

20200702000276520
07/02/2020 03:33:12 PM
QCDEED 1/5

This instrument prepared by:
Russel M. Cunningham, IV
Cunningham Firm, LLC
The Landmark Center, Suite 600
2100 1st Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which hereby is acknowledged, HARDEES RESTAURANTS, LLC, as successor in interest to Hardees Food Systems, Inc., a Delaware limited liability company, 100 North Broadway, Suite 1200 St. Louis, Missouri 63102-2706 (the “Grantor”, hereby remises, releases, quit claims, grants, sellers and conveys to RACELAND QSR, LLC, a Louisiana limited liability company, 4400 Ambassador Caffrey, Suite A, Box 357, Lafayette, Louisiana 70508 (the “Grantee”), all of the right, title, interest and claim held by it in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See **Exhibit A**.

Property Address: 8841 Highway 31 South, Calera, Alabama 35040.

The purpose of this deed is to relinquish any rights of first refusal that Hardees Restaurants, LLC as successor in interest to Hardee’s Food Systems, Inc., its successors or assigns may have or have had in the property described herein as set in that certain Special Warranty Deed dated December 7, 2000 and recorded at Instrument Number 2001-01902 in the Office of Judge of Probate of Shelby County, Alabama, in which the undersigned was granted a Right of First Refusal in the property described therein. The undersigned further affirms that the terms and restrictions and purchase covenants in that certain Hardee’s Restaurant Franchise Agreement, dated December 7, 2000, have been released pursuant to the termination of the Hardee’s Restaurant Franchise Agreement.

TO HAVE AND TO HOLD to said Grantee forever.

[signature on following page]

EXHIBIT A

Legal Description

Description of a parcel of land situated In Section 21, Township 22 South, Range 2 West, in 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°33'20" 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°00'00" and run in a Northerly direction for a distance of 151.91 feet; thence turn an angle to the left of 90°00'00" and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90°00'00" 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°00'00" 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°26'40" and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91°26'40" and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

And further described as:

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

Beginning at the intersection of the East right of way of U.S. Highway 31 and the South right of way of 18th Avenue and run S 00°00'00" E for a distance of 100 feet along the East right of way of U.S. Highway 31 to the True Point of Beginning; thence continue S 00°00'00" E for a distance of 160 feet; thence run S 88°33'20" E to the West right of way of a 20 foot unimproved alley for a distance of 262.45 feet; thence run N 01°26'40" E along the West right of way of said 20 foot alley for a distance of 151.91 feet; thence run N 88°33'20" W for a distance of 117.46 feet; thence run N 01°26'40" E to the South right of way of 18th Avenue for a distance of 108.00 feet; thence run N 88°33'20" W along said South right of way of 18th Avenue for a distance of 76.50 feet; thence run S 00°00'00" W for a distance of 100.00 feet; thence run N 88°33'20" W for a distance of 75.00 feet back to the True Point of Beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hardees Restaurants, LLC
Mailing Address 100 North Broadway, Suite 120
St. Louis, Missouri 63102-2706

Grantee's Name Raceland QSR, LLC
Mailing Address 4400 Ambassador Caffrey, Suite A, Box 357
Lafayette, Louisiana 70508

Property Address 8841 Highway 31 South
Calera, Alabama 35040

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 640,950.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other To Clear Title Only, NO TAX DUE

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/30/2020

Print Russell M. Cunningham, IV

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

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Grantee's Name Raceland QSR, LLC
Mailing Address 4400 Ambassador Caffrey, Suite A, Box 357
Lafayette, Louisiana 70508

Property Address 8841 Highway 31 South
Calera, Alabama 35040

Date of Sale
Total Purchase Price \$

or
Actual Value \$ NO TAX Due, to clear title only

or
Assessor's Market Value \$ 640,950.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 03:33:12 PM
\$35.00 CHARITY
20200702000276520

Allen S. Boyd

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Date 6/30/2020

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