

STATE OF ALABAMA )

SHELBY COUNTY )

QUIT CLAIM DEED

QUIT CLAIM DEED executed and delivered this 25th day of February, 1983, by BENNETT PROPERTIES, INC., an Alabama corporation (hereinafter referred to as the "Grantor"), to SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION, a national banking association (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does by these presents, REMISE, RELEASE, QUIT CLAIM and CONVEY to the Grantee all of the right, title and interest of the Grantor in and to that certain real estate situated in Shelby County, Alabama and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; TOGETHER WITH all rights of redemption, both statutory and equitable, of the Grantor, if any, in and to said real estate.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first above written.

GRANTOR:

BENNETT PROPERTIES, INC.,  
an Alabama corporation

By: 

Sam W. Bennett, President

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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the Undersigned, a Notary Public in and for said County in said State, hereby certify that SAM W. BENNETT whose name as President of Bennett Properties, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation.

Given under my hand and official seal, this 25<sup>th</sup> day of ~~January~~, 1983.

*February*

  
Bonnie D. McNamee  
Notary Public

THIS INSTRUMENT WAS PREPARED BY  
STEPHEN R. MUNK  
1400 CITY NATIONAL BANK BLDG.  
BIRMINGHAM, ALABAMA 35203

My Commission Expires: 8-1-85

BERKOWITZ, LEFKOVITS, PATRICK, ISOM, EDWARDS & KUSHNER

ATTORNEYS AT LAW

1400 COLONIAL BANK BUILDING

# EXHIBIT A

## PARCEL I.

Lots 1, 2, 3, 4, 5, 6, 7, 10, 12, 13, 14, 15, 16, 17, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 40, 41, 42, 43, 44, 45, 49, 50, 51, 52, 55, 63, 64, 65, 72, 85, 90, 91, 92, 93, 100, 102, 103, 104, and 105 according to the Survey of Port South, Third Sector as recorded in Map Book 7, page 110 in the Probate Office of Shelby County, Alabama.

### ALSO:

Lot 56-A, according to a Resurvey of Port South, Third Sector as recorded in Map Book 7, page 167 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Taxes due in the year 1982 which are a lien but not due and payable until October 1st, 1982.
2. Mineral and mining rights as recorded in Volume 259, page 171, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Colonial Pipeline Company recorded in Volume 223, page 431, in said Probate Office.
4. Mortgage from Sam Bennett Realty & Development Co., Inc. to Birmingham Trust National Bank filed for record December 15, 1977 and recorded in Volume 372, page 968, in the Probate Office of Shelby County, Alabama.
5. Mortgage dated August 25, 1978, executed by Bennett properties, Inc., to Birmingham Trust National Bank, in the principal amount of \$342,000.00, filed for record September 11, 1978, and recorded in Volume 382, page 794, in the Probate Office of Shelby County, Alabama.

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## PARCEL II:

### Tract A:

Lots 4, 5, 14, 15, 16 and 17, Block 2 and Lots 8 and 9, Block 3, according to the survey of Southwind, 1st Sector as recorded in Map Book 6, page 72 in the Probate Office of Shelby County, Alabama.

### Tract B:

A parcel of land situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 21 South, Range 3 West, being more particularly described as follows:

Commence at the S.W. corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 21 South, Range 3 West; thence run East along the South line of said section 695.97 feet to the point of beginning; thence continue along the last described course 395.0 feet; thence turn left 90 degrees 18 minutes and run North 431.61 feet to the southerly right of way line of a county road; thence turn left 91 degrees 33 minutes 30 seconds and run West along said right of way line 357.93 feet; thence turn left 88 degrees 08 minutes 30 seconds and run South 300.0 feet; thence turn right 90 degrees 00 minutes and run West 35.0 feet; thence turn left 90 degrees 00 minutes and run South 120.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Tract C:

Part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 10, Township 21 South, Range 3 West more particularly described as follows: Commence at the most Southwest corner of Lot 13, Block 8, of Southwind, Third Sector recorded in Map Book 7, page 25 in the Office of the Judge of Probate of Shelby County, Alabama, thence run Northeasterly along the Northwest line of said Lot 13 a distance of 52.22 feet to the point of beginning; thence continue along the last named course a distance of 320.00 feet; thence turn left 90 degrees 00 minutes and run Northwesterly 360.00 feet; thence turn left 90 degrees 00 minutes and run Southwesterly 320.00 feet; thence turn left 90 degrees 00 minutes and run Southeasterly 360.00 feet to the point of beginning. Situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982.
2. Easement as shown by recorded map, as to Tract A.
3. Building line as shown by recorded map, as to Tract A.
4. Restrictions recorded in Vol. 14, page 23, and Vol. 14, page 475, in the Probate Office of Shelby County, Alabama, as to Tract A.
5. Agreement with Alabama Power Company recorded in Vol. 14, page 769, in said Probate Office.
6. Right of way to Alabama Power Company recorded in Vol. 299, page 120, in said Probate Office.
7. Mortgage executed by Sam Bennett Realty and Development Company, Inc. to Birmingham Trust National Bank filed for record December 5, 1980 at 9:19 A.M. and recorded in Volume 408, page 214, in the Probate Office of Shelby County, Alabama.
8. Mortgage executed by Sam Bennett Realty and Development Company, Inc. to Birmingham Trust National Bank recorded in Volume 361, page 479, in the Probate Office of Shelby County, Alabama. (Lots 5, 16 & 17, Block 2, and Lot 8, Block 3).

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 MAR -3 AM 10:27

*Thomas A. Shivers, Jr.*  
JUDGE OF PROBATE

*Deed tax .50*

*Rec. 4.50*

*Ind. 1.00*

*6.00*