

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **Capital Real Estate Investments LLC**, an Alabama limited liability company – as to an undivided 21% interest and **Pacifica Katie Avenue LLC**, a Nevada limited liability company - as to an undivided 79% interest (the “Grantors”), in hand paid by **JACK’S FAMILY RESTAURANTS, INC.**, an Alabama corporation (hereafter referred to as the “Grantee”), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do hereby REMISE, RELEASE, QUIT CLAIM AND CONVEY unto the Grantee all of Grantors’ rights’ title, interest and claim, in and to the following described real estate, located in Shelby County, Alabama, to-wit:

Exhibit “A”

TO HAVE AND TO HOLD to the said Grantee and to the successors and assigns of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 14th day of October, 2008.

NOTE: The purpose of this deed is to clear title.

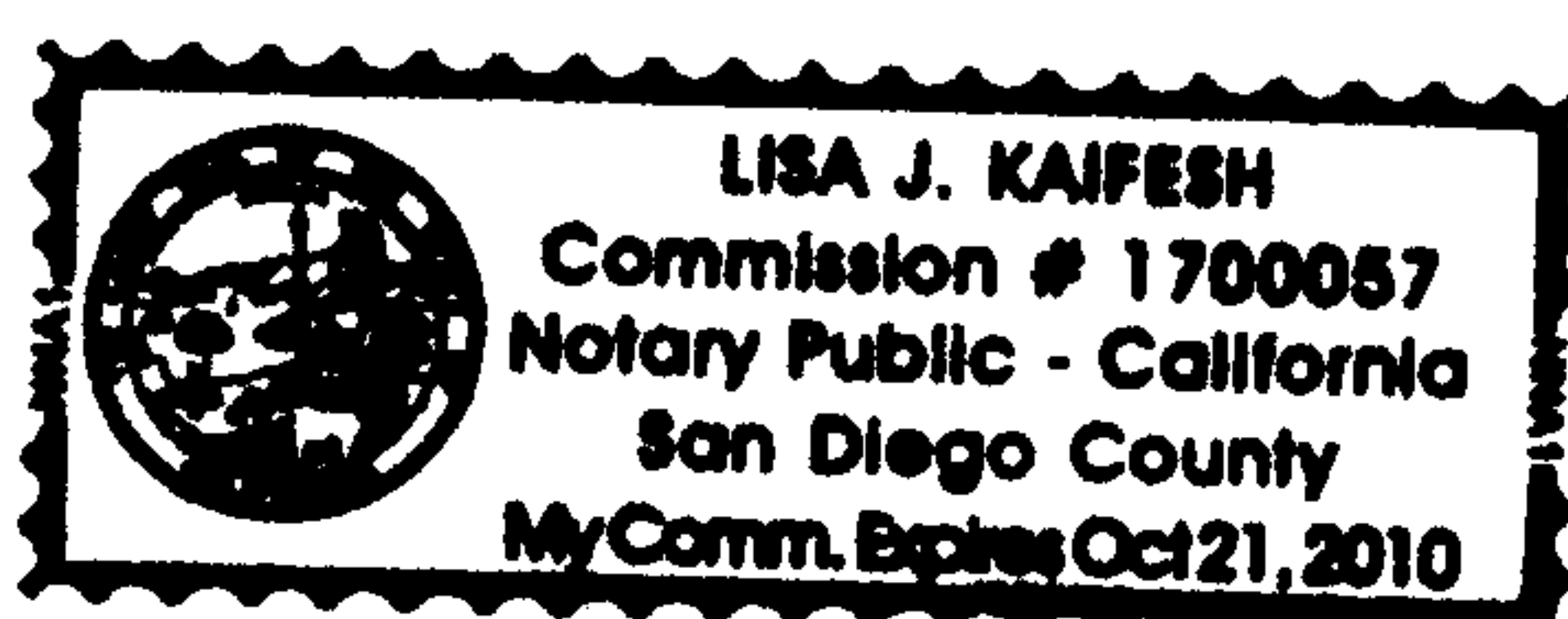
Capital Real Estate Investments LLC

By: Randy Rivera
Name: **Randy Rivera**
Its: **Manager**

STATE OF CA)
COUNTY OF SAN DIEGO)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Randy Rivera**, as Manager of **Capital Real Estate Investments LLC** - as to an undivided 21% interest, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he voluntarily executed the same on the day the same bears date in his capacity as Manager of said limited liability company.

Given under my hand and seal this the 14th day of October, 2008.



