



20201020000475390 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/20/2020 09:30:17 AM FILED/CERT

### Warranty Deed

State of Alabama )  
County of Shelby )  
Send Tax Notice To:  
Scott Irwin Friedman  
30 Sir Robin Road  
Waynesboro, VA 22980

This Instrument Prepared by: David C. Skinner, 1025 23rd Street South; Suite 103; Birmingham, AL 35205; (205) 871-9566. No title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS**, that **Scott Irwin Friedman** has been duly and legally appointed by the Probate Court of Tuscaloosa County, Alabama, as Executor of the Will and Estate of Segail Irwin Friedman, deceased, and has duly qualified as such Executor, and is now acting as such Executor and, therefore, as Executor of the Will and Estate of Segail Irwin Friedman, (hereinafter "GRANTOR"), for and in consideration of partial satisfaction of the provisions of the Will and Estate of Segail Irwin Friedman, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, as such Executor, hereby grants, bargains, sells and conveys Scott Irwin Friedman (hereinafter "GRANTEE"), in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

#### Parcel 1

A portion of the West half of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4, Section 9, Township 24, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Begin at an iron pin at the Northwest corner of the West half of the SE1/4 of said Section 9, run thence along the West line of said eighty, South 4° 10' East 2688.7 ft. to the SW corner of said eighty, thence North 86° 30' East 1234.7 ft. to a creek, thence North 38° West 124 ft., thence North 1° West 204 ft., thence North 45° 10' East 247 ft., thence North 31° 40' East 369 ft., thence North 71° 50' East 203 ft., thence North 20° 30' West 64.7 ft., to a road, thence North 52° 10' West 388 ft., thence North 49° 5' West 1790 ft., thence North 37° 15' West 367.5 ft., to point of beginning and containing 61.8 acres more or less.

**Source of Title:** That certain deed of fee simple vesting title in Segail I. Friedman, dated January 7, 1979, and filed for record in the Office of the Judge of the Probate Court of Shelby County, Alabama, on March 11, 1980, and there recorded in Deed Book 325 at Page 422.

#### Parcel 2

Commence at the Northwest corner of the NE1/4 of the SE1/4, Section 9, Township 24 North, Range 15 East, thence run East along the North line of said 1/4-1/4 Section a distance of 1008.20 feet; thence turn an angle of 95 degrees 55 minutes to the right and run a distance of 275.63 feet to a point on the Southeast R/W line of Alabama Highway No. 145 and the point of beginning; thence continue in the same direction a distance of 637.77 feet; thence turn an angle of 22 degrees 17 minutes to the right and run a distance of 991.81 feet to a point on the Northeast R/W line of Shelby County Highway No. 47; thence turn an angle of 105 degrees 01 minutes 34 seconds to the right and run along said R/W a distance of 398.15 feet to the Southeast R/W line of Alabama Highway No. 145; thence turn an angle of 35 degrees 24 minutes 02 seconds to the right and run along said Highway R/W a distance of 143.18 feet; thence turn an angle of 49 degrees 16 minutes 27 seconds to the right and continue along said R/W a distance of 1388.21 feet to the point of beginning. Situated in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4, Section 9, Township 24 North, Range 15 East, St. Stephens, Shelby County, Alabama. According to survey of Frank W. Wheeler, Registered Land Surveyor dated April 19, 1976.

Subject to that certain Ground Lease dated June 3, 2011, as evidenced by a recorded Assignment and Assumption of Ground Lease in the Office of the Judge of the Probate Court of Shelby County, Alabama, on July 17, 2013, and there recorded as Instrument No. 20130717000290080.



**Source of Title:** That certain deed of fee simple vesting title in Segail I. Friedman, dated September 14, 1988, and filed for record in the Office of the Judge of the Probate Court of Shelby County, Alabama, on September 19, 1988, and there recorded in Real Property Book 204 at Page 963.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower, and the right to dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

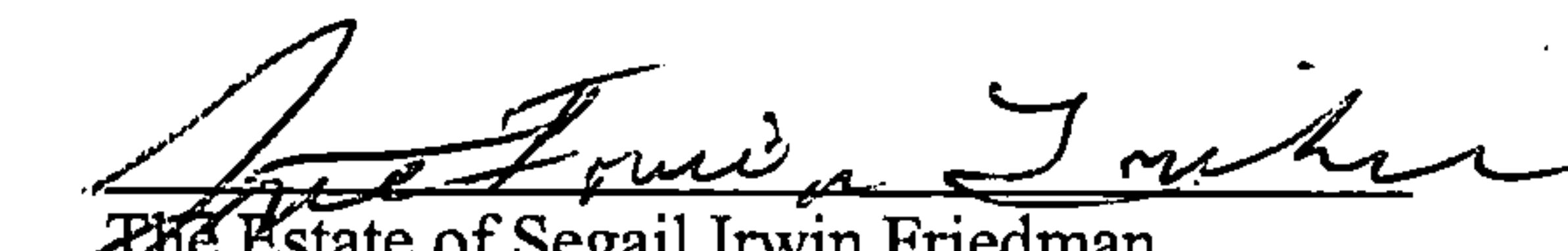
**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise).

