

Recorded to Clear Title

Send Tax Notice to:

Ponder Properties, L.L.C.
2800 Greystone Commercial Boulevard, Suite 5-A
Birmingham, AL 35242

Instrument Prepared By:

John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

THE PURPOSE OF THIS DEED IS TO DISCLOSE OF RECORD THE LEGAL NAME CHANGE OF THE OWNER OF THE PROPERTY DESCRIBED HEREIN. PURSUANT TO THE AMENDMENT OF THE ARTICLES OF ORGANIZATION OF SAID OWNER EXECUTED ON JANUARY 7, 1998, AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, ON JANUARY 20, 1998, AS INSTRUMENT NUMBER 9801/5721, OWNER'S NAME WAS CHANGED FROM TERRYCO, L.L.C., TO PONDER PROPERTIES, L.L.C.

**STATE OF ALABAMA
COUNTY OF SHELBY**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Terryco, L.L.C., being one and the same entity as TerryCo, L.L.C., (now by name change Ponder Properties, L.L.C.) as grantor (hereinafter called "Grantor"), and Ponder Properties, L.L.C., as grantee (hereinafter called "Grantee").

The Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, grant, bargain, convey, sell and quitclaim to Grantee, all of Grantor's right, title and interest in and to the following described real estate and improvements thereon, located in Shelby County, Alabama:

Parcel I

Lot 8, according to the Survey of Lot 8, Greystone Highlands Commercial Subdivision, as recorded in Map Book 19, Page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Commence at the southeast corner of the northwest 1/4 of the northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, the point of beginning being marked by an existing 2" iron pipe; thence west a distance of 290.12 feet to an existing iron pin being on the east right of way line of U.S. Highway #31; thence turn an angle to the right of 116 degrees 18 minutes 52 seconds and run in a northeasterly direction for a distance of 241.76 feet to an existing iron pin, being on the east right of way line of U.S. Highway #31; thence turn an angle to the right of 63 degrees 34 minutes 57 seconds and run in an easterly direction for a distance of 160.9 feet to an

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existing iron rebar being on the east line of said 1/4-1/4 section; thence turn an angle to the right of 84 degrees 18 minutes 04 seconds and run in a southerly direction along said east line of said 1/4-1/4 section for a distance of 218.11 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

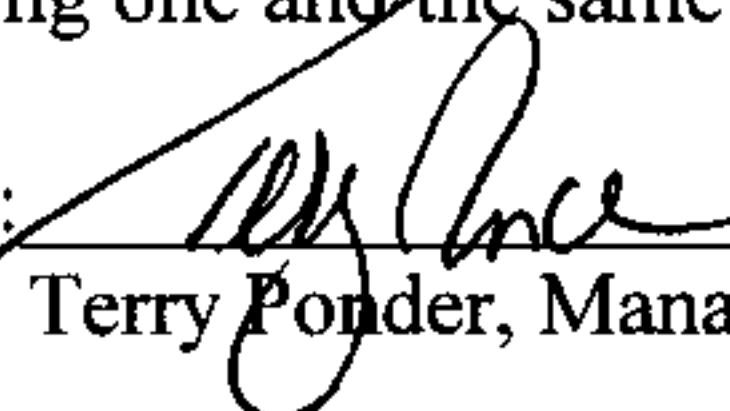
1. Taxes or assessments for the year 2002, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. All easements, rights of way, covenants and agreements, building and set back lines, rights of parties under any recorded and unrecorded leases, and other matters of record.
3. The existing mortgage to Frontier National Bank, in the original principal amount of \$1,960,000.00 (As to Parcel I only).

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns.

This Quitclaim deed is executed and recorded for the purpose of disclosing of record the legal name change of Grantor and Grantee from Terryco, L.L.C., to Ponder Properties, L.L.C.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 13 day of February, 2002.

Ponder Properties, L.L.C., (formerly Terryco, L.L.C.,
being one and the same as TerryCo, L.L.C.)

By: 
Terry Ponder, Manager and Member

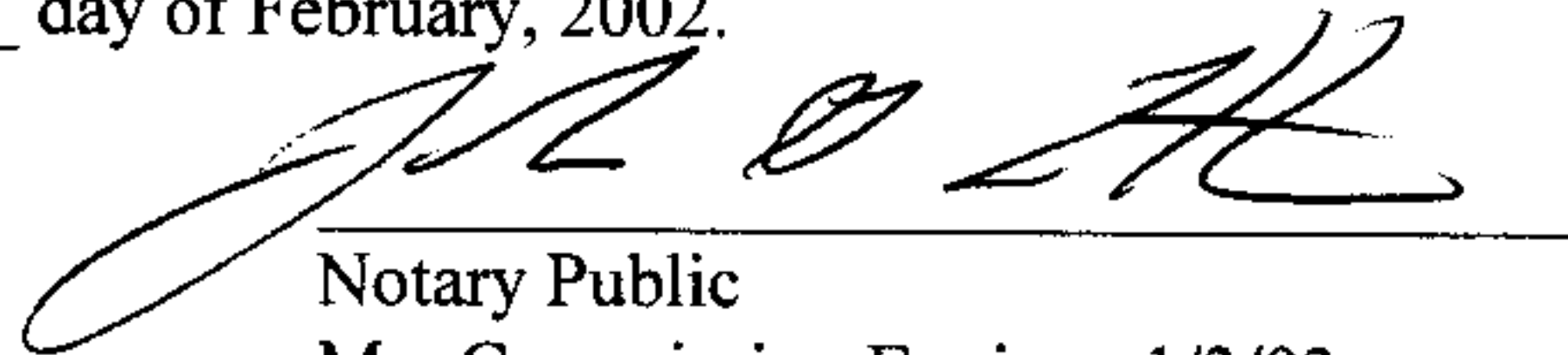
By: 
Tricia Mitchell Ponder, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Terry Ponder and Tricia Mitchell Ponder, whose names as Member and Manager, and as Member, respectively, of Ponder Properties, L.L.C., formerly Terryco, L.L.C., are signed to the foregoing Quitclaim Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the Quitclaim Deed, they, as such Manager and/or Members and with

full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 13 day of February, 2002.


Notary Public

My Commission Expires: 1/3/03

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