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Inst # 2001-09625

This Instrument was Prepared by:
Bradley G. Siegal, Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street
Suite 400
Birmingham, Alabama 35203

QUITCLAIM DEED

13.00

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation ("CPSI") (herein referred to as Grantor), does hereby release, quitclaim, grant, sell and convey unto The City of Hoover, Alabama, a municipal corporation (herein referred to as Grantee), all of Grantor's interest, claim and title in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and expressly incorporated herein by reference.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, CPSI has caused this conveyance to be executed by John N. Hughey, its Executive Vice President, who is duly authorized, on this 14 day of March, 2001.

COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation

By: John N. Hughey
Its: EVP

bgs\cpi\crp\hwy150\walmart\closing\quitclaim.deed

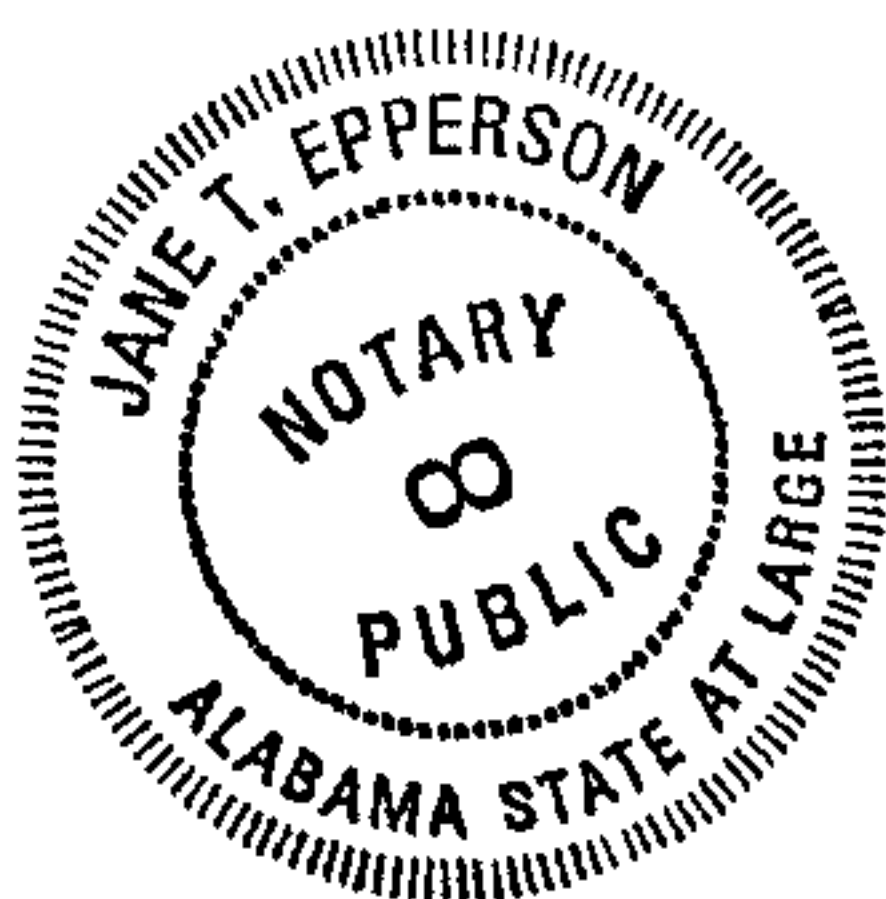
03/16/2001-09625
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 21.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John N. Hughey, whose name as Executive Vice President of Colonial Properties Services, 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 thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said business trust.

Given under my hand and official seal this 14 day of March, 2001.



Jane T. Epperson
Notary Public
My Commission Expires: My Commission Expires JAN. 15, 2004

EXHIBIT "A"

WALTER SCHOEL ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
PHONE (205) 323-6166
FAX (205) 328-2252
WWW.SCHOEL.COM

LEGAL DESCRIPTION
HOOVER PARCEL "W"
PROMENADE AT HOOVER

Bessemer
Division

Part of Lot 1, Colonial Promenade Hoover Phase I, as recorded in Map Book 35, Page 56 in the office of the Judge of Probate of Jefferson County, Alabama, and recorded in Map Book 28, Page 12 in the office of the Judge of Probate of Shelby County, Alabama, being situated in the North 1/2 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West and run in a Westerly direction along the North line of said Section 26 a distance of 449.09 feet to a point; thence 90°46'20" to the left in a Southerly direction (leaving the North line of said Section 26) a distance of 460.34 feet to a point; thence 90°45'01" to the right in a Westerly direction a distance of 209.83 feet to a point; thence 27°15'47" to the right in a Northwesterly direction a distance of 432.13 feet to a point; thence 59°08'14" to the left in a Southwesterly direction a distance of 198.59 feet to the POINT OF BEGINNING of the parcel herein described. Thence from said Point of Beginning continue along the last described course in a Southwesterly direction a distance of 92.78 feet to a point on the Northeasterly Right-of-Way line of Cahaba River Estates Drive (Shelby County Highway 271), said point being on a curve to the left having a radius of 194.86 feet and a central angle of 34°23'36"; thence 79°48'14" to the right (Angle Measured to Tangent) in a Northwesterly direction along the Northeasterly Right-of-Way line of said Cahaba River Estates Drive (Shelby County Highway 271) and the arc of said curve a distance of 116.97 feet to a point; thence 90°00'00" to the right (Angle Measured to Tangent) in a Northeasterly direction (leaving the Northeasterly Right-of-Way line of said Cahaba River Estates Drive) a distance of 70.10 feet to a point; thence 42°08'15" to the right in a Northeasterly direction a distance of 78.76 feet to a point; thence 86°07'08" to the right in a Southeasterly direction a distance of 155.83 feet to the Point of Beginning. Subject to any rights-of-way or easements which may exist.

Containing 0.376 acres.

EXHIBIT A

State of Alabama - Jefferson County

I certify this instrument filed on:

2001 MAR 15 P.M. 13:57

Recorded and \$

Mtg. Tax

and \$

13.00

Deed Tax and Fee Amt.

13.00

Total \$

MICHAEL F. BOLIN, Judge of Probate



200160/7233 BESS

STATE OF ALABAMA, JEFFERSON COUNTY

I hereby certify that no mortgage tax or deed tax has been collected on this instrument.

Michael F. Bolin

Judge of Probate

"NO TAX COLLECTED"

N.E. 1/4-N.W. 1/4
Sec. 26-T19S-R3W

PARCEL "V"
13.422 Ac

LOT 1

N.W. 1/4-N.W. 1/4
Sec. 26-T19S-R3W
PARCEL "W"
0.376 Ac

SE 1/4-S.W. 1/4
Sec. 23-T19S-R3W

PROPERTY EXHIBIT PARCEL "W" PROMENADE AT HOOVER

March, 2001

Scale: 1" = 100'

WALTER SCHOEL ENGINEERING CO., INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
PHONE: (205) 323-6166
FAX: (205) 328-2252

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03/16/2001-09625
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE.
004 MEL 21.00

Northeast Corner
Sec. 26-T19S-R3W
Point of Commencement
61.91.68

90° 45' 01"

209.83'

460.34'

90° 46' 20"

449.09'

Point of Beginning

198.59'

291.37'

66° 19' 59"

124.95'

86° 07' 08"

100° 50' 21"

186.22'

41.86'

90° 00'

95.89'

85° 53' 43"

ACCESS EASTMENT

18.27'

18.27'

35.00'

27.0'

90° 00'

41.86'

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