

893 H-45

CORPORATION WARRANTY DEED

STATE OF ALABAMA, Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of -0- <sup>100000</sup> dollars and other valuable consideration the undersigned GRANTOR, SPARDEE'S REALTY, INC., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto SPARDEE'S RESTAURANTS, INC., a Delaware corporation whose address is 201 East Main Street, Spartanburg, South Carolina 29301 (herein referred to as GRANTEE), its heirs and assigns, the following described Real Estate, situated in the County and State aforesaid, to wit:

All that piece, parcel or lot of land with improvements thereon as specifically described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns forever.

IN WITNESS WHEREOF, SPARDEE'S REALTY, INC., a corporation has caused this instrument to be executed by Walter M. Brice, III, its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by Louis P. Howell its duly authorized Vice President and Secretary, this 13<sup>th</sup> day of November, 1990.

ATTEST:

by: [Signature]  
Its Vice President & Secretary

SPARDEE'S REALTY, INC.

by: [Signature]  
Its President

BOOK 322 PAGE 376  
STATE OF SOUTH CAROLINA, SPARTANBURG COUNTY:

I, Mary Jane Benzon, a Notary Public, in and for said State and said County hereby certify that Walter M. Brice, III and Louis P. Howell, whose names as President and Vice President/Secretary of Spardee's Realty, Inc., a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 13<sup>th</sup> day of November, 1990

Commission expires: 11/7/95

[Signature]  
Notary Public for South Carolina

FOR RECORDING ONLY

This instrument prepared by:  
Rufus M. King, Attorney at Law  
57 Adams Street  
Montgomery, Alabama 36197

Land Title

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.

Being the same property conveyed to Grantor by deed recorded in Deed Book/Volume/Liber/Fiche/RLPY 272 Page/Frame 829.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 DEC 17 AM 10:04

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtr Tax	3.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	7.00
6. Certified Fee	7.00
Total	27.00

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.