

QUITCLAIM DEED

(Pursuant to Section 7506(b) of the
Internal Revenue Code of 1986)

consideration:
\$1,095,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

Be it known that on this 25th day of the month of November in
the year 2002.

Before me, M. Alayne Essary, a Notary Public in and for the County of
Davidson, State of Tennessee, duly commissioned and qualified, and in the presence of
the witnesses hereinafter named and undersigned, personally came and appeared the
United States of America by and through its authorized representative, K. Scott
Franks, Technical Support Group Manager of Internal Revenue for the Compliance Area 8.

WEREAS, INTERNAL REVENUE SERVICE does hereby quitclaim the property hereinafter
mentioned and described under the authority of Section 7506(b) of the Internal Revenue
Code to I & F Properties, LLC, 2858 Highway 31 South, Pelham, AL 35124

NOW, THEREFORE, I, K. Scott Franks, Technical Support Group Manager of Internal
Revenue for the Compliance Area 8, in accordance with 7506(b) of the Internal Revenue
Code, do hereby grant, sell, convey, transfer, assign, quitclaim, release, relinquish,
without warranty, unto the said I & F Properties, LLC, their heirs, successors and
assigns, all the rights, title and interest of said real property, in and unto the
following described real estate located in Shelby County, Alabama:

Lots 9 and 10 according to the J. H. Barker Survey of the NW 1/4 of SW 1/4 of
Section 6, Township 20 South, Range 2 West and NE 1/4 of SE 1/4 of Section 1, Township 20
South, Range 3 West, being more particularly described as follows: a part of the NW
1/4 of the SW 1/4 of Section 6, Township 20 Range 2 West described as follows:
Commence at the SE corner of said NW 1/4 of SW 1/4 run thence West along the South line of
said NW 1/4 of SW 1/4 598.18 feet run thence 28 degrees 31 minutes to the right a distance

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of 798.36 feet to the East right of way line of the Montgomery Highway as located in the year 1928; run thence in a northeasterly direction along the East line of said Highway 262.21 feet to a point; from said point continue in a northeast direction along the East line of said highway right of way for 274.54 feet; run thence in a southeasterly direction to a point on the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ which said point is 320.73 feet North of the SE corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ run thence South along the East line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 320.73 feet to point of beginning. Except Highway right of way.

A tract of land described as beginning at a point North 34 degrees West 2.91 chains from the SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 20, Range 2 West at a stake on the east side of the Birmingham-Montgomery Highway right of way: Thence North 29 degrees East along the East side of said Highway right of way 3.19 chains; thence South 64 degrees East 12.27 chains to a stake on the line between the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 20, Range 2 West: thence West along said forty acre line to the NE corner of a triangular lot formerly owned by Mrs. C. Allie, 7.50 chains; thence North 64 degrees West 6.25 chains to the point of beginning and being in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 20, Range 2 West, and a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 20, Range 3 West.

All that part of Old U.S. 31 Highway lying East of the East one hundred foot (100) right of way line of the new U.S. 31 Four-Lane Highway constructed as Project FI 99(6) and lying between Stations 501 + 87.5 and 508 + 96 of said property.

Said quit claimed old right of way is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 1, Township 20 South, Range 3 West and the NW $\frac{1}{4}$ Section 6, Township 20, Range West.

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Subject to:

- 1) Right of way to Shelby recorded in Volume 104, page 76, in the Probate Office of Shelby County, Alabama.
- 2) Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 508 and Volume 170, page 288, in the Probate Office of Shelby County, Alabama.
- 3) Easement to Postal Telegraph Cable Company, recorded in Volume 80, page 40, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said I & F Properties, LLC, their heirs, successors and assigns forever, without any warranty, whatsoever, of any nature or description.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 25th day of November, 2002 A.D.

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the said County and State, personally came and appeared, K. Scott Franks, to me known who, after being duly sworn did say that he is Technical Support Group Manager of Internal Revenue at Nashville, Tennessee, and as such duly authorized officer he signed and executed the foregoing instrument, as his free and voluntary act, for the objects and purposes therein set forth.

