

No title or survey examination was performed by the Preparer.

This instrument prepared by:

Clifton C. Mosteller
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, Alabama
(205) 251-3000



20091016000391450 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
10/16/2009 12:18:53 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **RBC BANK**, a North Carolina banking corporation (f/k/a RBC Centura Bank) as successor to AmSouth Bank (herein referred to as "Grantor"), does hereby release, remise, and quit claim unto **KI CHON CHOI**, an individual, and **SEUNG WOO CHOI**, an individual (herein collectively referred to as "Grantee"), that certain real estate situated in Shelby County, Alabama, being more particularly described on the attached Exhibit A (the "Property").

11.00
19.75
12.00
32.75

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, Grantor has executed this instrument this 31st day of August, 2009.

GRANTOR:

RBC BANK,
a North Carolina banking corporation

~~NO EQUITY IN PROPERTY -~~
~~RECONVANCE UNDER~~
~~FORECLOSURE~~

~~For and in consideration of the~~
~~purchase price of the property~~
~~being \$837,000.00~~

BY: Philip S. Huppel
Name: Philip S. Huppel
Title: Asset Resolution Officer

FULL CONSIDERATION FOR THIS PURCHASE WAS PAID FROM THE PROCEEDS OF A MORTGAGE CLOSED SIMULTANEOUSLY HERewith IN THE AMOUNT OF \$837,000.00. Said mortgage recorded in Document #20090824000324650 in the Office of the Judge of Probate of Shelby County, Alabama.

Binkley Chesnut



20091016000391450 2/6 \$28.00
Shelby Cnty Judge of Probate, AL
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STATE OF Florida)
COUNTY OF Collier)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Philip Staffield whose name as Asset Resolution Officer of RBC Bank, a North Carolina banking corporation, 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 said instrument, s/he, as such officer and with fully authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal this the 31st day of August, 2009.

[NOTARY SEAL]

Nancy L DeJohn
Notary Public
Print Name: Nancy L DeJohn
My commission expires: _____

