.


Fred H. Friedman


Brenda C. Friedman

FRED AND BRENDA FRIEDMAN FAMILY PARTNERSHIP, LTD,
An Alabama limited partnership


By : Fred H. Friedman, General Partner


by: Brenda C. Friedman, General Partner

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 47 minutes 15 seconds West, a distance of 974.50 feet to the point of beginning; thence South 02 degrees 31 minutes 56 seconds West, a distance of 159.73 feet; thence South 76 degrees 31 minutes 33 seconds West, a distance of 211.79 feet to the approximate centerline of Yellow Leaf Creek, all further calls will be along said centerline until otherwise noted; thence South 64 degrees 59 minutes 23 seconds West, a distance of 200.26 feet; thence South 33 degrees 27 minutes 45 seconds West, a distance of 105.90 feet; thence North 17 degrees 59 minutes 04 seconds West, a distance of 121.64 feet; thence North 52 degrees 22 minutes 33 seconds West, a distance of 43.96 feet; thence South 82 degrees 37 minutes 24 seconds West, a distance of 99.92 feet; thence South 21 degrees 47 minutes 43 seconds West, a distance of 57.90 feet; thence South 33 degrees 11 minutes 24 seconds West, a distance of 65.23 feet; thence South 70 degrees 23 minutes 52 seconds West, a distance of 26.21 feet; thence North 72 degrees 07 minutes 29 seconds West, a distance of 35.36 feet; thence North 48 degrees 22 minutes 29 seconds West, a distance of 40.92 feet; thence North 24 degrees 12 minutes 45 seconds West, a distance of 54.58 feet; thence South 78 degrees 29 minutes 06 seconds West, a distance of 147.23 feet; thence South 57 degrees 04 minutes 51 seconds West, a distance of 142.62 feet; thence South 27 degrees 14 minutes 19 seconds West, a distance of 92.46 feet; thence South 41 degrees 53 minutes 43 seconds West, a distance of 245.66 feet; 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 Southerly right of way line of Whisenhunt Rod, all further calls will be along said right of way until otherwise noted, said point being the beginning of a non-tangent curve to the right, having a radius of 1800.00 feet, a central angle of 04 degrees 49 minutes 14 seconds, and subtended by a chord which bears South 62 degrees 04 minutes 10 seconds East, and a chord distance of 151.40 feet; thence along the arc of said curve, a distance of 151.44 feet; thence South 59 degrees 39 minutes 33 seconds East, a distance of 89.34 feet to the beginning of a curve to the left, having a radius of 1025.00 feet, a central angle of 13 degrees 28 minutes 31 seconds, and subtended by a chord which bears South 66 degrees 23 minutes 48 seconds East, and a chord distance of 240.51 feet; thence along the arc of said curve, a distance of 241.07 feet; thence South 73 degrees 08 minutes 03 seconds East, a distance of 148.20 feet to the beginning of a curve to the right, having a radius of 1975.00 feet, a central angle of 04 degrees 10 minutes 13 seconds, and subtended by a chord which bears South 71 degrees 02 minutes 57 seconds East, and a chord distance of 143.72 feet; thence along the arc of said curve, a distance of 143.75 feet; thence South 68 degrees 57 minutes 51 seconds East, a distance of 170.68 feet to the beginning of a curve to the left, having a radius of 1300.00 feet, a central angle of 07 degrees 29 minutes 23 seconds, and subtended by a chord which bears South 72 degrees 42 minutes 32 seconds East, and a chord distance of 169.81 feet; thence along the arc of said curve, a distance of 169.93 feet; thence South 76 degrees 27 minutes 13 seconds East, a distance of 179.35 feet to the beginning of a curve to the right, having a radius of 225.00 feet, a central angle of 26 degrees 58 minutes 38 seconds, and subtended by a chord which bears South 62 degrees 57 minutes 54 seconds, and a chord distance of 104.96 feet; thence along the arc of said curve, a distance of 105.94 feet; thence South 02 degrees 31 minutes 56 seconds West, and leaving said right of way line, a distance of 1345.08 feet to the point of beginning.



20171027000390170 2/4 \$92.00
Shelby Cnty Judge of Probate, AL
10/27/2017 01:49:27 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY)