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his/her successors, heirs and assigns, forever.

**GRANTOR DOES HEREBY COVENANT**, for the estate, its successors and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTOR HAS HERETO** set his hand and seal on 9/30

SEP 30 2020

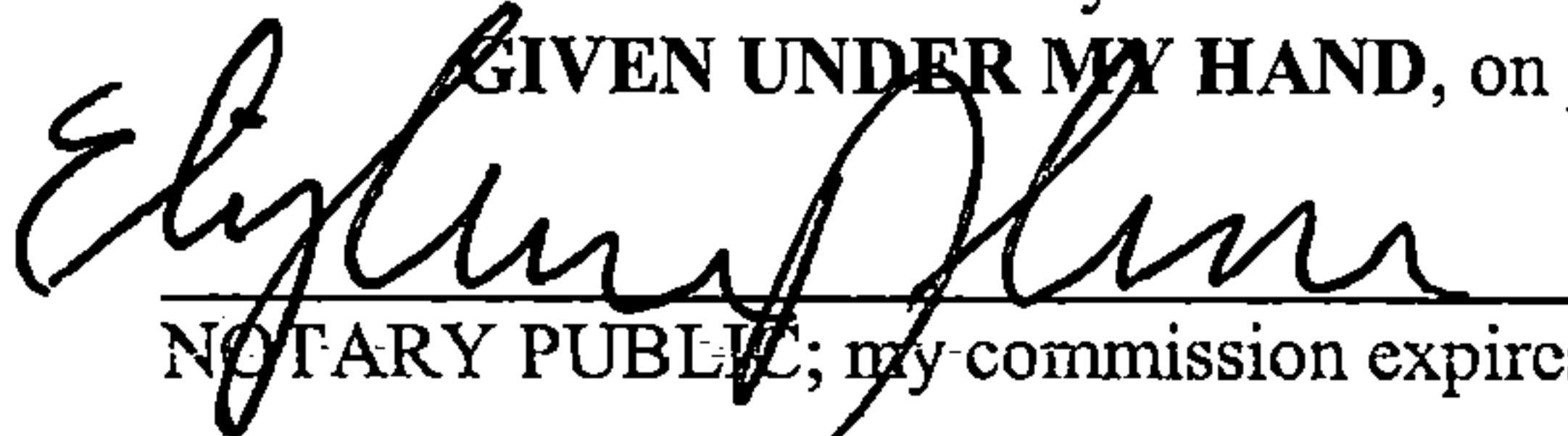
  
The Estate of Segail Irwin Friedman  
By: Scott Irwin Friedman, Executor

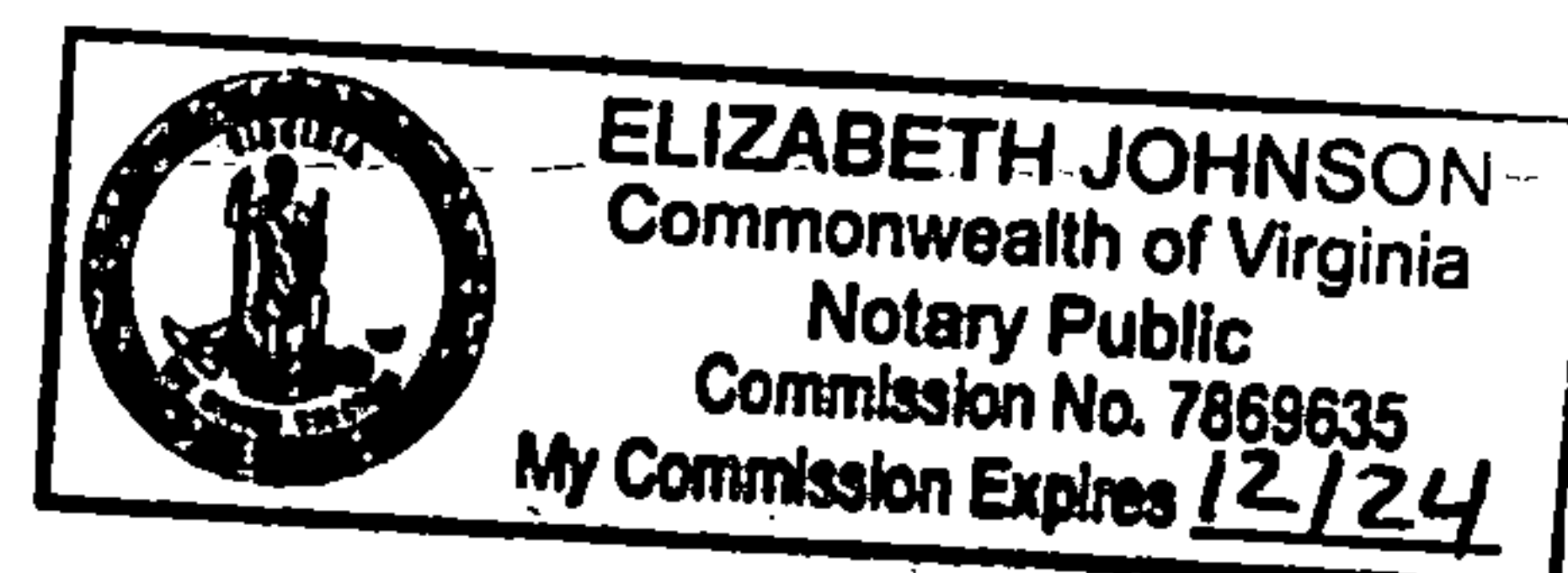
STATE OF ~~ALABAMA~~ Virginia  
COUNTY OF ~~Shelby~~ Augusta