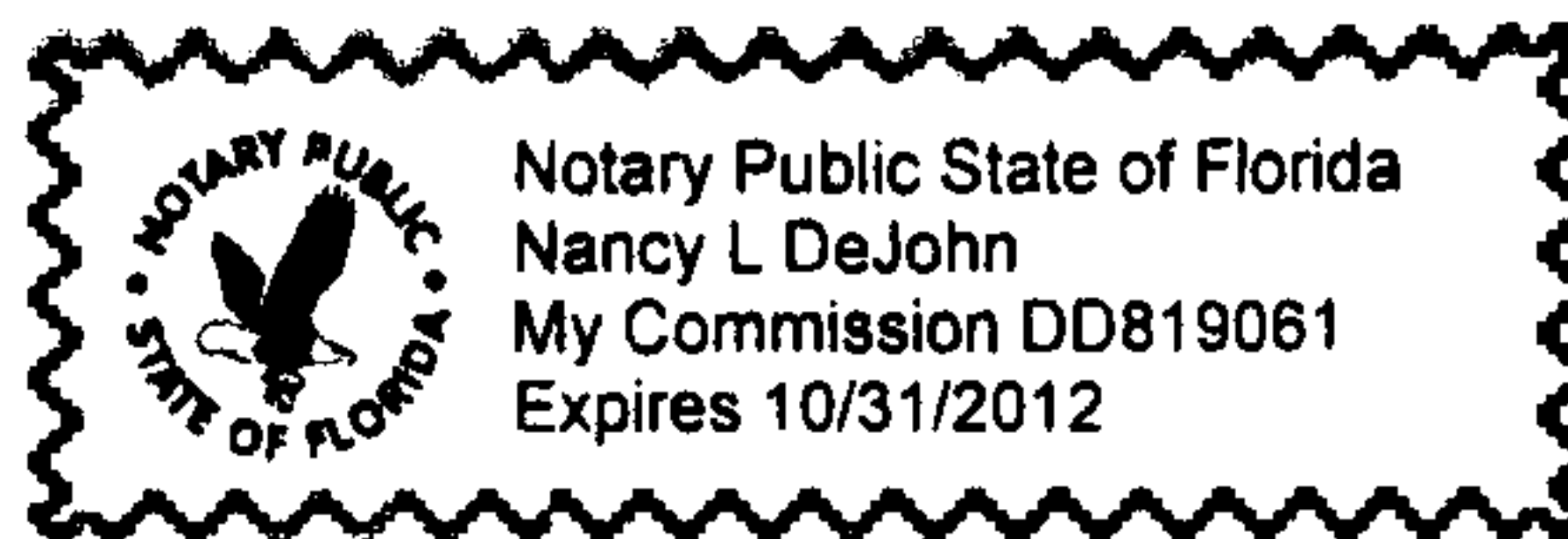


EXHIBIT A TO QUIT CLAIM DEED

LEGAL DESCRIPTION

Lot 3 of Key Pointe Shopping Center also a part of Lot 4, of Key Pointe Shopping Center as recorded in Map Book 13, Page 61, in the Probate Office of Shelby County, Alabama. A part of Lot 4 more particularly described as follows: Begin at the Northwest corner of Lot 4 of Key Pointe Shopping Center for a point of beginning, thence run South 50 degrees 48 minutes 25 seconds East along the Northeast line of said Lot 4 for a distance of 114.27 feet to the Southerly corner of Lot 3 for Key Pointe Shopping Center; thence run South 39 degrees 11 minutes 35 seconds West for a distance of 38.21 feet; thence run North 51 degrees 07 minutes 16 seconds West for a distance of 83.06 feet to the West line of said Lot 4; thence run North 00 degrees 17 minutes 00 seconds East along the west line of said Lot 4 for a distance of 49.69 feet to the point of beginning.

Above property also being described as:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West; thence run North along the West line of said quarter-quarter section North 00 degrees 17 minutes 00 seconds East a distance of 289.28 feet to the point of beginning; thence continue along last described course a distance of 327.48 feet to the southerly right of way of Highway 280; thence run South 61 degrees 47 minutes 04 seconds East along said right of way a distance of 67.24 feet; thence run North 28 degrees 12 minutes 56 seconds East, a distance of 10.00 feet to a point of a curve to the right having a radius of 2230.00 feet and a central angle of 05 degrees 49 minutes 54 seconds East, thence run South 58 degrees 52 minutes 09 seconds East along the chord of said curve a chord distance of 226.89 feet; thence leaving said right of way run South 39 degrees 11 minutes 35 seconds West a distance of 308.81 feet; thence run North 51 degrees 07 minutes 16 seconds West a distance of 83.06 feet to the point of beginning.

Less and Except:

Driveway & Landscape Easement - A part of Lot 3-A, Key Pointe Shopping Center No. 2 Resurvey Lots 3 & 4, as recorded in Map Book 19, Page 93, in the Probate Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 3-A, Key Pointe Shopping Center No. 2 Resurvey Lots 3 & 4, said point also being the Northeasterly corner of Lot 3, River Ridge Plaza, as recorded in Map Book 26, Page 14, in the Probate Office of the Judge of Probate of Shelby County, Alabama; thence South along the common line between said Lot 3-A and Lot 3 a distance of 41.35 feet to a point; thence 122 degrees 22 minutes 36 seconds to the left in a Northeasterly direction a distance of 42.35 feet to a point on the Northeasterly line of said Lot 3-A, said point also being on the Southeasterly right-of-way line of U.S. Highway No. 280; thence 119 degrees 02 minutes 22 degrees to the left in a Northwesterly direction along the Northeasterly line of said lot and along said right-of-way line of 40.36 feet to the Point of Beginning.

Also Less and Except:

Proposed Grading Easement: Being an easement situated in the N.W. 1/4 of the N.W. 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeasterly corner of Lot 3 according to the Survey of River Ridge Plaza as recorded in Map Book 26, Page 14, in the Probate Office of Shelby County, Alabama, said point being the point of intersection of the West line of Section 36, Township 18 South, Range 2 West and Southwesterly right-of-way line of U.S. Highway #280; thence run in a Southeasterly direction along the Southeasterly right-of-way line of U.S. Highway #280 a distance of 35.99 feet to a point; thence 86 degrees 14 minutes 23 seconds to the right in a Southwesterly direction a distance of 11.95 feet to a point; thence 36 degrees 54 minutes 52 seconds to the right in a Southwesterly direction a distance of 31.11 feet to a point on the Westerly line of said Section 36, said point also lying on the Easterly property line of the aforementioned Lot 3, River Ridge Plaza; thence 119 degrees 21 minutes 11 seconds to the right in a Northerly direction along the West line of said section and the Easterly property line of said Lot 3 a distance of 42.80 feet to the Point of Beginning, Containing 794.908 square feet or 0.018 acres.

