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

Send Tax Notice To:
Round Too Investments, LLC
120 Bishop Circle
Pelham, AL 35043

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Million Thousand and 00/100 ($3,000,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **The Frank and Fred Friedman Family Foundation, an Alabama nonprofit corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Round Too Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, 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 2020 and subsequent years not yet due and payable until October 1, 2020.

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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **1st** day of **October, 2019.**

The Frank and Fred Friedman Family Foundation

Fred Friedman, President

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fred Friedman, whose name as President of The Frank and Fred Friedman Family Foundation, an Alabama nonprofit corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 06-02-2023

Shelby County, AL 10/10/2019
State of Alabama
Deed Tax:$3000.00

CLAYTON T. SWEENEY NOTARY PUBLIC ALABAMA STATE AT LARGE
My Comm. Expires June 2, 2023

EXHIBIT "A"

TRACT I:
From a 3/4-inch crimped pipe at the NW corner of Section 1, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence South along the West boundary of said Section 1 and along a white painted line a distance of 1334.69 feet to a 1/2-inch rebar at the SW corner of the NW 1/4 of NW 1/4, according to sized Section 1, Township 20 South, Range 1 West; thence turn 91 degrees 57 minutes 54 seconds left and run 1305.85 feet along the accepted South boundary of said NW 1/4 of NW 1/4 and along a white painted line to a 1/2-inch rebar accepted as the SW corner of the NE 1/4 of NW 1/4 of said Section 1; thence turn 00 degrees 01 minutes 55 seconds right and run 1307.69 feet along the accepted South boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar accepted as the SE corner of said NE 1/4 of NW 1/4; thence turn 91 degrees 25 minutes 28 seconds left and run 205.31 feet along an accepted segment of the East boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar; thence turn 03 degrees 17 minutes 14 seconds right and run 1128.49 feet along an accepted segment of the East boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar at the SE corner of the SE 1/4 of SW 1/4, according to sized Section 36, Township 19 South, Range 1 West; thence turn 03 degrees 46 minutes 11 seconds left and run 1061.98 feet along an accepted property line and along a blue painted line to a 1/2-inch rebar; thence turn 86 degrees 32 minutes 39 seconds left and run 444.65 feet along an accepted property line and along a white and blue painted line to a 1/2 rebar; thence turn 92 degrees 07 minutes 59 seconds right and run 229.26 feet along an accepted property line and along a white and blue painted line to a 1/2-inch rebar; thence turn 93 degrees 23 minutes 15 seconds left and run 350.18 feet along an accepted property line and along a white and blue painted line to a 1/2-inch rebar; thence continue along said course and along a white painted line a distance of 582.65 feet to a 1/2-inch rebar; thence turn 91 degrees 30 minutes 43 seconds right and run 1303.15 feet along an accepted property line and along a white painted line to a 1/2-inch rebar; thence turn 00 degrees 09 minutes 48 seconds left and run 488.54 feet along an accepted property line and along a blue painted line to a 1/2-inch rebar; thence turn 00 degrees 05 minutes 24 seconds right and run 1280.37 feet along an accepted property line and along a blue painted line to a 1/2-inch pipe; thence turn 00 degrees 01 minutes 30 seconds left and run 118.77 feet along an accepted property line and along a white and blue painted line to a 1/2-inch pipe on the Southerly boundary of Shelby County Highway #439 (60-foot right of way); thence turn 49 degrees 39 minutes 30 seconds left and run 234.70 feet along said highway boundary to a 3/8-inch rebar and the following courses; 04 degrees 55 minutes 08 seconds left for 80.83 feet; 04 degrees 44 minutes 19 seconds left for 561.71 feet; 16 degrees 56 minutes 29 seconds left for 66.06 feet; 20 degrees 23 minutes 49 seconds left for 146.10 feet; 03 degrees 30 minutes 48 seconds left for 153.48 feet; 22 degrees 42 minutes 27 seconds right for 88.72 feet; 22 degrees 44 minutes 39 seconds right for 51.95 feet; 24 degrees 16 minutes 47 seconds left for 103.67 feet; thence turn 21 degrees 15 minutes 29 seconds left and run 34.70 feet along said highway boundary to a 1/2-inch crimped pipe on the accepted West boundary of the NW 1/4 of NW 1/4 of Section 36, Township 19 South, Range 1 West; thence turn 79 degrees 54 minutes 22 seconds left and run 1102.00 feet along the accepted West boundary of said NW 1/4 of NW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NE corner of the SE 1/4 of NE 1/4 of Section 35, Township 19 South, Range 1 West; thence turn 87 degrees 59 minutes 48 seconds right and run 1334.94 feet along the accepted North boundary of said SE 1/4 of NE 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NW corner of said SE 1/4 of NE 1/4; thence turn 88 degrees 01 minutes 39 seconds left and run 1327.39 feet along the accepted West boundary of said SE1/4 of NE 1/4 and along a white and blue painted line to a 1/2-inch rebar accepted as the NE corner of the NW 1/4 of SE 1/4 of said Section 35; thence turn 88 degrees 00 minutes 47 seconds right and run 1334.60 feet along the accepted North boundary of said NW 1/4 of SE 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NE corner of the NE 1/4 of SW 1/4 of said Section 35; thence turn 00 degrees 00 minutes 46 seconds left and run 1333.44 feet along the accepted North boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NW corner of said NE 1/4 of SW 1/4; thence turn 88 degrees

