

**THIS INSTRUMENT PREPARED BY:**

James E. Roberts  
P. O. Box 430224  
Birmingham, Alabama 35243

Send Tax Notice To:

I-65 Investment Properties  
P.O. Box 430224  
Birmingham, Alabama 35243

**QUIT CLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by I-65 Investment Properties, an Alabama general partnership (hereinafter referred to as Grantee) the receipt whereof is hereby acknowledged, we, Shelby County, Alabama, a political subdivision of the State of Alabama (hereinafter referred to as Grantor) do remise, release, quit claim and convey unto I-65 Investment Properties, an Alabama general partnership, all right, title, interest, and claim in or to the following described real estate, to wit:

SEE LEGAL ATTACHED AS EXHIBIT A.

situated in Shelby County, Alabama.

This conveyance is subject to and conditioned upon Shelby County, Alabama, a political subdivision of the State of Alabama, obtaining an abandonment of the subject property.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

Given under my hand and seal, this the 28 day of July, 2003



Shelby County, Alabama, a political subdivision of the  
State of Alabama, by Shelby County Manager, Alex  
Dudchock

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name is signed to the foregoing conveyance as County Manager of Shelby County, Alabama, a political subdivision of the State of Alabama, and who is known to me, acknowledged before me that being informed of the contents of said conveyance, he executed same with authority on the day the same bears date.

Given under my hand and official seal this the 28 day of July, 2003.

My commission expires:

Notary Public

  
[SEAL]

KIM W. REYNOLDS, CPS  
Notary Public, Alabama State at Large  
No. 871677  
Qualified in Shelby County  
Commission Expires October 21, 2004



# Exhibit A

## PROPOSED ACQUISITION FROM SHELBY COUNTY

A parcel of land containing 19676.375 Square feet, located in the Northwest Quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, being part of the right-of-way of Shelby County Highway No. 12, being more particularly described as follows:

Commence at the Southeast Corner of Lot 2, AIRPARK PLAZA as recorded in Map Book 19, Page 36 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Westerly right-of-way line of Interstate No. 65 a distance of 354.32 feet; thence right  $104^{\circ}25'43''$  Southwesterly 515.43 feet to the relocated East right-of-way line of Shelby County Highway No. 87; thence left  $75^{\circ}30'37''$  Southerly 135.30 feet along said relocated East right-of-way line; thence left  $45^{\circ}00'00''$  Southeasterly 70.71 feet; thence right  $45^{\circ}00'00''$  Southerly 80.00 feet; thence right  $45^{\circ}00'00''$  Southwesterly 70.71 feet to the aforesaid relocated right-of-way line; thence left  $45^{\circ}00'00''$  Southerly 336.05 feet along said relocated East line; thence right  $5^{\circ}16'25''$  Southwesterly 90.27 feet to the existing East PC of Shelby County Highway No. 12; thence an interior angle left of  $98^{\circ}16'25''$  Westerly 80.00 feet to the existing West PC of Shelby County Highway 12 and the Point of Beginning; thence turn right  $N\ 25^{\circ}48'30''\ W$  to the chord of a curve to the left, concave Westerly along the existing Westerly right-of-way line of Highway 12, said curve having a radius of 596.62 feet, a central angle of  $67^{\circ}57'00''$  and a chord length of 666.82 feet; thence run Northerly, then Northwesterly 707.56 feet along said Westerly right-of-way line; thence  $S\ 58^{\circ}16'29''\ E$  a distance of 206.04 feet along the proposed Westerly right-of-way line of Highway 12 to a curve to the left, concave Northerly with a radius of 341.56 feet, a central angle of  $11^{\circ}03'30''$  and a chord length of 65.82 feet; thence run Southeasterly, then Easterly 65.92 feet along said proposed Westerly right-of-way line; thence  $S\ 41^{\circ}23'42''\ E$  a distance of 105.50 feet along the proposed Westerly right-of-way line of Highway 12; thence  $S\ 2^{\circ}36'18''\ W$  along the proposed Westerly right-of-way line of Highway 12 a distance of 395.00 feet to the Point of Beginning.

This description is prepared based on the Highway 87/12 intersection plans of the Shelby County Highway Department.

