

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law

(Address) 2017-E Avenue F, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY-TWO THOUSAND AND 00/100 (\$ 152,000.00) - - DOLLARS,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SHERMAN HOLLAND, JR. AND WIFE, CAROLYN M. HOLLAND,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

McDONALD'S CORPORATION, a Delaware corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast Corner of said Northwest Quarter of the Southwest Quarter; thence in a Westerly direction, along and with the South line of said Northwest Quarter of the Southwest Quarter 825.91 feet to a point on the Westerly right-of-way margin of U.S. Highway 31; thence with a deflection of 104° 25' 51" right, along and with said Westerly right-of-way margin of U.S. Highway 31 145.00 feet to the point of beginning; thence continue along and with said Westerly right-of-way margin 165.00 feet to a point; thence with a deflection of 104° 25' 51" left, parallel with the South line of said Northwest Quarter of Southwest Quarter, 255.00 feet to a point; thence with a deflection of 75° 34' 09" left, parallel with the Westerly right-of-way margin of U.S. Highway 31 165.00 feet to a point; thence with a deflection of 104° 25' 51" left, parallel with the South line of said Northwest Quarter of the Southwest Quarter 255.00 feet to the Westerly right-of-way margin of U.S. Highway 31 and the point of beginning, forming a closing interior angle of 104° 25' 51".

Subject to ad valorem taxes for the year 1983; right-of-way and rights in connection therewith for power poles and power lines located along the Easterly line of property; Covenants, restrictions, easements and agreements contained in Misc. Volume 39, Page 573; right-of-way granted to South Central Bell Telephone Company in Deed Book 333, Page 456; title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 303, Page 226, all of which are recorded in the Probate Office of Shelby County, Alabama. Send Tax Notice to: McDonald's Corporation, McDonald's Plaza, Oak Brook, Il. 60521.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this day of 19 83.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1983 MAR -9 AM 8:14

Rec. 15200
150
100
15450

Sherman Holland, Jr. (Seal)

Judge of Probate (Seal)

Carolyn M. Holland (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr. and wife, Carolyn M. Holland whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of March A. D., 19 83.

Notary Public

BOOK 345 PAGE 578

Jeff. Land