

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1999-43346

10/20/1999-43346
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 14.00

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on December 31, 1986, Indian Springs Development Corporation conveyed an undivided two-thirds (2/3) interest in and to that certain parcel of real estate described on Exhibit A (herein the "Real Property") to Rita M. Hudson by Corporate Form Warranty Deed as recorded in Book 118, Page 305, in the Office of the Judge of Probate of Shelby County;

WHEREAS, on December 31, 1986, Indian Springs Development Corporation also conveyed an undivided one-third (1/3) interest in and to the Real Property to David W. Davies, as trustee of the David W. Davies Revocable Trust, by Corporate Form Warranty Deed as recorded in Book 118, Page 303, in the Office of the Judge of Probate of Shelby County;

WHEREAS, on May 21, 1996, David W. Davies and Marion Annabel Davies, as trustees of the David W. Davies Revocable Trust (herein the "Revocable Trust"), believing that the Revocable Trust owned a one-third (1/3) interest in and to the Real Property, conveyed an undivided one-third (1/3) interest in and to the Real Property to Davies Properties, Ltd., an Alabama limited partnership, by Warranty Deed recorded as Inst. # 1997-24056 in the Office of the Judge of Probate of Shelby County;

WHEREAS, on October 5, 1999, Davies Properties, Ltd. discovered that the one-third (1/3) interest in and to the Real Property conveyed by the Revocable Trust on May 21, 1996 had previously been conveyed by the Revocable Trust to Indian Springs Development Company, an Alabama General Partnership, on December 31, 1986 by Warranty Deed recorded in Book 118, Page 307 in the Office of the Judge of Probate of Shelby County; and

WHEREAS, Davies Properties, Ltd. acknowledges that the conveyance of the Real Property to it on May 21, 1996, was in error and desires to correct this error by written instrument filed in the Office of the Judge of Probate of Shelby County.

NOW THEREFORE, premises considered, and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, Davies Properties, Ltd. an Alabama limited partnership (herein referred to as grantor) does by these presents remise, release, and quitclaim unto Indian Springs Development Company, an Alabama general partnership (herein referred to as grantee), all right, title, interest and claim in and to the real estate, situated in Shelby County, Alabama, to wit:

That certain parcel of land together with all improvements located thereon as described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto the grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the said Davies Properties, Ltd. by its general partner, Davies Management Trust, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of October, 1999.

DAVIES PROPERTIES, LTD.

By: **Davies Management Trust**, its general partner

By: David W. Davies
David W. Davies, Trustee

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that David W. Davies whose name is signed to the foregoing conveyance as trustee of the Davies Management Trust and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily for and as the act of the Davies Management Trust the general partner of Davies Properties, Ltd.

Given under my hand and official seal this 14th day of October, 1999.

Chad Michael Cottrell
Notary Public
My commission expires: March 8, 2002

This instrument prepared by:
SIDNEY T. PHILIPS
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203
Telephone: (205) 251-5900

"EXHIBIT A"

Lot 1 in J. H. Barker's Survey of part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 20, Range 2 West and the Northeast Quarter of the Southeast Quarter of Section 1, Township 20, Range 3 West, according to Map thereof recorded in Probate Office of Shelby County, Alabama and described as follows: Commence where the West line of the right of way of the Birmingham-Montgomery Highway intersects the North line of the Northwest Quarter of the Southwest Quarter of Section 6, Township 20, Range 2 West; thence southerly along the West line of said right 339.14 feet; thence 90 degrees to the right 812.73 feet to the North line of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20, Range 3 West; thence East 881.47 feet to the point of beginning.

EXCEPTING right of way of four (4) lane Birmingham-Montgomery Highway.

Also all that part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 20, Range 3 West, lying Southeast of a straight line drawn from the Southwest corner to the Northeast corner of said Southeast Quarter of the Northeast Quarter, except that part of said 20 acres described as follows: Commence where the South line of Lot 1 in J. H. Barker's Survey intersects the South line of the Southeast Quarter of the Northeast Quarter of Section 1, Township 20, Range 3 West; thence along the said line of said Lot 1 extended in a Northwesterly direction to its intersection with the center of Bishop Creek, as shown on map of J. H. Barker's Survey; thence down the center line of said Bishop Creek to the intersection of said center line with the south line of said Southeast Quarter of the Northeast Quarter of Section 1, Township 20, Range 3 West; thence East to point of beginning of said exception.

SUBJECT TO:

Advalorem taxes due October 1, 1987
Mortgage to Jefferson Federal Savings and Loan Association of Birmingham as recorded in Book 317, Page 620, in the Probate Office of Shelby County, Alabama.
Right of way to Postal Telegraph Company in Volume 80, Page 40.
Right of way for public road to Shelby County in Deed Book 102, Page 462.
Right of way granted to Alabama Power Company by instrument recorded in Deed Book 101, Page 509.

Inst # 1999-43346

10/20/1999-43346
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.00