

Send Tax Notice To:

John Reamer
Reamer Development
Corporation
P.O. Box 36849
BIRMINGHAM AL 35236

STATE OF ALABAMA)
 :
SHELBY COUNTY)

QUITCLAIM DEED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **DOUBLE OAKS ASSOCIATES**, an Alabama general partnership (hereinafter called "Grantor"), in consideration of the premises and also in consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000.00) in hand paid to Grantor by Grantee hereinafter named, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto **REAMER DEVELOPMENT CORPORATION**, an Alabama corporation (hereinafter called "Grantee"), the Property which is more particularly described on Exhibit A attached hereto and made a part hereof.

In further consideration for the conveyance described above, Grantee hereby represents, warrants and acknowledges to and agrees with Grantor and its successors and assigns as follows:

1. Grantee is purchasing the Property in an "as is" condition "with all faults" and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature or type whatsoever from or on behalf of Grantor. Grantee acknowledges that Grantor has little or no direct knowledge concerning the physical or economic characteristics of the Property. Grantee acknowledges that Grantee has not relied, and is not relying, upon any information, documents, sales brochures or other literature, maps or sketches, projections, pro formas, statements, representations, guarantees or warranties (whether express or implied, oral or written, material or immaterial) that may have been given by or made by or on behalf of Grantor.

2. Grantee shall not be entitled to, and should not rely on, Grantor or its agents as to any matter, factual, legal or otherwise, respecting the Property, including without limitation, (i) the quality, nature, adequacy or physical condition of the Property, including, without limitation, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities or the electrical, mechanical, HVAC, plumbing, sewage or utility systems, facilities or appliances at the Property, if any; (ii) the quality, nature, adequacy or physical condition of soils or the existence of ground water or seepage at the Property; (iii) the existence, quality, nature, adequacy or physical condition of any utilities serving the

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Property; (iv) the development potential of the Property, or the habitability, merchantability, fitness, suitability or adequacy of the Property for any particular purpose; (v) the zoning or other legal status of the Property; (vi) the compliance of the Property or the operation thereof with any applicable codes, laws, rules, regulations, statutes, ordinances, requirements, covenants, conditions or restrictions of any governmental or quasi-governmental entity, or which otherwise may apply to the Property, or of any other labor or materials relating in any way to the Property; or (vii) the condition of title to the Property, or the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction or any other matter affecting title to the Property.

3. With respect to the Property, Grantor has not, does not and will not make any warranties or representations, express or implied, or arising by operation of law, including, without limitation, any warranty of title, condition, merchantability, habitability or fitness for a particular use, or with respect to the value, use, profitability or marketability of the Property, or any other warranty or representation whatsoever regarding the Property.

4. Grantor has not, does not and will not make any representation or warranty with regard to compliance with any environmental protection, pollution or land use laws, rules, regulations, ordinances, orders or requirements, including, without limitation, those pertaining to the handling, generating, treating, storing or disposing of any hazardous waste or substance.

5. Grantee has had and/or has been given an adequate opportunity to make such legal, factual and other inquiries and investigations as Grantee deems necessary, desirable or appropriate with respect to the Property. Such inquiries and investigations of Grantee shall be deemed to include, but shall not be limited to, any leases and contracts pertaining to the Property, the physical components of all portions of the Property, the condition of the Property, such state of facts as an accurate survey and inspection of the Property would show, the present and future zoning ordinances, resolutions and regulations of the city, county and state where the Property is located and the value and marketability of the Property.

6. Without in any way limiting the generality of the preceding subparagraphs 1 through 5, Grantee specifically acknowledges and agrees that Grantee hereby waives, releases and discharges any claim Grantee has, might have had, or may have against Grantor, including, without limitation, all such claims with respect to the condition of the Property, whether patent or latent, Grantee's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Property, and/or certificates of compliance for the Property, the actual or potential income or profits to be derived from the Property, the real estate taxes or assessments now or hereafter payable thereon, the compliance with any environmental protection, pollution or land use laws, rules, regulations or requirements, and any other state of facts which exists with respect to the Property.

TO HAVE AND TO HOLD unto Grantee forever.

WITNESS, the execution of the within Quitclaim Deed by Grantor by and through its duly authorized attorney-in-fact as of this 15th day of January, 1993.

GRANTOR:

DOUBLE OAKS ASSOCIATES, a partnership

By: JEFFERSON LAND SERVICES, INC.

Its: General Partner

By Jaime O. Haack

Its President

Executed, accepted, acknowledged and agreed to by Grantee, this 8 day of January, 1993.

