

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

EASEMENT AGREEMENT

This agreement is executed this 3rd day of July, 2002, by and between Edwin B. Lumpkin, Jr. and Bills Homestyle Cafe, Inc., to-wit:

Edwin B. Lumpkin, Jr. does hereby sell, bargain, and convey unto Bills Homestyle Cafe, Inc., the following:

An exclusive easement for ingress and egress for normal business use over and across the property shown by the cross-hatched area designated as "Easement Area" on survey of Amos Cory, RLS #10550, dated March 21, 2002, attached hereto as Exhibit "A". Said easement shall be equal in width to the existing asphalt turn-in lying Southwest of U.S. Highway #31, lying approximately 160 feet North of the Southeast corner of the current Bills Homestyle Cafe, Inc. property.

Normal business use shall not include a truck-stop with refueling capabilities or facilities.

The above described easement shall be maintained by the parties to this agreement with Edwin B. Lumpkin, Jr. paying one-half of any necessary maintenance and Bills Homestyle Cafe, Inc. paying the remaining one-half. This maintenance provision shall not be transferable to any subsequent purchaser without prior written approval of both parties herein.

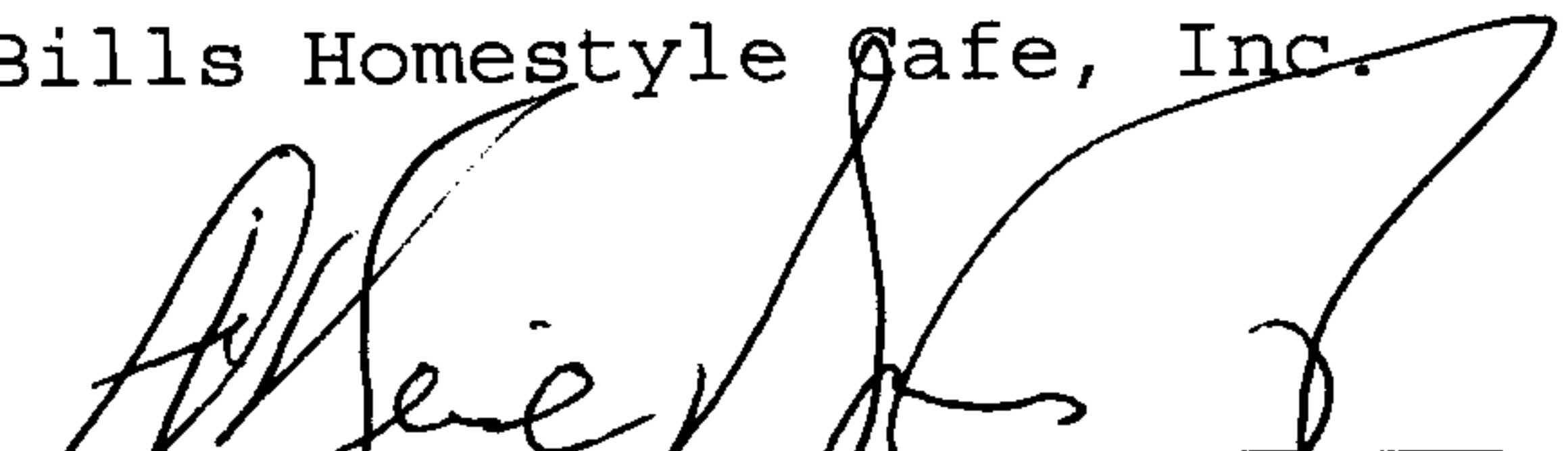
This easement shall become perpetual only upon the happening of the following condition:

1. Any purchaser of current Bills Homestyle Cafe, Inc. property is unable to obtain proper permitted access to U.S. Highway #31 from the State of Alabama or any other governmental entity along the presently existing 153 feet, more or less, of existing road frontage for Bills Homestyle Cafe, Inc.