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05 minutes 37 seconds left and run 664.23 feet along an accepted segment of the West boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe; thence turn 00 degrees 46 minutes 08 seconds left and run 658.59 feet along an accepted segment of the West boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a pine knot in a rock pile accepted as the SW corner of said NE 1/4 of SW 1/4; thence turn 91 degrees 27 minutes 27 seconds left and run 1366.28 feet along the accepted South boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to an angle iron; thence turn 09 degrees 33 minutes 43 seconds right and run 25.15 feet to a 1-inch rebar accepted as the SW corner of the NW 1/4 of SE 1/4 of Section 35, Township 19 South, Range 1 West; thence turn 09 degrees 25 minutes 45 seconds left and run 1366.27 feet along the accepted South boundary of said NW 1/4 of SE 1/4 and along a white painted line to a point at the SW corner of the NE 1/4 of SE 1/4 according to sized Section 35, Township 19 South, Range 1 West; thence turn 00 degrees 00 minutes 36 seconds left and run 1366.32 feet along the South boundary of said NE 1/4 of SE 1/4 and along a white painted line to a 1/2-inch slick pin at the NW corner of the SW 1/4 of SW 1/4 according to sized Section 36, Township 19 South, Range 1 West; thence turn 90 degrees 18 minutes 39 seconds right and run 1320.73 feet along the West boundary of said SW 1/4 of SW 1/4 to the point of beginning of herein described parcel of land.
Situated in the N 1/2 of NW 1/4 of Section 1, Township 20 South, Range 1 West, and the W 1/2 of Section 36, Township 19 South, Range 1 West, and the SE 1/4 of NE 1/4 and the N 1/2 of SE 1/4 and the NE 1/4 of SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama.
Together with permanent rights of access, ingress and egress to Shelby County Highway 439, as it now exists or as it may be altered or widened in the future, from any portion of the area between the North line of the property described hereinabove in the NW 1/4 of NW 1/4, Section 36, Township 19 South, Range 1 West, Shelby County, Alabama.
Also, an easement for utilities along said Shelby County Highway 439.

TRACT II:
From an iron pin accepted as the SW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, being the point of beginning of the herein described parcel of land, run thence North along the accepted West boundary of said NE 1/4 of SW 1/4, a distance of 1316.0 feet to the accepted NW corner thereof; thence turn 86 degrees 49 minutes 07 seconds right and run 582.65 feet along the accepted North boundary of said NE 1/4 of SW 1/4; thence turn 93 degrees 09 minutes 03 seconds right and run 1333.70 feet to a point on the accepted South boundary of NE 1/4 of SW 1/4; thence turn 88 degrees 35 minutes 30 seconds right and run 582.65 feet to the point of beginning of herein described parcel of land.
Also, a 30-foot easement for ingress and egress, to-wit:
From the accepted NW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, run thence East along the accepted North boundary of NE 1/4 of SW 1/4 a distance of 582.65 feet to the point of beginning of herein described easement; thence continue along said course a distance of 758.71 feet to the accepted NE corner of said NE 1/4 of SW 1/4; thence continue along said course a distance of 93.81 feet to a point on the Northwesterly boundary of a gravel road; thence turn 147 degrees 27 minutes 30 seconds right and run 55.7 feet along said road boundary; thence turn 32 degrees 32 minutes 30 seconds right and run 47.9 feet to a point on the accepted East boundary of said NE 1/4 of SW 1/4; thence continue along said course a distance of 759.56 feet; thence turn 93 degrees 09 minutes 03 seconds right and run 30.05 feet to the point of beginning of herein described easement.

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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	The Frank and Fred Friedman Family Foundation	Grantee's Name	Round Too Investments, LLC
Mailing Address	3417 Oak Canyon Drive Mountain Brook, AL 35243	Mailing Address	120 Bishop Circle Pelham, AL 35043
Property Address	Metes and Bounds Chelsea, AL 35043	Date of Sale	October 1, 2019
		Total Purchase Price	$ 3,000,000.00
		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 – property tax redemption

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).

Date _____ Print The Frank and Fred Friedman Family Foundation
Fred Friedman, President

_____Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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