

\$ 6,800.00 K.F.

20080825000341210 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/25/2008 04:13:47PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge
Birmingham, Alabama 35244

Thomas J. McQuillan
500 Park Lake Lane
Helena, Alabama 35080-3292

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN AND 00/100 DOLLARS (\$10.00), other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is acknowledged, RIVERWOODS PROPERTIES, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby release, remise, quitclaim, grant, sell and convey unto THOMAS J. MCQUILLAN and wife, SHERRI A. MCQUILLAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 418A, ACCORDING TO THE FINAL PLAT RIVERWOODS FOURTH SECTOR-PHASE I, RESURVEY OF LOT 418, BEING A RESURVEY OF LOT 418, RIVERWOODS FOURTH SECTOR-PHASE I (MAP BOOK 30, PAGE 81) AND ACREAGE SITUATED IN THE SOUTHEAST ½ OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AS RECORDED IN MAP BOOK 40, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

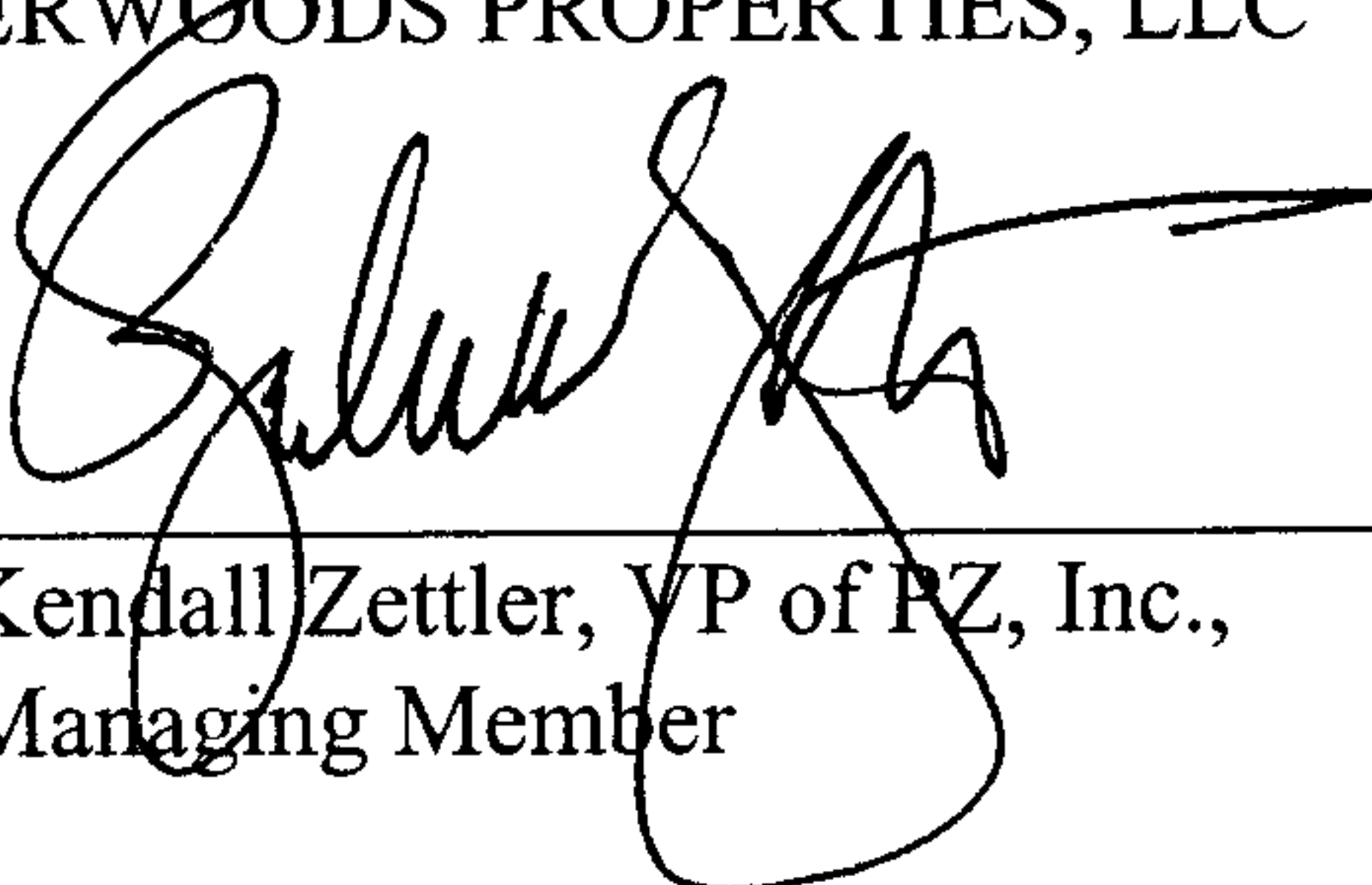
This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the real estate herein conveyed or to any buildings, improvements, structures, pipelines, or other sources of water supply or sewer now or hereafter located upon said real estate, or to any owners or occupants or other persons in or upon said real estate, resulting from sinkholes or other defects of the surface or subsurface of any nature affecting said real estate or resulting from past mining and/or gas or oil producing operations or resulting from past blasting, dewatering, or the past removal of coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, gob gas, limestone and all other minerals and non-mineral substances, including, water associated with the production of coalbed methane gas, or coal seam or other roof supports whether said past mining and/or gas or oil producing operations be in said real estate or other lands, shall ever accrue to or be asserted by Grantee or by Grantee's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against Grantee and all successors in title.

By acceptance of this deed and as a condition of the conveyance hereunder, Grantee acknowledges and agrees that the physical and environmental condition of the real estate herein

conveyed has been inspected by Grantee or Grantee's duly authorized agent and that said real estate is acquired by Grantee as a result of such inspection and not upon any agreement, representation, or warranty made by Grantor. Furthermore Grantee, and on behalf of his successors and assigns, agrees to accept said real estate in its existing condition, including any existing physical and environmental conditions, and to release Grantor from any and all liabilities under any local, state, or federal laws, rules, regulations, ordinance or other liability relating to the physical and environmental condition of said real estate.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, RIVERWOODS PROPERTIES, LLC, an Alabama limited liability company, has hereunto set its signature and seal, this the 21st day of August, 2008.

RIVERWOODS PROPERTIES, LLC

BY: _____
Kendall Zettler, VP of PZ, Inc.,
Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Kim M. Foster, a Notary Public, in and for said County in said State, hereby certify that Kendall Zettler, whose name as VP of PZ, Inc., managing member of Riverwoods Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 21st day of August, 2008.

Kim M. Foster
Notary Public

My Commission Expires: 12-28-2010