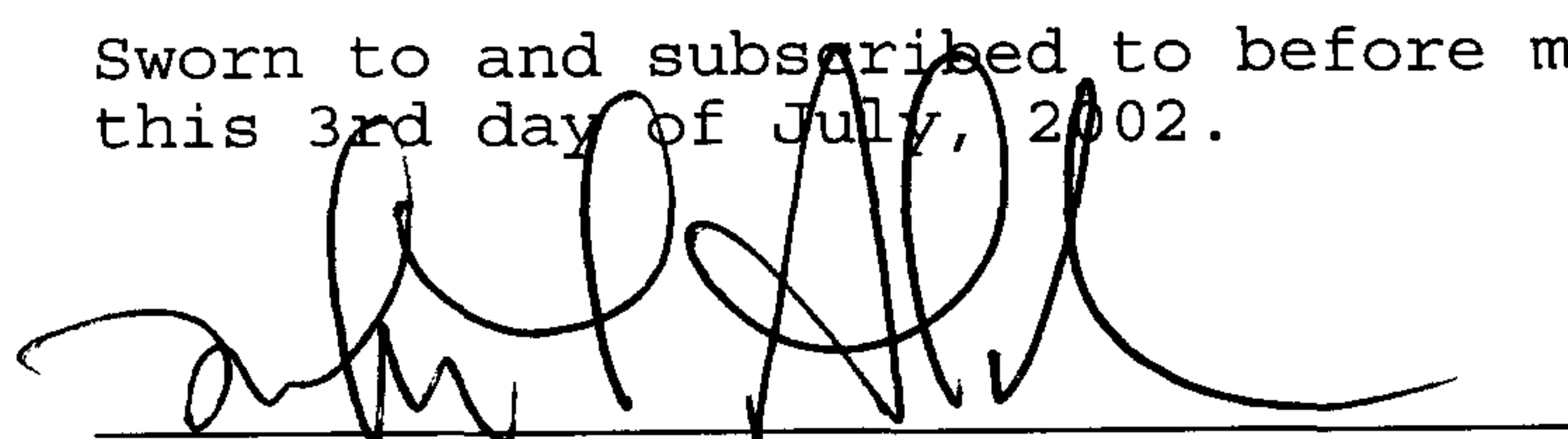
In witness whereof, we have set our hands and seals, this 3rd day of July, 2002.


Edwin B. Lumpkin, Jr.

Bills Homestyle Cafe, Inc.


by: A. Reid Peoples, Jr.
its President

Sworn to and subscribed to before me
this 3rd day of July, 2002.