GRANTEE:

REAMER DEVELOPMENT CORPORATION,
an Alabama corporation

By J. S. Reaf

Its PRESIDENT

STATE OF GEORGIA)

Fulton COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Faye O. Wack, whose name as President of Jefferson Land Services, Inc., general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer of said corporation as general partner of said general partnership and with full authority, executed the same voluntarily for and as the act of said corporation as general partner of said general partnership.

GIVEN under my hand and seal, this 13th day of January, 1993.

[NOTARIAL SEAL]

Diane H. Brown
Notary Public

My Commission Expires: 9/3/96

Notary Public, Fulton County, Georgia.
My Commission Expires September 3, 1996.

This instrument was prepared by:

Gwen L. Windle
Haskell Slaughter Young & Johnston,
Professional Association
1200 AmSouth/Harbert Plaza
1901 Sixth Avenue North
Birmingham, Alabama 35203

PARCEL I:

A parcel of land situated in Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

The North 628.72 feet of the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of said Section 8, lying Northwest of U.S. Highway 280.

Less and except that part of Eagle Point, First Sector — Phase I, as recorded in Map Book 14 Page 114, in the Office of the Judge of Probate of Shelby County, Alabama, lying within the above described legal.

PARCEL 2

The following parcel of land situated in Sections, 5, 6, 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the northeast corner of said Section 7 and run in a westerly direction along the north line of said section a distance of 662.82 feet to the point of beginning, said point being a 3" capped iron; thence turn an angle to the left of 89 degrees, 18' 18" and run in a southerly direction for a distance of 1324.24 feet to a 3" capped iron; thence turn an angle to the right of 88 degrees, 56' 46" and run in a westerly direction for a distance of 665.27 feet to a 3" capped iron; thence turn an angle to the right of 0 degrees, 00' 28" and run in a westerly direction for a distance of 663.46 feet to a 3" capped iron; thence turn an angle to the left of 88 degrees, 50' 54" and run in a southerly direction for a distance of 661.83 feet to a 3" capped iron; thence turn an angle to the right of 88 degrees, 54' 41" and run in a westerly direction for a distance of 664.48 feet to a 3" capped iron; thence turn an angle to the left of 88 degrees, 50' 36" and run in a southerly direction for a distance of 662.24 feet to a 3" capped iron; thence turn an angle to the left of 91 degrees, 09' 30" and run in an easterly direction for a distance of 1330.57 feet to an iron pin; thence turn an angle to the left of 0 degrees, 17' 02" and run in an easterly direction for a distance of 1330.27 feet to a 3" capped iron; thence turn an angle to the right of 1 degree, 32' 57" and run in an easterly direction for a distance of 1327.47 feet to a point; thence turn an angle to the left of 90 degrees, 11' 30" and run in a northerly direction for a distance of 1329.18 feet to a point; thence turn an angle to the right of 89 degrees, 46' 41" and run in an easterly direction for a distance of 1516.36 feet to a point on the westerly right of way of U.S. Highway 280; thence turn an angle to the left of 77 degrees, 47' 31" and run in a northeasterly direction along said right of way for a distance of 65.75 feet to a point; thence turn an angle to the right of 8 degrees, 31' 51" and run in a northeasterly direction along said right of way for a distance of 202.24 feet to a point; thence turn an angle to the left of 8 degrees, 31' 51" and run in a northeasterly direction along said right of way for a distance of 700.00 feet to a point; thence turn an angle to the left of 6 degrees, 35' 32" and run in a northeasterly direction along said right of way for a distance of 217.77 feet to a point on a curve which is concave to the west having a central angle of 17 degrees, 08' 16" and a radius of 1973.59 feet; thence turn a clockwise interior angle to the chord of said curve of 178 degrees, 01' 24" and run in a northeasterly direction along said right of way and also along arc of said curve for a distance of 590.32 feet to a point; thence turn a clockwise interior angle from said chord of 123 degrees, 36' 53" and run in a northwesterly direction along said right of way for a distance of 137.74 feet to a point; thence turn an angle to the right of 45 degrees, 51' 45" and run in a northwesterly direction along said right of way for a distance of 80.00 feet to a point; thence turn an angle to the right of 44 degrees, 25' 58" and run in a northeasterly direction along said right of way for a distance of 142.84 feet to a point;