Lisa J. Kaifesh
Notary Public
My Commission Expires: 10/21/2010

**Pacifica Katie Avenue LLC, a Nevada
limited liability company**

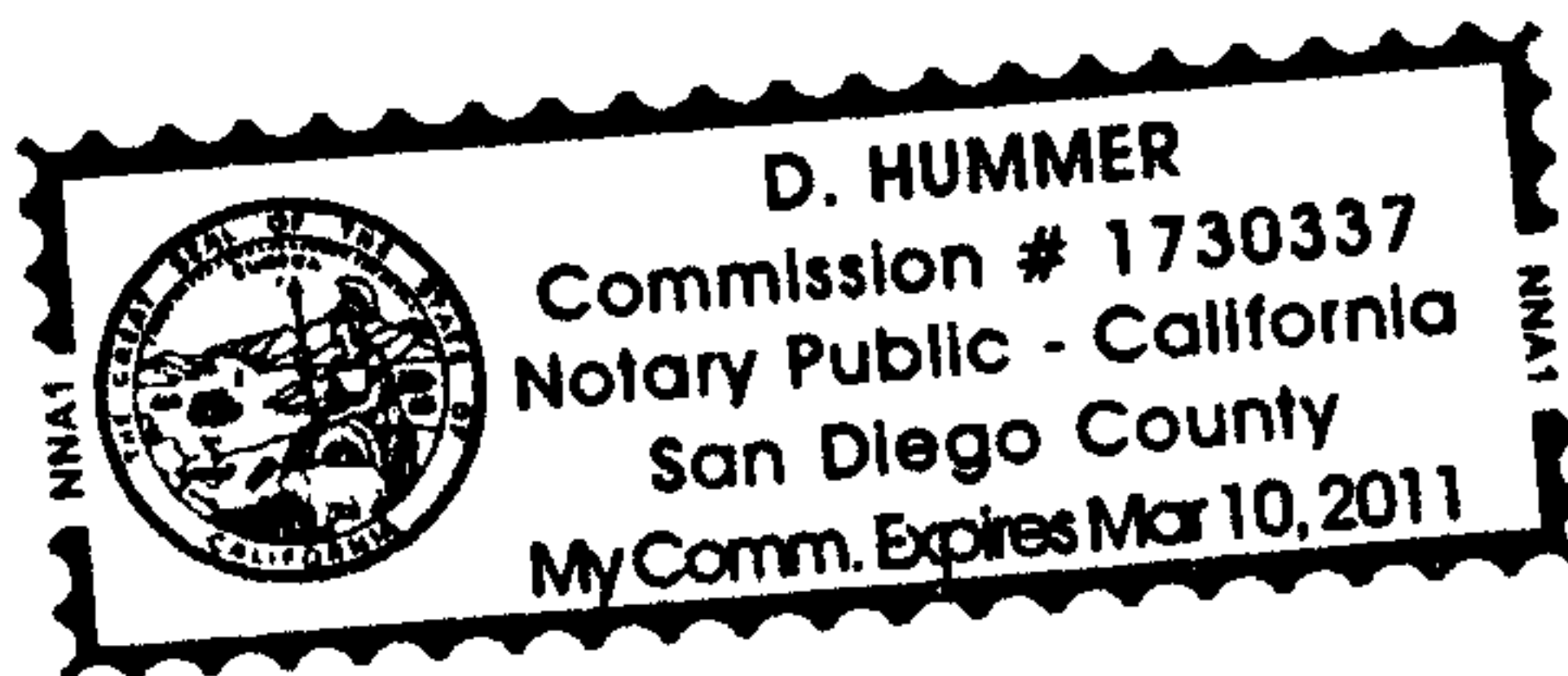
**By: PAC Katie Avenue Inc.
Its: General Manager**

**By: _____
Name: Deepak Israni
Its: Secretary**

STATE OF California)
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Deepak Israni**, known to me to be the person whose name is subscribed to the foregoing instrument, and known to be the Secretary of **PAC Katie Avenue Inc.**, which is the general partner of **Pacifica Katie Avenue LLC, a Nevada limited liability company** - as to an undivided 79% interest, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation acting in its capacity as the general partner of said limited liability company.

Given under my hand this 14 day of October, 2008.



D. Hummer
Notary Public
My Commission Expires: 03/10/2011

This instrument prepared by:
Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
Jack's Family Restaurants, Inc.
124 West Oxmoor Road
Birmingham, Alabama 35209
Attention: President



20081020000411620 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/20/2008 03:12:42PM FILED/CERT

Exhibit "A"

Lot Number Thirteen (13) in the Storrs and Troy allotment or plot of lands and lots, Addition to the Town of Montevallo, Shelby County, Alabama, according to the Survey and Plot of N.B. Dare, made 1-22-1884, which is duly recorded in the Office of the Probate Judge for Shelby County, in Map Book 3, page 3, said lot being situated in Shelby County, Alabama

Lot 14, according to Storrs and Troy Addition to Town of Montevallo, Alabama, as surveyed by N.B. Dare, as recorded in Map Book 3, page 3, in the Probate Office of Shelby County, being situated in Shelby County, Alabama. EXCEPT the Southeast 10 feet for widening of Island Street.

Lot Number 16, in the Storrs and Troy allotment of lands and the Town of Montevallo, according to the survey and plat of N. B. Dare, January 22, 1884, which is recorded in the Probate Office of Shelby County, in Map Book 3, page 3.

LESS AND EXCEPT a part of Lot 16 in the Storrs and Troy Allotment of Lands as the Town of Montevallo, according to the Survey and Plat of N. B. Dare, 1-22-1884, which is recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 3. Said part of Lot 16 being more particularly described as follows:

Begin at the Northmost corner of said Lot 16, said point being on the Southerly side of Main Street, and run along the Easterly side of said Lot 16 towards Island Street for a distance of 100 feet; thence run in a Southwesterly direction and parallel with Main Street a distance of 43 feet; thence run in a Northwesterly direction and parallel with the Easterly side of said Lot 16 a distance of 100 feet to the Southerly side of Main Street; thence run in a Northeasterly direction along said Southerly side of Main Street a distance of 43 feet to the point of beginning.

All being situated in Shelby County, Alabama.

That tract of land situated between the existing Southeasterly right of way line of Main Street and the Southeasterly right of way line as recorded in Map Book 3, page 3, in the Probate Office of Shelby County, Alabama, which is Northwesterly of and perpendicular to Lot 13, and the Southwesterly 67.0 feet of Lot 16, of said Map Book 3, page 3, in the Storrs and Troy allotment of plot of lands and lots, Addition to the Town of Montevallo, Shelby County, Alabama, according to the Survey of N. B. Dare, made 1-22-1884.