


\$ 250,000. 

Send Tax Notice to:


J. Todd Davie
1031 Dunnavant Place
Birmingham, AL 35242

This instrument prepared by:

T. Charles Fry, Jr.
Johnston Barton Proctor & Rose LLP
569 Brookwood Village, Suite 901
Homewood, Alabama 35209

STATE OF ALABAMA)

SHELBY COUNTY)


20111027000322130 1/2 \$265.00
Shelby Cnty Judge of Probate, AL
10/27/2011 02:36:18 PM FILED/CERT

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 14 day of October, 2011, between Barbarosa Properties, L.L.C., an Alabama limited liability company ("Grantor"), and the Todd Davie 2004 Irrevocable Trust ("Grantee"). References herein to the "Grantor" and "Grantee" shall include the successors and assigns of the Grantor and Grantee, respectively.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Grantee, together with other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Grantee, without warranty of any kind, all of Grantor's right, title, interest and claim in or to the real property and improvements thereon situated in Shelby County, Alabama, to wit (the "Property"):

PARCEL I: E½ of SE¼; all that part of E½ of W½ of SE¼ and all that part of NW¼ of NW¼ of SE¼ lying South of center line of Highway 43, also known as Bear Creek Road; said land being located in Section 1, Township 19 South, Range 1 West; Shelby County, Alabama.

PARCEL II: Commence at the SE corner of the SW¼ of the SE¼ of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed West along the South boundary of said Section for a distance of 606.11 feet to the point of beginning. From this beginning point continue West along the South boundary of said Section 1 for a distance of 100 feet; thence turn an angle of 86 degrees 29 minutes to the right and proceed North for a distance of 586.89 feet; thence turn an angle of 86 degrees 29 minutes to the left and proceed West for a distance of 100 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed South for a distance of 646.89 feet; thence turn an angle of 86 degrees 29 minutes to the left and proceed East for a distance of 200 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed North for a distance of 60 feet to the point of beginning.

APPROXIMATELY +/- 125 ACRES.

Subject to ad valorem taxes for 2011 and subsequent years and to all easements, restrictions, and rights-of-way of record. This conveyance is made free and clear of any mortgage.

This deed was prepared without the benefit of a title report or title commitment. The preparer has advised the Grantee to obtain such a report and to acquire title insurance.

TO HAVE AND TO HOLD the Property unto Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

BARBAROSA PROPERTIES, L.L.C.

By:

Its:

[Signature]
Manager GABE DAVIE

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that GABE DAVIE, whose name as MANAGER of Barbarosa Properties, L.L.C. is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said Company, on the day the same bears date.

GIVEN under my hand and official seal this 14th day of OCTOBER, 2011.

[Signature]
Notary Public

My Commission Expires:

JANUARY 24, 2012