


STATE OF ALABAMA)
)
SHELBY COUNTY)


20080828000344540 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
08/28/2008 09:45:29AM FILED/CERT

AFFIDAVIT

Before me, the undersigned, a notary public in and for Jefferson County, Alabama, personally appeared **LEN B. SHANNON, III**, who, being duly sworn, deposed and stated the following:

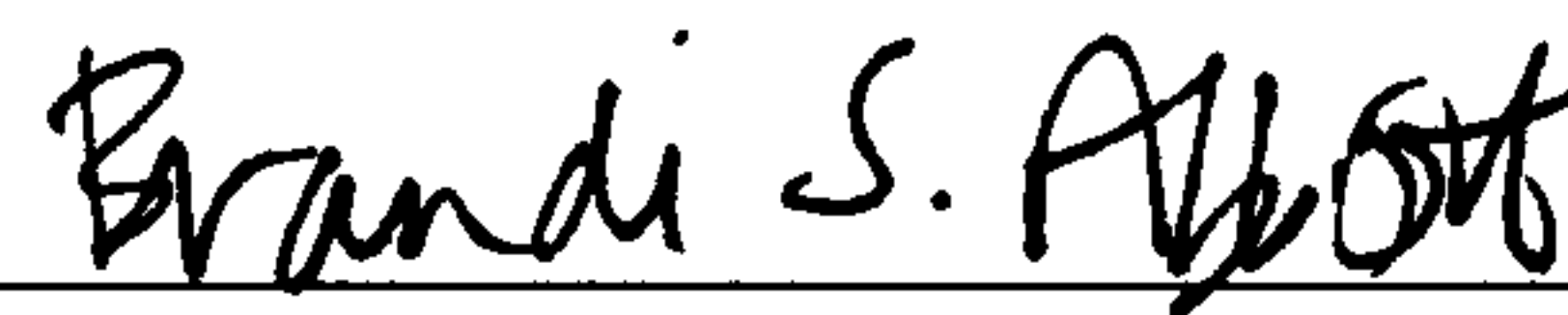
1. My name is Len B. Shannon, III, and I am the sole member and manager of Shannon Investment Realty, LLC, an Alabama limited liability company ("**SIR**").
2. SIR is the sole manager of Pelham Retail Investments, LLC, an Alabama limited liability company ("**Pelham Retail**").
3. This Affidavit is given for the purpose of removing an encumbrance from the title records relating to the real estate located at 2180 Highway 31 South in the City of Pelham, Shelby County, Alabama, and more particularly described in the attached **Exhibit A** (the "**Property**").
4. K & B Investment Corporation ("**K&B**") was a prior owner of the Property, and Handy TV, Inc. (the "**Tenant**") was a tenant at the Property pursuant to that certain unrecorded Lease, dated July 19, 1995 (the "**Lease**").
5. K&B conveyed the Property to Avondale Development Company, a Tennessee corporation ("**Avondale**"), and Jashlyn, L.L.C., an Alabama limited liability company ("**Jashlyn**").
6. K&B assigned the Lease to Avondale and Jashlyn pursuant to that certain Assignment of Lease, filed of record on January 15, 2002, as Instrument 2002-2676, in the Probate Office of Shelby County, Alabama.
7. Avondale and Jashlyn conveyed the Property to Pelham Retail pursuant to that certain Statutory Warranty Deed filed of record on June 3, 2003, as Instrument 2003-060300342300, in the Probate Office of Shelby County, Alabama.
8. The Tenant has vacated the Property, and the Lease has been terminated and is of no further force or effect.
9. This Affidavit is given for the purpose of removing from the title records the reference to the Lease as described above.



LEN B. SHANNON, III

Date: 8/27/08


SWORN TO AND SUBSCRIBED BEFORE me this 27 day of August, 2008.



Notary Public

My Commission Expires: 3/15/2011

EXHIBIT A
Legal Description


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A part of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20° 29' 10" left from the West line of said quarter-quarter section and run Southeasterly for a distance of 347.40 feet; thence turn 71° 34' 40" left and run Easterly for a distance of 364.82 feet; thence turn 4° 50' 40" right and run Easterly for a distance of 369.55 feet to the beginning; thence turn 115° 32' left and run Northwesterly for a distance of 178.73 feet; thence turn 118° 34' 10" right and Southeasterly for a distance of 130.53 feet; thence turn 27° 14' 20" left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U.S. Highway No. 31; thence turn 83° 55' right and run Southeasterly along the right of way of said road for a distance of 156.00 feet; thence turn 100° 24' 30" right and run Southwesterly for a distance of 284.26 feet; thence turn 88° 22' right and run Northwesterly for a distance of 14.14 feet to the point of beginning. Situated in Shelby County, Alabama.