

This document was prepared by

After recording return to:

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STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor, **MARY BRITTON JACKS SPRUIELL**, an unmarried woman (the "Grantor"), in hand paid by **AIG BAKER BROOKSTONE, L.L.C.**, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, release, quit claim and convey unto Grantee all of her right, title and interest in and to the following real estate (the "Property") situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of the Northwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 25' 08" West along the East line of said Southeast quarter of Northwest quarter for a distance of 227.25 feet to the POINT OF BEGINNING; thence proceed North 70° 07' 57" West for a distance of 153.57 feet to a point; thence proceed North 00° 01' 46" West for a distance of 133.15 feet to a point; thence proceed South 70° 03' 41" East for a distance of 152.68 feet to a point on the East line of the Southeast quarter of the Northwest quarter; thence proceed South 00° 25' 08" East along said East line of said Southeast quarter of Northwest quarter for a distance of 133.28 feet to the POINT OF BEGINNING.

Together with rights of ingress and egress in, to, over, and across that certain 20 foot private roadway easement created pursuant to those certain deeds recorded in (i) Deed Book 174, Page 402, as amended by Deed Book 247, Page 645, and (ii) Deed Book 314, Page 344 in the Probate Office of Shelby County, Alabama.

**THIS QUIT CLAIM DEED IS EXECUTED TO PERFECT TITLE IN GRANTEE**

Subject, however, to those matters which are set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

Mary Britton Jacks is one and the same person as Mary Britton Jacks Spruiell and Mary Jacks Spruiell.

**TO HAVE AND TO HOLD** the above-described Property, together with all and singular the rights, rights of way, privileges, tenements, hereditaments, easements, and appurtenances pertaining thereto unto the use and benefit of Grantee, its successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be properly executed under seal on this 30 day of May, 2002.

**GRANTOR:**

Mary Britton Jacks Spruiell (SEAL)  
MARY BRITTON JACKS SPRUIELL

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Britton Jacks Spruiell, whose name is signed to the foregoing Quit Claim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quit Claim Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30<sup>th</sup> day of May, 2002.

Donnie H. Henry  
NOTARY PUBLIC  
My Commission Expires: 10-27-2003

**EXHIBIT A**

**PERMITTED ENCUMBRANCES**

1. Ad valorem taxes for the year 2002 and subsequent years, a lien not yet due and payable.
2. Right-of-Way granted to Alabama Power Company recorded in Deed Book 109, Page 496 and in Deed Book 185, Page 132, in the Probate Office of Shelby County, Alabama.
3. Right-of-Way to the State of Alabama as recorded in Deed Book 298, Page 259 and Deed Book 294, Page 422 in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 259, Page 350, Deed Book 331, Page 262, and Deed Book 247, Page 709, in said Probate Office.