Also Less and Except:

Sanitary Sewer Easement - A 20 foot wide easement for a sanitary sewer being 10 feet on either side of the following described centerline lying across a part of Lot 3-A, Key Pointe Shopping Center No. 2 Resurvey Lots 3 & 4, as recorded in Map Book 19, Page 93, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of Lot 3-A, Key Pointe Shopping Center No. 2 Resurvey Lots 3 & 4, said point also being the Northeasterly corner of Lot 3, River Ridge Plaza, as recorded in Map Book 26, Page 14, in the Probate Office of Shelby County, Alabama; thence South along the common line between said Lot 3-A and Lot 3 a distance of 289.09 feet to the Point of Beginning; thence 89 degrees 17 minutes 39 seconds to the left in Easterly direction of 21.07 feet to a point; thence 31 degrees 41 minutes 31 seconds to the right in a Southeasterly direction a distance of 102.54 feet to the Point of Ending.

SAID PROPERTY BEING ALSO KNOWN AS

Lot 3 of Key Pointe Shopping Center also a part of Lot 4, of Key Pointe Shopping Center as recorded in Map Book 13, Page 61, in the Probate Office of Shelby County, Alabama. A part of Lot 4 more particularly described as follows: Begin at the Northwest corner of Lot 4 of Key Pointe Shopping Center for a point of beginning, thence run South 50 degrees 48 minutes 25 seconds East along the Northeast line of said Lot 4 for a distance of 114.27 feet to the Southerly corner of Lot 3 for Key Pointe Shopping Center; thence run South 39 degrees 11 minutes 35 seconds West for a distance of 38.21 feet; thence run North 51 degrees 07 minutes 16 seconds West for a distance of 83.06 feet to the West line of said Lot 4; thence run North 00 degrees 17 minutes 00 seconds East along the west line of said Lot 4 for a distance of 49.69 feet to the point of beginning.

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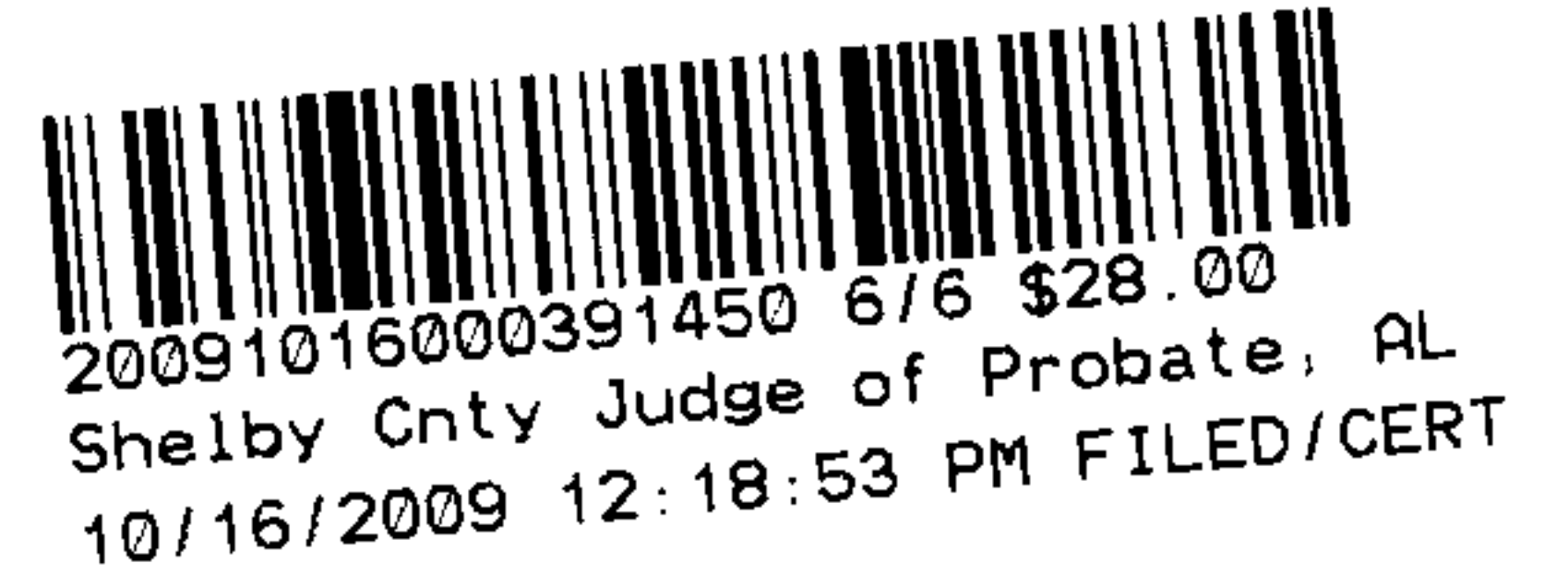
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