Notary Public

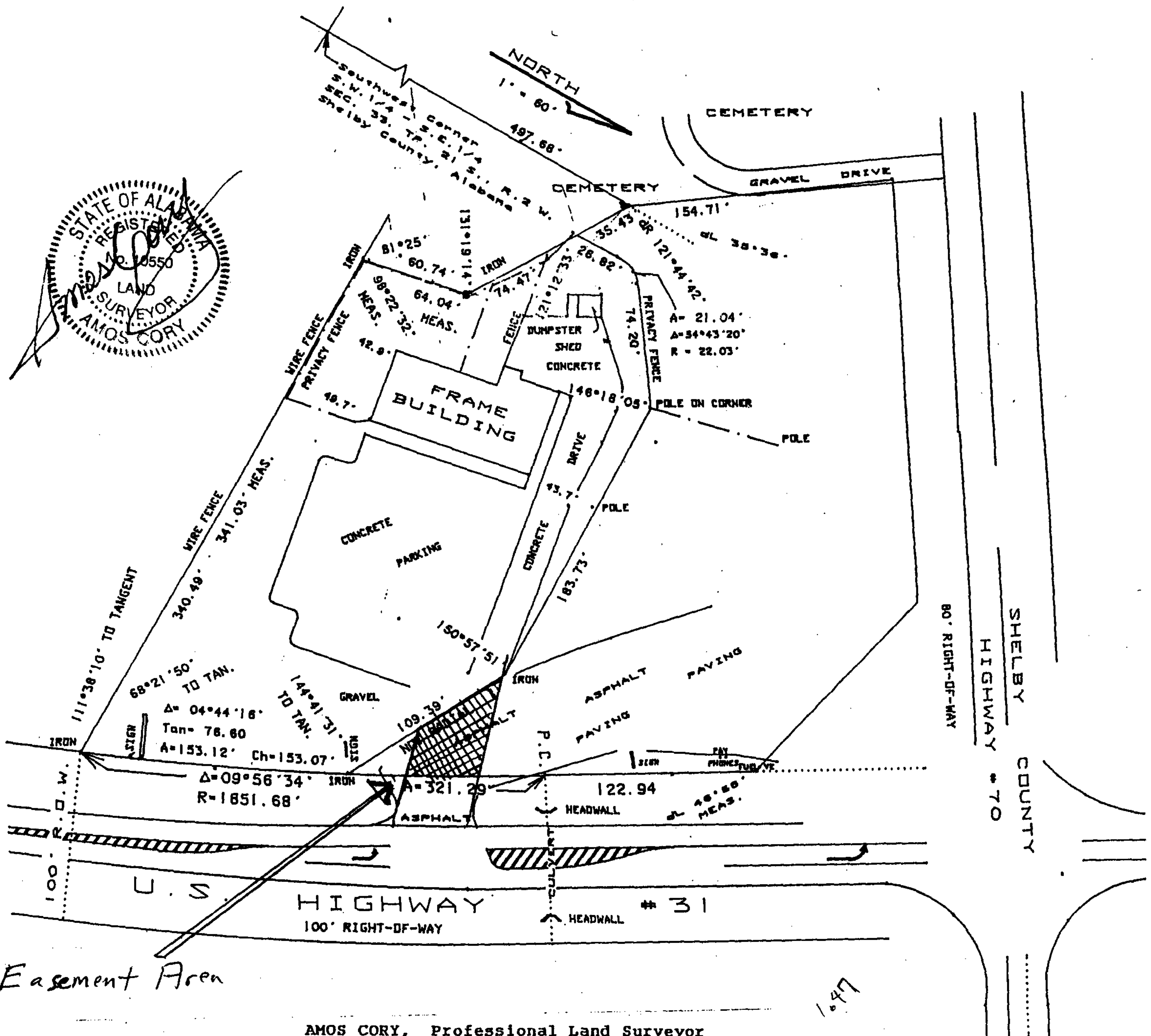
{ State of Alabama }
{ Shelby County }

A parcel of land in the S.W.1/4 of the S.E.1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of said 1/4-1/4 section,
Thence run North along the West 1/4-1/4 line 497.68 feet to an iron pin,
Thence turn Right 121 deg. 44 min. 42 sec. and run Southeast 35.43 feet to a point on a wooden privacy fence and the point of beginning;
Thence run along said fence the following courses;
Thence turn Left 121 deg. 12 min. 33 sec and run North 26.82 feet to the point of a clockwise curve having a Delta angle of 54 deg. 43 min. 20 sec. and a Radius of 22.03 feet,
Thence run along the arc of said curve 21.04 feet to the point of tangent,
Thence continue Northeast and tangent to said curve 74.20 feet to a utility pole and the end of said fence,
Thence turn Right 33 deg. 41 min. 55 sec. and run East 183.73 feet,
Thence turn Right 29 deg 02 min. 09 sec. and run Southeast 109.39 feet to a point on a clockwise curve on the West right-of-way of U.S. Highway # 31, said curve having a Delta Angle of 04 deg. 44 min. 16 sec. and a Radius of 1851.68 feet, Thence turn Right 35 deg. 18 min. 29 sec. to tangent and run along the arc of said curve 153.12 feet,
Thence turn Right 111 deg. 38 min. 10 sec. from tangent and run West 341.03 feet along a net wire and wooden privacy fence,
Thence turn Right 81 deg. 37 min. 29 sec. and run northwest 64.04 feet along said privacy fence,
Thence turn Left 48 deg. 40 min. 46 sec. and run Northwest 74.47 feet along said privacy fence to the point of beginning. Containing 1.42 acres.

I, Amos Cory, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

According to my survey this 21st day of March 2002.
type survey: Loan/Closing
JOB#: 014-02

20020708000314190 Pg 2/2 14.00
Shelby Cnty Judge of Probate,AL
07/08/2002 11:47:00 FILED/CERTIFIED



AMOS CORY, Professional Land Surveyor
Alabama Registration # 10550
600 South 40th Street
Birmingham, Alabama 35222
pho (205) 595-7382 fax (205) 591-5724

014-02