

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
BFS Property, L.L.C.  
P.O. Box 346  
Calera, AL 35040

STATE OF ALABAMA                    )  
                                                  )  
SHELBY COUNTY                    )                   QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Five Hundred & 00/100 Dollars (\$500.00)** good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Jim R. Sanders, a married man**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **BFS Property, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below:

**See attached "Exhibit A"**

**Note: This property does not continue homestead property for the Grantor.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 21<sup>st</sup> of February, 2003.

GRANTOR

Jim R. Sanders (L.S.)  
Jim R. Sanders

STATE OF ALABAMA                    )  
                                                  )  
SHELBY COUNTY                    )                   ACKNOWLEDGMENT

I, Karen B. Lowery, a Notary Public for the State at Large, hereby certify that the above posted name, Jim R. Sanders, which is signed to the foregoing Quit Claim Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21<sup>st</sup> day of February, 2003.

Karen B. Lowery  
NOTARY PUBLIC  
My Commission Expires: 4/24/05



"Exhibit A"

Parcel 1

All of the part of the SE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 22 South, Range 2 West, that lies North of the public road, more particularly described by metes and bounds as follows: Beginning at the NE corner of the SE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 22 South, Range 2 West Shelby County, Alabama and run thence Southerly along the East line of said 1/4-1/4-1/4 a distance of 408.21 feet to a point on the Northerly right of way line of paved public road thence turn a deflection angle of 130 degrees 09 minutes 08 seconds to the right and run North westerly along said right of way line a distance of 607.53 feet to a point on the North line of said 1/4-1/4-1/4 thence turn a deflection angle of 137 degrees 49 minutes 03 seconds to the right and run easterly along the said north line of said 1/4-1/4-1/4 section a distance of 464.64 feet to the point of beginning containing 2.18 acres and subject to any and all easements, agreements, rights of ways, and restrictions and/or limitation of Probated Records or applicable law according to my survey of December 11, 1990, Joseph E. Conn, Jr.

Parcel 2

All that part of the SW1/4 of the SW1/4 of the NE1/4 of Section 17, Township 22 South, Range 2 West lying South and West of a public road, less and except the West 210 feet thereof, containing 7 acres, more or less.

Parcel 3

The W1/2 of NW1/4 of the SE1/4 of Section 17 Township 22 South, Range 2 West. Also all that part of the West 210 feet to the SW1/4 of NE1/4, that lies South of the Public Road in Section 17, Township 22 South, Range 2 West.

Parcel 4

Beginning at the southeast corner of the southeast quarter of the northwest quarter of Section 17, Township 22 south, Range 2 west, Shelby County, Alabama and run thence South 89 degrees 28 minutes 21 seconds West along the south line of said quarter-quarter section a distance of 1,038.60 feet to a point on the southeasterly line of the Alabama Power Company right of way, Thence run North 50 degrees 54 minutes 50 seconds East along said line of said Alabama Power Company right of way a distance of 574.25 feet to a point, Thence run No 00 degrees 48 minutes 49 seconds East a distance of 971.16 feet to a point on the north line of said subject quarter-quarter section, Thence run North 89 degrees 16 minutes 29 seconds East along said north line of said quarter-quarter section a distance of 600.00 feet to the northeast corner of subject quarter-quarter section, Thence run South 00 degrees 48 minutes 49 seconds West along the east line of same said quarter-quarter section a distance of 1,329.71 feet to the point of beginning, containing 20.0 acres less and except that part of said Alabama Power Company right of way that lies within the property. Said property is subject to all agreements, easement, restrictions and/or limitation of probated record or applicable law.

Parcel 5

The North 1/2 of SW 1/4 of NE 1/4 of Section 17, Township 22, Range 2 West, containing 20 acres more or less and subject to existing easements and roadway.

Subject to easements and restrictions of records and ad valorem taxes for the current and subsequent years.

This real estate herein being transferred is unimproved property.