

Send Tax Notice To:

KADCO, Inc.
3505 Bent River Road
Birmingham, Alabama 35216

STATE OF ALABAMA)

Montgomery COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$300,000.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, South Jefferson Company, Inc. (hereinafter called Grantor) hereby remises, releases and quit claims, grants, sells, and conveys to KADCO, Inc. (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Inst # 1995-29882

See Exhibit "A" attached hereto together with all sewer allocation for such property as determined by the Birmingham Water Works and Sewer Board to which Grantor may be entitled.

Notwithstanding anything to the contrary contained herein or under the laws of the State of Alabama, the conveyance evidenced by this document shall not result in a merger of title notwithstanding the fact that KADCO, Inc. (Grantee herein) is also the holder of mortgages recorded in Real Volume 37, Page 834, Real Volume 57, Page 822, Real Volume 152, Page 429 and Real Volume 250, Page 903, all in the Office of the Judge of Probate of Shelby County, Alabama, it being the express intent of the parties that the lien of said mortgages shall survive, remain in tact and that two estates shall remain separate and distinct; provided, however, that Grantor and its shareholders shall have no personal liability for the debts secured by and described in the above-referenced mortgages, and grantee shall look solely to the collateral securing the debt for the repayment of the debt.

TO HAVE AND TO HOLD unto Grantee forever.

Given under My hand(s) and seal(s), this the 18th day of October, 1995.

GRANTOR:

South Jefferson Company, Inc.

By: Nelson Burnett

Nelson Burnett,

Its: President

Inst # 1995-29882

10/18/1995-29882
04:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 158.50

James Buford

STATE OF ALABAMA)

Montgomery COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelson Burnett, whose name 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 conveyance, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this the 18th day of October, 1995.

[NOTARIAL SEAL]

Melissa Ann White
Notary Public
My Commission Expires: 1/22/96

By execution below the Grantee hereby acknowledges that the indebtedness secured by the mortgages described above is nonrecourse against South Jefferson Company, Inc. and its shareholders.

Charles S. L. S.
KADCO, Inc. Rum

This instrument was prepared by:

Haskell Slaughter Young Johnston & Gallion
305 South Lawrence Street
Post Office Box 4660
Montgomery, Alabama 36103
(334)265-8573

STATE OF ALABAMA)

Montgomery COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles Kessler, whose name 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 conveyance, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this the 18th day of October, 1995.

[NOTARIAL SEAL]

Melissa Ann White
Notary Public
My Commission Expires: 1/22/96

EXHIBIT "A"

STATE OF ALABAMA)
 :
SHELBY COUNTY)

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH 0-00'00" WEST, ALONG THE WEST LINE OF SAID 1/4-1/4, A DISTANCE OF 506.48 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW RIDGE ROAD AS RECORDED IN MAPBOOK 9, PAGE 11, SAID POINT ALSO BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2-52'47" A RADIUS OF 1658.48 FEET, A CHORD BEARING OF SOUTH 60-28'02" WEST; THENCE RUN ALONG THE ARC, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 83.36 FEET; THENCE RUN SOUTH 61-54'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 285.00 FEET; THENCE RUN NORTH 83-42'25" EAST A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 64-01'28" EAST A DISTANCE OF (DEED 40.51') 41.46 FEET; THENCE RUN SOUTH 39-02'11" EAST A DISTANCE OF 139.52 FEET TO A POINT ON THE EAST LINE OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE RUN SOUTH 0-00'00" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 622.11 FEET TO A POINT BEING SITUATED ON THE NORTHWESTERLY LINE OF LOT 8, MEADOW BROOK 3RD SECTOR AS RECORDED IN MAPBOOK 7, PAGE 66; THENCE RUN NORTH 59-30'49" EAST ALONG THE NORTHWESTERLY LINE OF LOTS 8, 7 AND 6, A DISTANCE OF 379.28 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MEADOW BROOK 3RD SECTOR; THENCE RUN NORTH 57-30'49" EAST, ALONG THE NORTHWESTERLY LINE OF LOTS 5 AND 4, A DISTANCE OF 307.59 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID MEADOW BROOK 3RD SECTOR; THENCE RUN NORTH 63-30'49" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 63.55 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CUMBERLANDS ADDITION TO MEADOW BROOK AS RECORDED IN MAPBOOK 9, PAGE 126; THENCE RUN NORTH 31-10'13" WEST, ALONG SAID LOT 2, A DISTANCE OF 155.00 FEET; THENCE RUN NORTH 15-18'03" EAST, ALONG SAID LOT 2 AND LOT 1, A DISTANCE OF 225.00 FEET; THENCE RUN NORTH 51-06'14" EAST, ALONG SAID LOT 1, A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 80-49'11" EAST, ALONG SAID LOT 1, A DISTANCE OF 140.00 FEET, TO THE EASTERLY CORNER OF LOT 1 OF SAID CUMBERLANDS ADDITION TO MEADOW BROOK, THENCE RUN NORTH 51-28'19" WEST A DISTANCE OF 244.09 FEET TO THE SOUTHWEST CORNER OF LOT 31 MEADOW BROOK TOWNHOMES AS RECORDED IN MAPBOOK 10, PAGE 2; THENCE RUN NORTH 46-45'16" WEST, ALONG THE WEST LINE OF SAID LOT 31, A DISTANCE OF 6.00 FEET, TO THE RIGHT OF WAY LINE OF MEADOW CROFT LANE; THENCE RUN SOUTH 43-14'44" WEST, ALONG SAID RIGHT

OF WAY LINE, A DISTANCE OF 50.50 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 148-13'08" A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 62-38'40" WEST; THENCE RUN ALONG THE ARC, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 129.35 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGEL OF 58-13'10" A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 17-38'40" WEST; THENCE RUN ALONG THE ARC, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.40 FEET; THENCE RUN NORTH 46-45'16" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 41.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 OF MEADOW BROOK TOWNHOMES PHASE 2, 1ST SECTOR AS RECORDED IN MAPBOOK 12, PAGE 41; THENCE RUN SOUTH 43-14'44" WEST, ALONG THE SOUTHERLY LINE OF LOTS 43, 42, 41, 40, 39 AND 38, A DISTANCE OF 153.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE RUN NORTH 46-45'16" WEST, ALONG THE WESTERLY LINE OF SAID LOT 38, A DISTANCE OF 88.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW CROFT CIRCLE SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1-03'39" A RADIUS OF 648.43 FEET, A CHORD BEARING OF SOUTH 54-42'55" WEST; THENCE RUN ALONG THE ARC, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.01 FEET; THENCE RUN NORTH 34-45'16" WEST A DISTANCE OF 60.00 FEET TO A POINT SITUATED ON THE SOUTH LINE OF LOT 6 OF MEADOW BROOK TOWNHOMES PHASE 2, 1ST SECTOR; THENCE RUN SOUTH 55-14'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 6.45 FEET; THENCE RUN NORTH 46-45'29" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 92.55 FEET TO A POINT SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW RIDGE ROAD AS RECORDED IN MAPBOOK 9, PAGE 11, SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7-44'32" A RADIUS OF 1658.48 FEET, A CHORD BEARING OF SOUTH 55-09'23" WEST; THENCE RUN ALONG THE ARC, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 224.11 FEET TO THE POINT OF BEGINNING CONTAINING 18.96 ACRES MORE OR LESS AND SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

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005 MCD 158.50