

STATE OF GEORGIA  
COUNTY OF TROUP

PREPARED BY AND RETURN TO:  
SLUTZKY, WOLFE AND BAILEY, LLP  
2255 CUMBERLAND PARKWAY, BUILDING 1300  
ATLANTA, GEORGIA 30339

To clear title

**QUITCLAIM DEED**

**THIS DEED**, made this 15<sup>TH</sup> day of September 2004, between **SPECTRUM REALTY, INC.**, a Georgia corporation ("Grantor"), and **RUBY TUESDAY, INC.**, a Georgia corporation ("Grantee"), (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

**WITNESSETH THAT:** Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all the right, title, interests, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

A parcel of land lying on the North side of Alabama Highway No. 119 (a.k.a. Cahaba Valley Road) in the City of Pelham, Shelby County, Alabama, being a portion of the NE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West and being more particularly described as follows:

Commencing at the Southeast corner of Lot C-1 of the survey of Cahaba Valley Park North as recorded in Map Book 13, Page 140 in the Office of the Judge of Probate of Shelby County, Alabama, said point being a 5/8" rebar (cap illegible) and the POINT OF BEGINNING of the parcel herein described, said point lying on the North right of way of Alabama Highway No. 119; thence leaving said right of way N 30°11'08" W 200.13 feet to a 5/8" rebar (cap 11375); thence N 59°50'32" E 200.17 feet to a 5/8" rebar (cap illegible); thence S 30°03'53" E 200.04 feet to a 5/8" rebar lying on the North right of way of Alabama Highway No. 119; thence along said right of way S 59°48'54" W 199.75 feet to the POINT OF BEGINNING. Said parcel containing 0.92 acres more or less.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed the day and year first above written.

**SPECTRUM REALTY, INC.**

By: \_\_\_\_\_

  
Loring F. Perez


Its: Vice President/Finance

**[CORPORATE SEAL]**

STATE OF GEORGIA  
TROUP COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Loring F. Perez, whose name as Vice President/Finance of **Spectrum Realty, Inc.**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, s(he), as such Vice President/Finance and with full authority, executed the same voluntarily on behalf of said corporation on the date hereof.

Given under my hand and official seal this the 15<sup>th</sup> day of September 2004.

  
NOTARY PUBLIC  
Commission expires: Nov. 2, 2006