

This instrument was prepared by:

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Leitman, Siegal, Payne and Campbell, P.C.
420 20th Street North, Suite 2000
Birmingham, Alabama 35203

Please send tax notice to:

Synovus Trust Company, N.A.
Attn: Carolyn G. Dunkle
800 Shades Creek Parkway, Ste 225
Birmingham, AL 35209

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

WHEREAS, on March 28, 2008, the Will of Peter M. Grammas, deceased (the "the Decedent") was admitted to probate in the Office of the Judge of Probate of Jefferson County, Alabama, Case No. 200024, and Letters Testamentary were issued appointing Xanthi H. Grammas as personal representative of the Decedent's estate;

WHEREAS, on January 27, 2009, Affidavits of F. D. Boockholdt and Kathleen Johnson, both dated January 12, 2009, were recorded in the Office of the Judge of Probate of Shelby County, Alabama, in documents numbered 20090127000025260 and 20090127000025270, respectively, in which said affiants asserted that the Decedent had died intestate on January 21, 2008;

WHEREAS, on January 26, 2009, a deed, dated January 14th, 2009, was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in document number 20090126000023770, in which Xanthi H. Grammas, as the Decedent's sole heir at law, transferred two parcels of real property titled in the name of Peter M. Grammas and situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto (the "Property"), to Xanthi H. Grammas;

WHEREAS, the purpose of this deed is to clarify that title to the Property is in the estate of Peter M. Grammas; and

WHEREAS, effective as of June 28th, 2010, Xanthi H. Grammas resigned as personal representative of the Decedent's estate and Synovus Trust Company, N.A. was appointed as the successor corporate personal representative of the Decedent's estate.

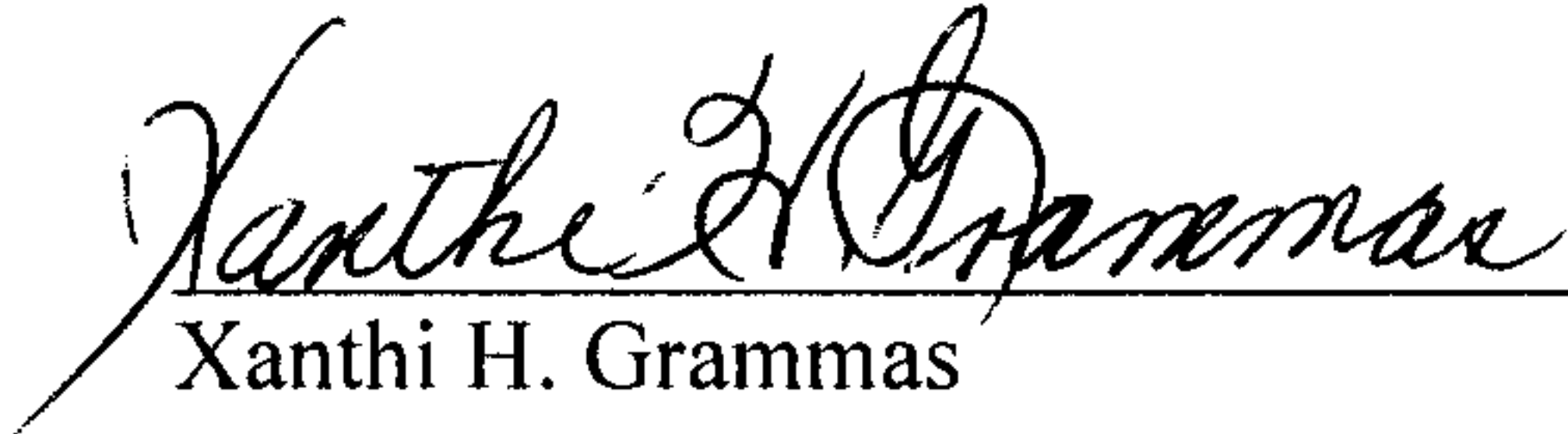
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned XANTHI H. GRAMMAS, a single woman, hereby remises, releases and quitclaims to SYNOVUS TRUST COMPANY, N.A. (the "Grantee"), in its capacity as the successor corporate personal representative of the estate of Peter M. Grammas, all her right, title and interest in and to the Property.



20100630000208780 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
06/30/2010 01:19:02 PM FILED/CERT

TO HAVE AND TO HOLD TO SAID GRANTEE AND ITS ASSIGNS FOREVER.

Given under my hand and seal, this the 28 day of June, 2010.

