

THIS QUITCLAIM DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Send Tax Notice to:
Highway 31 Commercial Park, LLC
170 Jennifer Cove
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20130926000387910 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
09/26/2013 03:15:42 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the **sum of Nine Thousand Nine Hundred Sixty-Seven and 12/100 Dollars (\$9,967.12)**, the amount of which can be verified by Redemption Summary of Grantor, and other good and valuable consideration, to the undersigned

PUGH ANDREWS PROPERTIES LLC,
an Alabama limited liability company,
having a mailing address of **2262 Rocky Ridge Rd., Suite 101, Hoover, Alabama 35216,**

(hereinafter referred to as "Grantor"), in hand paid by

HIGHWAY 31 COMMERCIAL PARK, LLC,
an Alabama limited liability company,
having a mailing address of **170 Jennifer Cove, Montevallo, Alabama 35115,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE, QUITCLAIM AND CONVEY** unto the said Grantor all right, title and interest of Grantor in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama (**being unimproved property having no property address; the property is identified as Parcel # 28-2-09-0-001-077.000 by the Shelby County, Alabama Property Tax Commissioner**), to-wit:

A parcel of land located in the SW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West, more particularly described as follows: Commence at the SE corner of the NW ¼ of the SE ¼ of said Section 9; thence 88 degrees 43 minutes 18 seconds left from the East line of said NW ¼ of the SE ¼ in a westerly direction a distance of 652.21 feet; thence an interior angle to the right of 90 degrees 08 minutes 58 seconds in a southerly direction a distance of 42.17 feet to an iron pin found said point being the Point of Beginning; thence an exterior angle to the right of 179 degrees 07 minutes 06 seconds from the last described course and continue in a southerly direction a distance of 290.85 feet to an iron pin found, being 39.3 feet, more or less North of the centerline of pavement of Whippoorwill (Drive)(Lane); thence an interior angle to the left from the last described course of 90 degrees 30 minutes 56 seconds in a westerly direction a distance of 368.66 feet to an iron pin found, being 130.4 feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 85 degrees 12 minutes 32 seconds in a northeasterly direction a distance of 276.97 feet to an iron pin found being 131.0

feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 97 degrees 13 minutes 54 seconds in an easterly direction a distance of 348.46 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Robert Reynolds, AL. Reg. No. 25657, dated August 2, 2006.

(NOTE: Source of Title - Tax Deed recorded with the Judge of Probate of Shelby County, Alabama, on July 23, 2013, under Document No. 20130723000300310.)

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

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, by and through its duly authorized representative, on this the 6th day of SEPTEMBER 2013.

"Grantor"

PUGH ANDREWS PROPERTIES LLC

By: [Signature]
Name: John G. Andrews
Title: Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that John G. Andrews, whose name as Managing Member of Pugh Andrews Properties LLC, an Alabama limited liability company, 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 of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal, this 6 day of 9 2013.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires _____

This document prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

SANDRA ROBINSON
MY COMMISSION EXPIRES
FEBRUARY 2, 2014


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