  
20100916000304730 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/16/2010 02:44:17 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**QUIT CLAIM DEED**  
**(Solely to quite title)**

COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by BTS INVESTORS II, LLC, a Mississippi limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged by these presents does hereby QUITCLAIM, AND RELEASE unto Grantee all of Grantor's right, title and interest in and to that real property located in Shelby County, Alabama, and described on EXHIBIT "A", attached and incorporated by this reference.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee and its heirs, assigns and successors forever.

[Intentionally left blank. Signature page follows.]

IIN WITNESS WHEREOF, this Quitclaim Deed has been executed by Grantor as of the 30<sup>th</sup> day of August, 2010, to be effective as of the \_\_\_\_\_ day of September, 2010.

**GRANTOR:**

COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation (“

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

Name: JOHN L. MOSS

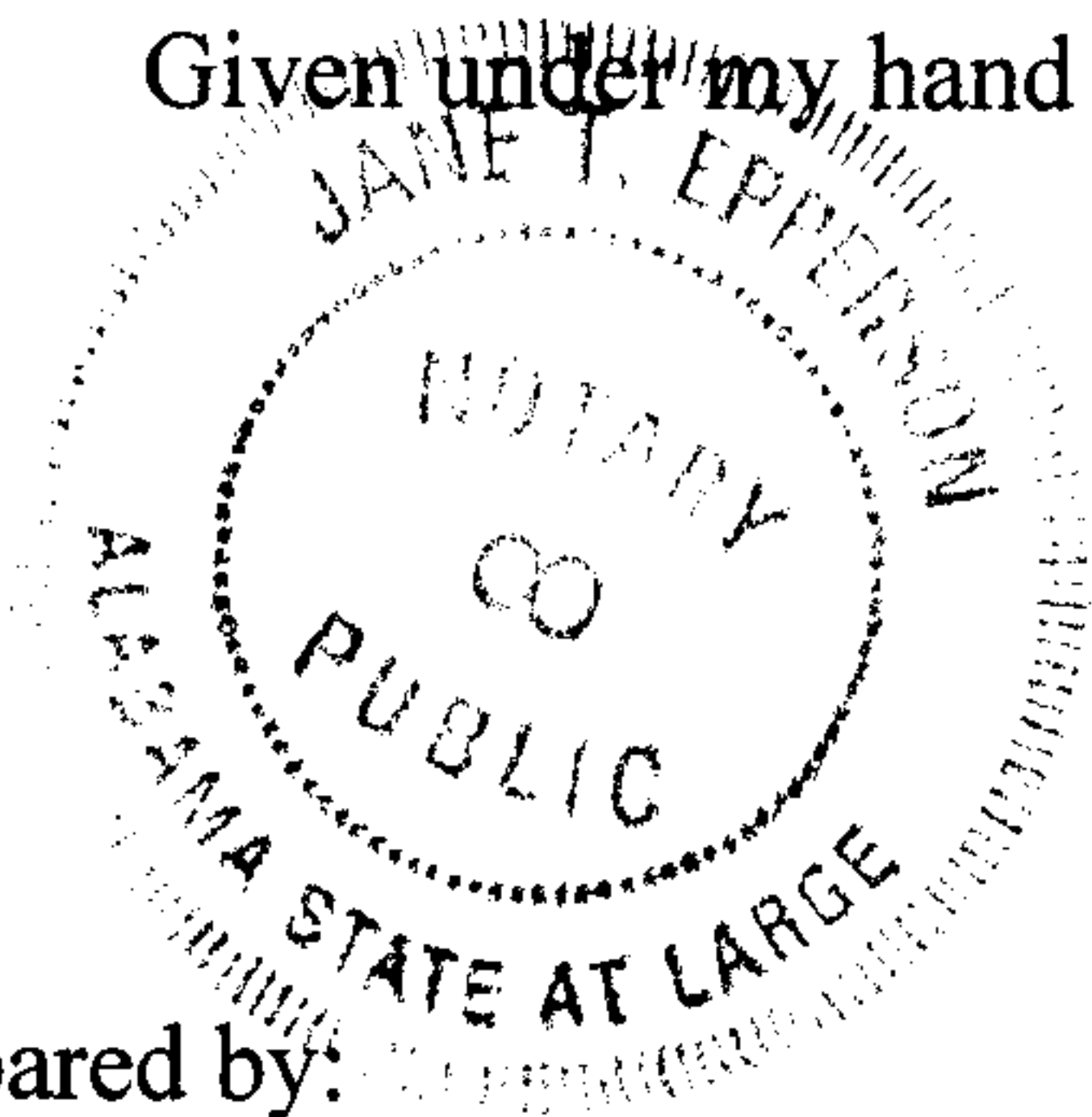
Its: SENIOR VICE PRESIDENT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN L. MOSS whose name as SENIOR VICE PRESIDENT of COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation, is signed to the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30 day of August, 2010.



Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JANUARY 15, 2012

Prepared by:

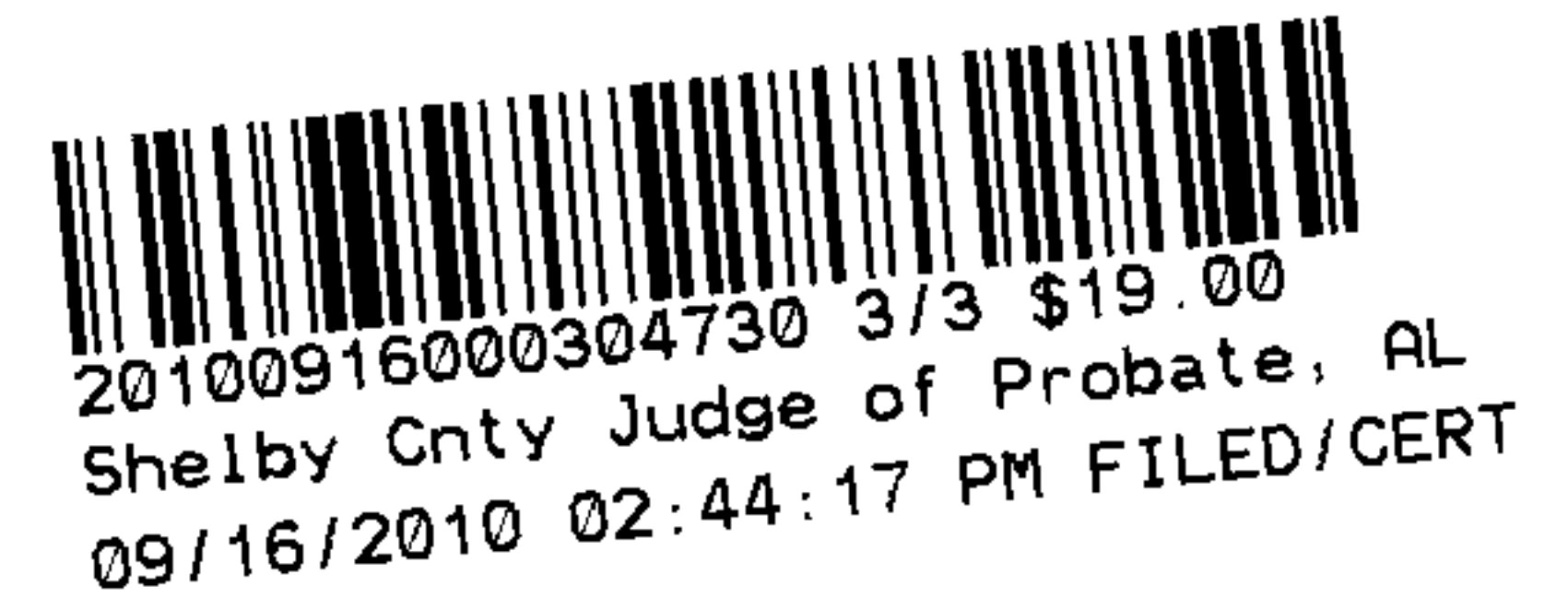
R. Link Loegler, Esq.

Leitman, Siegal & Payne, P.C.

420 North 20<sup>th</sup> St., Suite 2000

Birmingham, AL 35203

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

**A parcel of land situated in the Southeast Quarter of Section 1, Township 21 South, Range 3 West, Shelby County Alabama, said parcel being more particularly described as follows:**

**Lot 5, according to the Final Plat of Colonial Promenade, as recorded in Map Book 35, page 102, in the Probate Office of Shelby County, Alabama; said parcel being more particularly described as follows:**

**BEGIN at a 5/8" Rebar Found, at the Northwest Corner of Lot 5 as shown on the Final Plat of Colonial Promenade, as recorded in Map Book 35, page 102, in the Office of the Judge of Probate for Shelby County, Alabama, said point being on the Northeast Right-Of-Way of US Highway 31; thence leaving the Northeast Right-Of-Way of US Highway 31 run North 28°21'26" East, for a distance of 133.19 feet to an Iron Pin Set; thence run South 88° 40'15" East for a distance of 192.33 feet to an Iron Pin Set on the West Right-Of-Way of Colonial Promenade Parkway; thence run South 04°19'36" East along the West Right-Of-Way of Colonial Promenade Parkway for a distance of 171.71 feet to a Capped Iron Found at the Point of Curvature of a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 23°59'37", a chord length of 93.54 feet and a chord bearing of South 07°31'32" West; thence continue along the arc of said curve and the West Right-Of-Way of Colonial Promenade Parkway for a distance of 94.22 feet to a Capped Iron Found at the Point of Curvature of a nontangent curve to the right, having a radius of 105.00 feet, a central angle of 58°29'22", a chord length of 102.59 feet and a chord bearing of South 48°36'56" West; thence continue along the arc of said curve and the West Right-Of-Way of Colonial Promenade Parkway for a distance of 107.19 feet to an Iron Pin Set at the Point of Tangency of said curve, said point also being on the Northeast Right-Of-Way of US Highway 31; thence leaving the West Right-Of-Way of Colonial Promenade Parkway run North 33°16'07" West along the Northeast Right-Of-Way of US Highway 31 for a distance of 190.19 feet to a 5/8" Rebar Found; thence run North 51°18'50" West along the Northeast Right-Of-Way of US Highway 31 for a distance of 96.00 feet and the POINT OF BEGINNING.**

**TOGETHER WITH: Parking easement rights, vehicular and pedestrian ingress, egress and access easement rights, and other easement rights pursuant to the Easements with Covenants Affecting Land of record in Instrument No. 20040507000243250, as amended in Instrument No. 20040507000243260, in the Probate Office of Shelby County, Alabama**

**TOGETHER WITH: Vehicular and pedestrian ingress, egress and access easement rights, utility easement rights, and other easements pursuant to and as shown on the Final Plat of Colonial Promenade, as recorded in Map Book 35, page 102, in the Probate Office of Shelby County, Alabama.**