

1412

This instrument prepared by: R. Stephen Griffis
1609 21st Street South
Birmingham, Alabama 35205

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sume of One and no/100 (\$1.00) DOLLARS, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Spartan Food Systems, Inc., a Delaware Corporation hereby remises, releases, quit claims, grants, sells, and conveys to T.S.F. Properties, a general partnership organized and existing under the laws of the State of Alabama (hereinafter called Grantee), all its right, title, interest and claim in or to the following described real estate, situated in Shelby County.

A parcel of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U.S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 100.06 feet; thence turn an angle to the left of 88 degrees 33 minutes 20 seconds and run in an Easterly direction parallel to said 18th Avenue for a distance of 263.96 feet to an iron pin; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 92.00 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 117.50 feet, thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction along said right of way line for a distance of 76.50 feet, thence turn an angle to the left of 91 degrees 26 minutes 40 seconds and run in a Southerly direction for a distance of 100.00 feet, thence turn an angle to the right of 91 degrees 26 minutes 40 seconds and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

ALSO, the South Half of Block 271, according to Dunstan's map of the Town of Calera, Alabama, EXCEPT a lot in the Northwest corner thereof fronting 110 feet on the Montgomery-Birmingham Highway and extending back in an Easterly direction 150 feet.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To said GRANTEE forever.

GIVEN under its hand and its seal, this 18th day of February, 1986.

WITNESSES:

Spartan Food Systems, Inc.



By:



Its authorized officer



STATE OF ~~ALABAMA~~ SOUTH CAROLINA

COUNTY OF SPARTANBURG

I, Mary Jane Benzon, a Notary Public in and for said County, in said State, hereby certify that Louis P. Howell whose name as Senior Vice President & General Counsel of Spartan Food Systems, Inc., a 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 seal, this the 18th day of February, 19 86.

Mary Jane Benzon
NOTARY PUBLIC for South Carolina

My commission expires 11/7/95

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 27 PM 12:30

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>