

This instrument was prepared by

1521

(Name) R. Stephen Griffis

(Address) 1609 21st Street S. Birmingham, AL 35205

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and No/100 Dollars (\$90,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, T.S.F. Properties, a general partnership organized and existing under the laws of the State of Alabama.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Spartan Food Systems, Inc., a Delaware Corporation

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

Shelby

See Attached Exhibit "A"

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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 *my* hands(s) and seal(s), this *18th* day of *December*, 19 *85*

T.S.F. Properties, Inc.

By: *Barry Taylor* (Seal)
Its. *Managing Partner* (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, *Regina McCalister*, a Notary Public in and for said County, in said State, hereby certify that *Barry Taylor* 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 *he* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *18th* day of *December*, A. D., 19 *85*



Regina McCalister
Notary Public

EXHIBIT "A"

Description of a parcel of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U.S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet, thence turn an angle to the left of 88 degrees 33 minutes 20 seconds and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 151.91 feet, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 117.50 feet, thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction along said right of way line for a distance of 76.50 feet, thence turn an angle to the left of 91 degrees 26 minutes 40 seconds and run in a Southerly direction for a distance of 100.00 feet, thence turn an angle to the right of 91 degrees 26 minutes 40 seconds and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Larry G. Sexton, Reg. L.S. #14980, dated November 18, 1985.

Subject To:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not yet due and payable until October 1, 1986.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 222, Page 686, in the Probate Office of Shelby County, Alabama.

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STATE OF ALA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 DEC 27 AM 11: 37

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>90.00</u>
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>96.00</u>