

This Instrument Prepared By:  
James F. Burford, III, Attorney at Law  
Suite 101, 1318 Alford Ave  
Birmingham, Alabama 35226

\$500.00

**QUITCLAIM DEED**

PHILIP P. MULKEY

THE STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Philip P. Mulkey, a married man (the Grantor), the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Mulkey Development and Investment Corp., an Alabama Corporation (Herein after called Grantee), all his/her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

The property conveyed herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said PHILIP P. MULKEY

who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 1 day of OCTOBER, 1998.

  
Philip P. Mulkey

Inst # 1998-38716

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

10/05/1998-38716  
11:27 AM CERTIFIED

I, the undersigned, a Notary Public in and for said County in

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Inst # 1998-38716

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Philip P. Mulkey, 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 foregoing instrument he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1<sup>st</sup> day of October, 1998.

Stephanie M. Callahan

Notary Public

My Commission Expires: 5-19-2002

# EXHIBIT 'A'

A parcel of land located in the SW 1/4 of Section 31, Township 19 South, Range 2 West and the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the SE corner of the SW 1/4 of Section 31; thence run North along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. 517.90 feet to the point of beginning; thence continue Southwesterly along the same course a distance of 808.06 feet to the SE corner of Jenkins Brick Company; thence right 129 deg. 39 min. 08 sec. Northerly along the East line of Jenkins Brick Company 727.32 feet to the NE corner of Interstate Restaurant Investors being also a point on a curve on the Southerly right of way line of Alabama Highway No. 119 (an 80 foot right of way) having a radius of 1949.89 feet, a central angle of 14 deg. 34 min. 51 sec. and a chord of 494.92 feet; thence turn right 74 deg. 24 min. 29 sec. to the chord of said curve and run Easterly then Northeasterly along the arc of said curve 496.22 feet, concave Northerly; thence with an interior angle left of 97 deg. 17 min. 26 sec. from said chord Southeasterly 374.13 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described right of way:

A part of the SE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, identified as Tract No. 4 on Project No. STPAA-7136(1) in Shelby County, Alabama and being more fully described as follows:

Commencing at the SE corner of said SE 1/4 of the SW 1/4; thence North along the East line of said SE 1/4 of the SW 1/4 a distance of 830 feet, more or less, to a point on the present South right of way line of Alabama Highway 119; thence Southwesterly along said right of way line a distance of 590 feet, more or less, to the NE property line, and the point of beginning of the property herein to be conveyed; thence southeasterly along said Northeast property line a distance of 30 feet, more or less, to a point that is 70 feet Southeasterly of and at right angles to the centerline of said project; thence Southwesterly, parallel with said centerline a distance of 108 feet, more or less, to a point that is 70 feet Southeasterly of and at right angles to said centerline at Station 18+00; thence Southwesterly a distance of 402 feet, more or less, to the West property line; thence northerly along said property line a distance of 30 feet, more or less, to the South right of way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 498 feet, more or less, to the point of beginning.

Inst. # 1998-38716

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11:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 14.00