



20030508000285770 Pg 1/2 19.00
 Shelby Cnty Judge of Probate, AL
 05/08/2003 15:02:00 FILED/CERTIFIED

This instrument prepared by:
 William S. Hereford
 Burr & Forman LLP
 3100 SouthTrust Tower
 420 North 20th Street
 Birmingham, Alabama 35203

TITLE NOT EXAMINED
 Send Tax Notice To:
Alabaster Dairy Queen
 (Thomas C. Cairns)
 935 1st Street N
 Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ironwood Acceptance Company, a Delaware Corporation (the "GRANTOR"), does hereby remise, release, and quitclaim unto Thomas C. Cairns (the "GRANTEE"), all of its right, title and interest, if any, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL #: 58-13-07-35-1-001-021-000

LEGAL DESCRIPTION: BEG 300' S ALG W R/W I65 FROM S R/W CO RD 66 TH
 CONT S 125' W TO RR R/W N 125' E TO POB S35 T20S R03W DIM 125.00 X 82.88

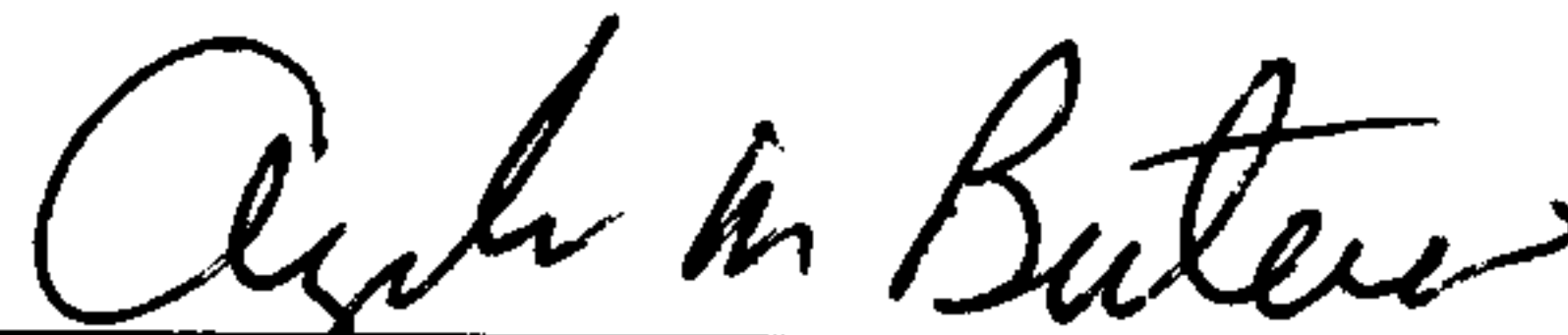
This deed conveys any and all interests of Grantor in such property and is delivered **WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:**

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 7th day of MARCH, 2003.

**IRONWOOD ACCEPTANCE COMPANY, a
Delaware Corporation**


BY: 
ITS: S.V.P.

STATE OF RHODE ISLAND)

PROVIDENCE COUNTY)

I, KAMILAH A'VANT, a Notary Public in and for said County, in said State, hereby certify that ANGELO BUTERA, whose name is signed to the foregoing conveyance as Sr. V.P. of Ironwood Acceptance Company, a Delaware Corporation company, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, s/he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Ironwood Acceptance Company, a Delaware Corporation.

Given under my hand and seal this 7th day of MARCH, 2003.


Notary Public
My commission expires: 11/6/2005
Kamillah A'Vant
State of Rhode Island
My Commission expires:
11/6/2005