6-27-03 ✓  
768

6/22/03  
MS

**RESOLUTION 03-07-28-07**

**BE IT RESOLVED**, that the Shelby County Commission hereby approves to Quit Claim the Right-of-Way at the intersection of County Road 12 and 87 according to the following legal description:

“See attached Exhibit “A”

**WHEREAS**, the County Attorney is authorized to execute the document on behalf of the Shelby County Commission.

ad

# Exhibit A

## PROPOSED ACQUISITION FROM SHELBY COUNTY

A parcel of land containing 19676.375 Square feet, located in the Northwest Quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, being part of the right-of-way of Shelby County Highway No. 12, being more particularly described as follows:

Commence at the Southeast Corner of Lot 2, AIRPARK PLAZA as recorded in Map Book 19, Page 36 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Westerly right-of-way line of Interstate No. 65 a distance of 354.32 feet; thence right  $104^{\circ}25'43''$  Southwesterly 515.43 feet to the relocated East right-of-way line of Shelby County Highway No. 87; thence left  $75^{\circ}30'37''$  Southerly 135.30 feet along said relocated East right-of-way line; thence left  $45^{\circ}00'00''$  Southeasterly 70.71 feet; thence right  $45^{\circ}00'00''$  Southerly 80.00 feet; thence right  $45^{\circ}00'00''$  Southwesterly 70.71 feet to the aforesaid relocated right-of-way line; thence left  $45^{\circ}00'00''$  Southerly 336.05 feet along said relocated East line; thence right  $5^{\circ}16'25''$  Southwesterly 90.27 feet to the existing East PC of Shelby County Highway No. 12; thence an interior angle left of  $98^{\circ}16'25''$  Westerly 80.00 feet to the existing West PC of Shelby County Highway 12 and the Point of Beginning; thence turn right  $N 25^{\circ}48'30'' W$  to the chord of a curve to the left, concave Westerly along the existing Westerly right-of-way line of Highway 12, said curve having a radius of 596.62 feet, a central angle of  $67^{\circ}57'00''$  and a chord length of 666.82 feet; thence run Northerly, then Northwesterly 707.56 feet along said Westerly right-of-way line; thence  $S 58^{\circ}16'29'' E$  a distance of 206.04 feet along the proposed Westerly right-of-way line of Highway 12 to a curve to the left, concave Northerly with a radius of 341.56 feet, a central angle of  $11^{\circ}03'30''$  and a chord length of 65.82 feet; thence run Southeasterly, then Easterly 65.92 feet along said proposed Westerly right-of-way line; thence  $S 41^{\circ}23'42'' E$  a distance of 105.50 feet along the proposed Westerly right-of-way line of Highway 12; thence  $S 2^{\circ}36'18'' W$  along the proposed Westerly right-of-way line of Highway 12 a distance of 395.00 feet to the Point of Beginning.

This description is prepared based on the Highway 87/12 intersection plans of the Shelby County Highway Department.

6-27-03  
762 ✓

6/22/03  
JMS

AD



**WALLACE, ELLIS, FOWLER & HEAD**

ATTORNEYS AT LAW  
POST OFFICE BOX 587  
COLUMBIANA, ALABAMA 35051

FRANK C. ELLIS, JR.  
CONRAD M. FOWLER, JR.  
J. FRANK HEAD  
VONDA B. FELTON

FRANK HEAD (1891 - 1979)  
WALES W. WALLACE, JR. (1919 - 1986)

September 30, 2003

TELEPHONE: (205) 669-6783  
TELECOPIER: (205) 669-4932

Magic City Title Company, Inc.  
Attn: Lynn Bailey  
2112 7th Avenue South  
Birmingham, Alabama 35233

Re: Shelby County Deed to I-65 Investment Properties

Dear Ms. Bailey:

I understand from Jim Roberts, Attorney, the Lawyers Title underwriter is concerned that Shelby County Commission Resolution 03-07-28-07 authorized me to execute the above referenced deed, but the County Manager executed same. It is more appropriate for a County Manager to execute the deed in conformity with the Resolution rather than myself as a non-County official. To the extent that this letter will suffice, it is my opinion as County Attorney that the attached deed executed by Alex Dudchock as County Manager is in conformity with Resolution 03-07-28-07.

Further, it is my position that the resolution by the Shelby County Commission approving the Quit Claim of the property operates as an abandonment of same.

If you need anything further, please feel free to call me.

Yours very truly,

  
Frank C. Ellis, Jr.

FCE:ph  
Enc.

cc: Mr. James E. Roberts  
Mr. Alex Dudchock, County Manager  
Mr. Kenneth R. Cole, County Engineer