Continued

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thence turn an angle to the left of 44 degrees, 25' 58" and run in a northwesterly direction along said right of way for a distance of 447.42 feet to a point; thence turn an angle to the left of 83 degrees, 43' 30" and run in a westerly direction for a distance of 385.15 feet to a 3" capped iron; thence turn an angle to the left of 89 degrees, 18' 36" and run in a southerly direction for a distance of 1118.37 feet to a 3" capped iron; thence turn an angle to the right of 89 degrees, 29' 41" and run in a westerly direction for a distance of 1330.92 feet to a 3" capped iron; thence turn an angle to the right of 90 degrees, 23' 04" and run in a northerly direction for a distance of 658.25 feet to a point; thence turn an angle to the left of 90 degrees, 23' 50" and run in a westerly direction for a distance of 667.08 feet to a 3" capped iron; thence turn an angle to the right of 90 degrees, 28' 37" and run in a northerly direction for a distance of 657.17 feet to a 3" capped iron; thence turn an angle to the right of 89 degrees, 25' 50" and run in an easterly direction for a distance of 666.18 feet to a 3" capped iron; thence turn an angle to the left of 89 degrees, 22' 51" and run in a northerly direction for a distance of 1314.98 feet to a 3" capped iron; thence turn an angle to the left of 90 degrees, 36' 35" and run in a westerly direction for a distance of 752.05 feet to a iron pin at the northeast corner of Lot 14, Little Ridge Estates as recorded in Map Book 9, page 174 in the Office of Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 55 degrees, 27' 31" and run in a southwesterly direction along the back line of said Lot 14 for a distance of 118.85 feet to an iron pin; thence turn an angle to the right of 14 degrees, 19' 14" and run in a southwesterly direction along the back line of Lots 14 and 15 of said subdivision for a distance of 185.02 feet to an iron pin; thence turn an angle to the left of 10 degrees, 24' 44" and run in a southwesterly direction along the back line of Lots 15, 16, 18 and 19 of said subdivision for a distance of 408.04 feet to an iron pin; thence turn an angle to the left of 4 degrees, 04' 32" and run in a southwesterly direction along the back of Lots 19, 20 and 21 of said subdivision for a distance of 301.32 feet to a point; thence turn an angle to the left of 1 degree, 02' 56" and run in a southwesterly direction along the back of Lots 21, 22, and 23 of said subdivision for a distance of 334.94 feet to a point; thence turn an angle to the left of 123 degrees, 21' 45" and run in an easterly direction for a distance of 223.29 feet to a 2" iron pipe; thence turn an angle to the right of 90 degrees, 33' 30" and run in a southerly direction for a distance of 247.50 feet to a 3" capped iron; thence turn an angle to the right of 45 degrees, 01' 16" and run in a southwesterly direction for a distance of 938.38 feet to a 3" capped iron; thence turn an angle to the left of 45 degrees, 03' 37" and run in a southerly direction for a distance of 656.44 feet to the point of beginning.

***** LESS AND EXCEPT

***** 1) Right of way granted to Shelby County by instrument recorded in Deed Book 278, page 893 in the Probate Office of Shelby County, Alabama. (50' right of way - Farley Road).

Continued

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2) Tank Site: A parcel of land located in the southeast quarter of the northeast quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section, thence in an easterly direction, along the north line of said quarter-quarter section a distance of 187.00 feet to the point of beginning; thence continue along last described course a distance of 100.00 feet; thence 90 degrees, 00' 00" right in a southerly direction, a distance of 100.00 feet; thence 90 degrees, 00' 00" right in a westerly direction, a distance of 100.00 feet; thence 90 degrees, 00' 00" right, in a northerly direction, a distance of 100.00 feet to the point of beginning.

3) Well Site: A parcel of land located in the southeast quarter of the northeast quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section; thence in an easterly direction, along the north line of said quarter-quarter section a distance of 700.00 feet to the point of beginning; thence continue along last described course a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a southerly direction a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a westerly direction a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a northerly direction a distance of 50.00 feet to the point of beginning.

ALSO LESS AND EXCEPT (215/11 SAME)

A parcel of land situated in Section 5, 6, 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 5 and thence run North along the East line of said quarter-quarter section for a distance of 658.25 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 23' 50" and run in a Westerly direction for a distance of 667.08 feet to a 3" capped iron found; thence turn an angle to the left of 0 degrees, 02' 02" and run in a Westerly direction for a distance of 318.02 feet to a point; thence turn an angle to the left of 61 degrees, 07' 09" and run in a Southwesterly direction for a distance of 2,129.34 feet to a point; thence turn an angle to the left of 28 degrees, 16' 37" and run in a Southerly direction for a distance of 117.38 feet to a 3" capped iron found; thence turn an angle to the right of 88 degrees, 56' 46" and run in a Westerly direction for a distance of 63.79 feet to a point; thence turn an angle to the left of 60 degrees, 40' 10" and run in a Southwesterly direction for a distance of 1519.07 feet to a point; thence turn an angle to the left of 119 degrees, 15' 43" and run in an Easterly direction for a distance of 117.69 feet to an iron pin found; thence turn an angle to the left of 0 degrees, 17' 02" and run in an Easterly direction for a distance of 1330.27 feet to a 3" capped iron found; thence turn an angle to the right of 1 degree, 32' 57" and run in a Easterly direction for a distance of 1327.47 feet to a point; thence turn an angle to the left of 90 degrees, 11' 30" and run in a Northerly direction for a distance of 2154.78 feet to a point; thence turn an angle to the right of 63 degrees, 40' 04" and run in a Northeasterly direction for a distance of 316.22 feet to a point; thence turn an angle to the left of 81 degrees, 00' 00" and run in a Northwesterly direction for a distance of 382.60 feet to a point; thence turn an angle to the left of 73 degrees, 18' 50" and run in a Westerly direction for a distance of 169.44 feet to the point of beginning.