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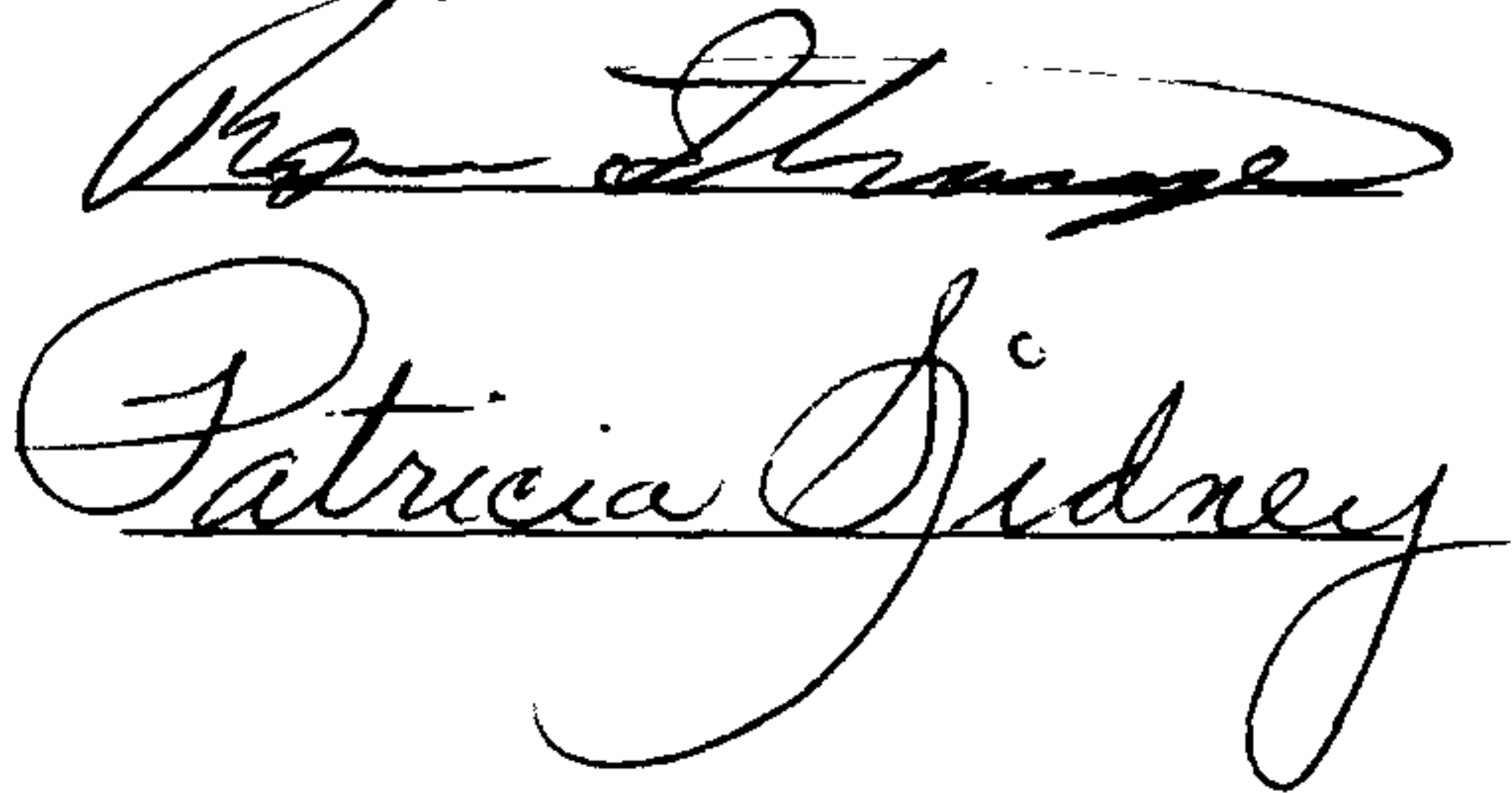
Subject to:

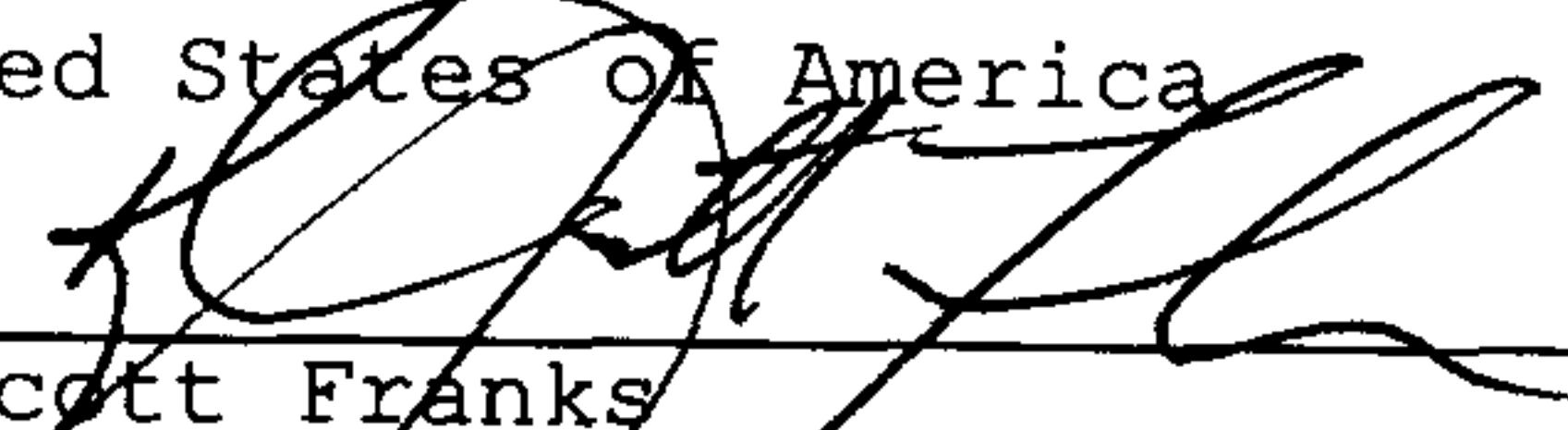
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IN TESTIMONY WHEREOF, I have hereunto set my hand this 25th day of November, 2002 A.D.

Witnesses:


Patricia Jidney

United States of America
BY: 
K. Scott Franks
As Technical Support Group Manager of
Internal Revenue Service

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the said County and State, personally came and appeared, K. Scott Franks, to me known who, after being duly sworn did say that he is Technical Support Group Manager of Internal Revenue at Nashville, Tennessee, and as such duly authorized officer he signed and executed the foregoing instrument, as his free and voluntary act, for the objects and purposes therein set forth.

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Thus done and passed before me, the undersigned Notary Public, in Nashville,
Tennessee, on the date stated above, and in the presence of the above signed competent
witnesses, together with the appearers and me, Notary Public, after due reading of the
whole.

M. Albert Essary
Notary Public