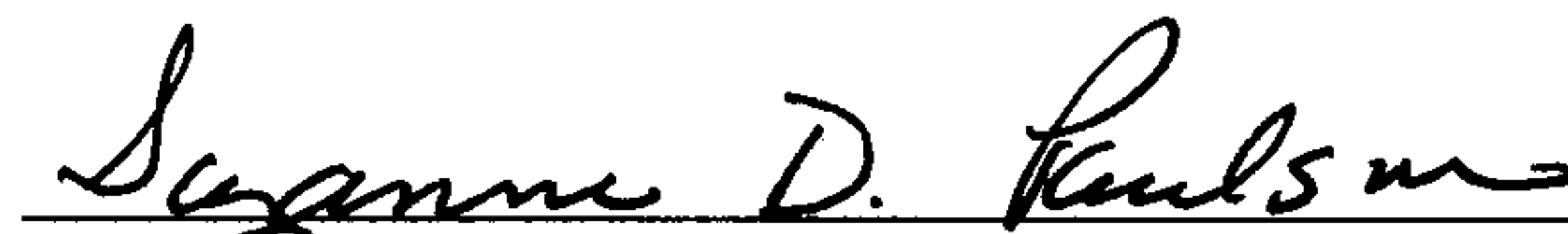

Xanthi H. Grammas

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Xanthi H. Grammas whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2010.


Notary Public
My Commission Expires: 10/8/13


20100630000208780 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Parcel I

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run easterly along the south line of said quarter-quarter section a distance of 174.65 feet to a point on the westerly right of way line of Interstate Highway No. 65 (I-65); thence run northeasterly along the said westerly right of way line of said I-65 a distance of 152.29 feet to a point; thence continue northeasterly along said right of way line a distance of 276.88 feet to a point; thence continue northeasterly along said right of way line a distance of 290.78 feet to the point of beginning of the property known as Lot 6, Valley Commerce Park, an Unrecorded Subdivision, (Lot 6 of said Unrecorded Subdivision being the parcel described) said point being an existing rebar iron; thence continue northeasterly along said right of way line of said I-65 Highway a distance of 181.35 feet to an existing rebar iron at the southeast corner of Lot 7 of Valley Commerce Park; thence 90 degrees 17 minutes 17 seconds measured (90 degrees 15' 59" map) left and run northwesterly along the southeasterly line of said Lot 7 for a distance of 251.42 feet to an existing rebar iron on the right of way line of the cul-de-sac curve to the right of Commerce Drive, said curve having a radius of 80.0 feet and a central angle of 76 degrees 06 minutes 19 seconds; thence run northwesterly along the arc of said curve and along said right of way line a distance of 106.26 feet to the end of said curve and to the beginning of a curve to the left, said curve having a radius of 30.00 feet and subtending a central angle of 90 degrees 15 minutes 56 seconds measured (89 degrees 51' 37" map); thence run northwesterly and westerly along the arc of said curve and along said right of way line a distance of 47.26 feet measured (47.05 feet map) to the end of said curve; thence at tangent to said curve run southwesterly along the southerly right of way line of said Commerce Drive a distance of 110.59 feet to the beginning of a curve to the left, said curve having a radius of 350.00 feet and a central angle of 01 degrees 54 minutes 16 seconds measured (01 degrees 59' 37" map); thence run southwesterly along the arc of said curve and along said right of way line for 11.63 feet measured (12.18 feet map) to a point; thence 106 degrees 05 minutes 05 seconds left from tangent to said curve and run southeasterly for a distance of 414.19 feet measured (415.55 feet map) to the point of beginning.

Parcel I being the same property shown in that deed recorded as Instrument #1996/21266 in the Office of the Judge of Probate of Shelby County, Alabama. Properties are subject to exceptions, reservations and mineral rights shown in the referenced prior deed.

Parcel II

A parcel of land located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West and the Northwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run north along the quarter line 506.79 feet; thence left 121 degrees 25 minutes 36 seconds, 1325.96 feet; thence right 129 degrees 39 minutes 13 seconds, 359.51 feet; thence left 90 degrees 00 minutes, 137.27 feet to a Point "A" at the Point of Beginning; thence continue along the same course 182.14 feet to the easterly right-of-way of U.S. Highway 31; thence right 90 degrees 00 minutes, 136.39 feet along said easterly right-of-way; thence right 90 degrees 00 minutes 00 seconds, 175.00 feet to a Point "B"; thence right 90 degrees 00 minutes 00 seconds, 10.15 feet; thence left 45 degrees 00 minutes 00 seconds, 10.10 feet; thence right 45 degrees 00 minutes 00 seconds, 119.00 feet to the Point of Beginning.

Parcel II being the same property shown in that deed recorded as Instrument #1996/24720 in the Office of the Judge of Probate of Shelby County, Alabama. Properties are subject to exceptions, reservations and mineral rights shown in the referenced deed.



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Shelby Cnty Judge of Probate, AL
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IN THE MATTER OF THE ESTATE OF

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMAPETER M. GRAMMAS

Deceased

CASE NO. 200024**SUCCESSOR
LETTERS TESTAMENTARY**
20100630000208780 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
06/30/2010 01:19:02 PM FILED/CERT

TO ALL WHOM IT MAY CONCERN:

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to

SYNOVUS TRUST COMPANY, N.A.

the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as amended).

WITNESS my hand this date, JUNE 28, 2010.

(SEAL)

ALAN L. KING

Judge of Probate

I, S. J. Rhodes, Chief Clerk of the Court of Probate of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above-styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, JUNE 28, 2010.
Chief Clerk