Continued

★ Two parcels of land situated in the East one half of the Northwest quarter of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the Northwest corner of the east half of said quarter section; then run East along the North line of the east half of said quarter section for a distance of 169.46 feet to the point of beginning; thence continue along last stated course for a distance of 486.96 feet to an iron pin; thence turn an angle to the right of $92^{\circ}-34'-28''$ and run in a Southwesterly direction for a distance of 174.37 feet to an iron pin; thence turn an angle to the left of $19^{\circ}-06'-21''$ and run in a Southeasterly direction for a distance of 154.93 feet to an iron pin; thence turn an angle to the right of $106^{\circ}-30'-00''$ and run in a Westerly direction for a distance of 316.60 feet to a point on a curve to the left having a radius of 924.59 feet and a central angle of $5^{\circ}-25'-22''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 87.51 feet to a point on a reverse curve to the right having a radius of 25.00 feet and a central angle of $78^{\circ}-44'-12''$; thence run in a Northwesterly direction along the arc of said curve for a distance of 34.26 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 323.04 feet to the point of beginning. Said parcel containing 3.285 acres, more or less.

PARCEL II:

Commence at the Northwest corner of the east half of said quarter section thence run South along the West line of the east half of said quarter section for a distance of 503.58 feet to the point of beginning; thence continue along last stated course for a distance of 1,454.00 feet to an iron pin; thence turn an angle to the left of $90^{\circ}-11'-37''$ and run in an Easterly direction for a distance of 635.70 feet to an iron pin; thence turn an angle to the left of $60^{\circ}-19'-18''$ and run in a Northeasterly direction for a distance of 399.01 feet to an iron pin; thence turn an angle to the right of $26^{\circ}-53'-17''$ and run in a Northeasterly direction for a distance of 240.07 feet to an iron pin; thence turn an angle to the left of $82^{\circ}-41'-36''$ and run in a Northwesterly direction for a distance of 65.70 feet to an iron pin; thence turn an angle to the left of $12^{\circ}-17'-36''$ and run in a Northwesterly direction for a distance of 194.48 feet to a point; thence turn an angle to the left of $12^{\circ}-24'-29''$ and run in a Northwesterly direction for a distance of 547.62 feet to an iron pin; thence turn an angle to the right of $50^{\circ}-22'-34''$ and run in a Northerly direction for a distance of 531.82 feet to an iron pin; thence turn an angle to the left of $90^{\circ}-00'-00''$ and run in a Westerly direction for a distance of 69.46 feet to a point on a curve to the left having a radius of 854.59 feet and a central angle of $5^{\circ}-18'-44''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 79.24 feet to a point on a compound curve to the left having a radius of 25.00 feet and a central angle of $77^{\circ}-26'-32''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 33.79 feet to a point on a reverse curve to the right having a radius of 229.38 feet and a central angle of $4^{\circ}-13'-27''$;

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thence run in a Southwesterly direction along the arc of said curve for a distance of 16.91 feet to a point; thence turn an angle to the right of $90^{\circ}-00'-00''$ from the tangent of last stated curve and run in a Northwesterly direction for a distance of 60.00 feet to a point on a curve to the left having a radius of 169.38 feet and a central angle of $8^{\circ}-58'-40''$; thence turn an angle to the right of $90^{\circ}-00'-00''$ to the tangent of last stated curve and run in a Northeasterly direction along the arc of said curve for a distance of 26.54 feet to a point; thence turn an interior clockwise angle of $57^{\circ}-19'-58''$ from the chord of last stated curve and run in a Southwesterly direction for a distance of 245.95 feet to the point of beginning. Said parcel containing 23.817 acres, more or less.

Said Parcels I and II containing 27.103 acres, more or less.

Also less and except that part of Eagle Point, First Sector -- Phase II as recorded in Map Book 14, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

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GRANT OF EASEMENT

Together with an easement for ingress and egress across that portion of Eagle Point Parkway and Farley Road which crosses Eagle Point, First Sector — Phase II as recorded in Map Book 14, Page 113 in aforesaid records.

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