  
20201020000475390 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
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**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Scott Irwin Friedman whose name is signed to the foregoing instrument as the Executor of the Will and Estate of Segail Irwin Friedman, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily and as such Executor on the day and year set forth above.

**GIVEN UNDER MY HAND**, on 9/30

  
NOTARY PUBLIC; my commission expires 12/2024





## 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 Estate of Segail Irwin Friedman  
Mailing Address Scott Irwin Friedman, Executor  
30 Sir Robin Road  
Waynesboro, VA 22980

Grantee's Name Scott Irwin Friedman  
Mailing Address 30 Sir Robin Road  
Waynesboro, VA 22980

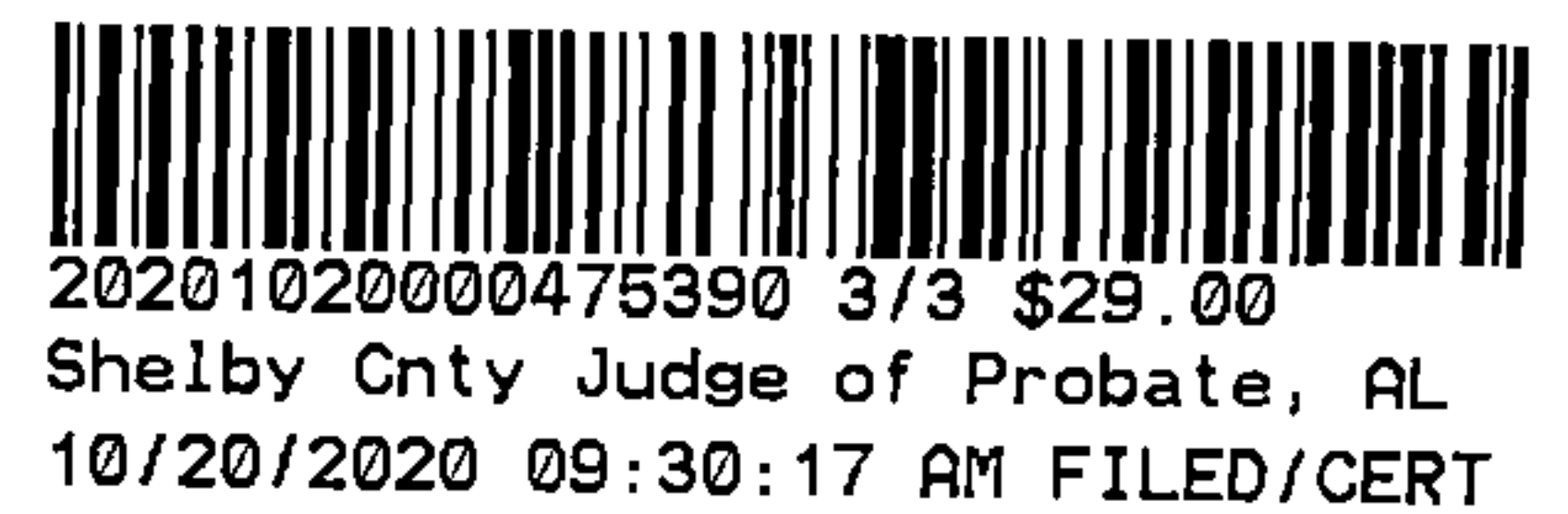
Property Address State Highway 145 Shelby County

Date of Sale September 30, 2020  
Total Purchase Price \$   
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  
☐ 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).

Date 9/30/2020

Print David C. Skinner, agent

☐ Unattested

Sign

(verified by)

Grantor/Grantee/Agent circle one

Form RT-1