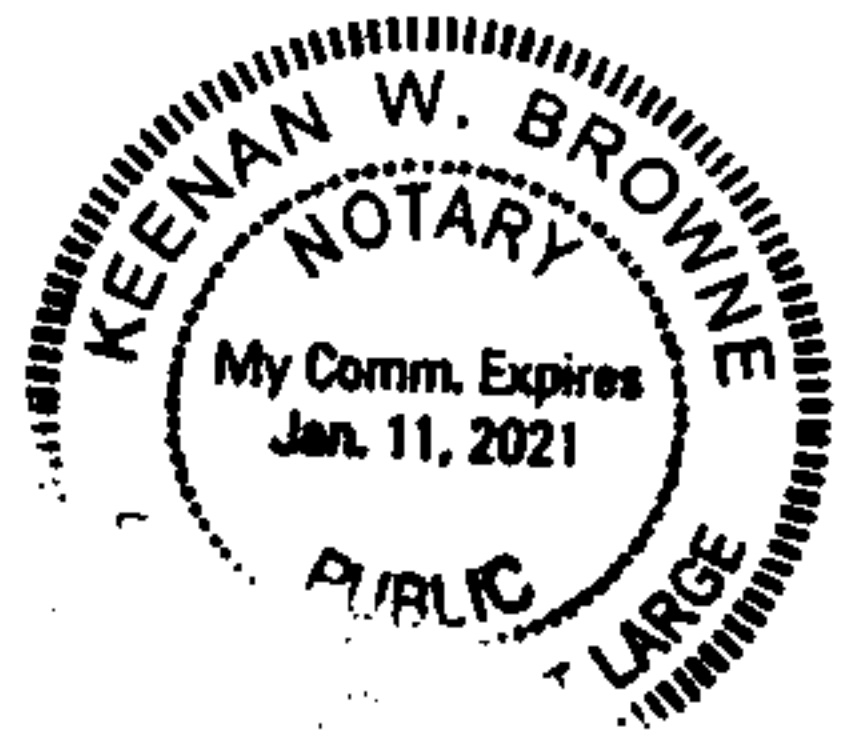
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Fred H. Friedman and wife, Brenda C. Friedman**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2017.



Notary Public


My commission expires: 1/11/2021



STATE OF ALABAMA
COUNTY OF SHELBY)

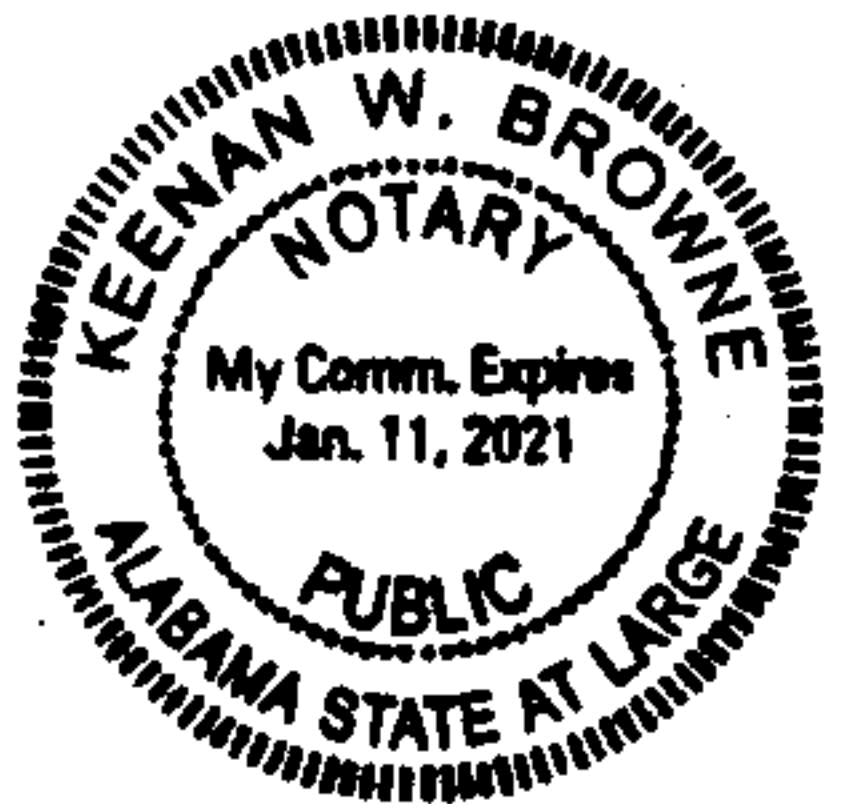
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Fred H. Friedman and Brenda C. Friedman**, whose names as General Partners of the Fred and Brenda Friedman Family Partnership, LTD., an Alabama limited partnership, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said partnership.


Given under my hand and official seal this 6th day of October, 2017.



Notary Public

My commission expires: 1/11/2021




20171027000390170 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
10/27/2017 01:49:27 PM FILED/CERT

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 H. Friedman	Grantee's Name	Fred H. Friedman
Mailing Address	_____	Mailing Address	Brenda C. Friedman
	_____		_____
	_____		_____
Property Address	1152 Whisenhunt Road	Date of Sale	_____
	Chelsea, AL 35043	Total Purchase Price	242
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	242 \$66,000.00

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	_____ Appraisal
_____ Sales Contract	<input checked="" type="checkbox"/> Other
_____ Closing Statement	_____

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 of 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).

Date 10/6/17

Print Fred H. Friedman

Unattested

Sign

Fred H. Friedman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20171027000390170 4/4 \$92.00
Shelby Cnty Judge of Probate, AL
10/27/2017 01:49:27 PM FILED/CERT

Form RT-1