

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **Golden Corral Corporation, a North Carolina corporation** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.** (herein referred to as "Grantee"), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Refer to Exhibit A attached hereto and incorporated by reference herein.**

TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following:

1. *Ad valorem* taxes for 2021 and subsequent years not yet due and payable.
2. Easements, building lines and notes as shown on the map recorded in Map Book 27, Page 149, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions as recorded in Real 268, Page 140; Real 290, Page 386; Real 325, Page 929; Inst. # 1992-15856, and Inst. # 1993-25691, all recorded in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 113, Page 281 in the Probate Office of Shelby County, Alabama.
5. Easement for Alabama Power Company as recorded in Real 292, Page 618 in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 5, Page 706.
7. Covenant and Restrictions as set forth in deed recorded in Book 2001, Page 8588 in the Probate Office of Shelby County, Alabama.
8. Covenant and Restriction as set forth in deed recorded in Inst. # 20151229000442270 in the Probate Office of Shelby County, Alabama.
9. Right-of-way easement granted to Alabama Power Company recorded in Inst. # 20050204000056870, in the Probate Office of Shelby County, Alabama.
10. Grant of Grading/Slope Easement in favor of Golden Corral Corporation as recorded in Inst. # 2001-08587, in the Probate Office of Shelby County, Alabama.
11. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage dated December 21, 2015 given by Rosalee, LLC, an Alabama limited liability company, to Golden Corral Corporation, said mortgage being recorded in Inst. #



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20151229000442280 in the Probate Office of Shelby County, Alabama, and said foreclosure being evidenced by foreclosure deed to Golden Corral Corporation recorded in Inst. # 20201125000541790, in said Probate Office.

12. All matters that would be shown on a current and accurate survey of the Property.

**TO HAVE AND TO HOLD** the Property to Grantee, his heirs and assigns forever, subject to the matters described above.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

Golden Corral Corporation  
5151 Glenwood Ave.  
Raleigh, NC 27612

Edwin B. Lumpkin Jr.  
100 Metro Parkway  
Pelham, AL 35124

Property Address: 101 Cahaba Valley Parkway, Pelham, Al.

Purchase Price: \$900,000.00

The Purchase Price of the Property can be verified by the closing statement.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed by its authorized officer on this the 20th day of April, 2021.

**GRANTOR:**

**GOLDEN CORRAL CORPORATION,**  
a North Carolina corporation

James D. Laverty  
By: James D. Laverty  
Its: Senior Vice President of Finance  
and Administration

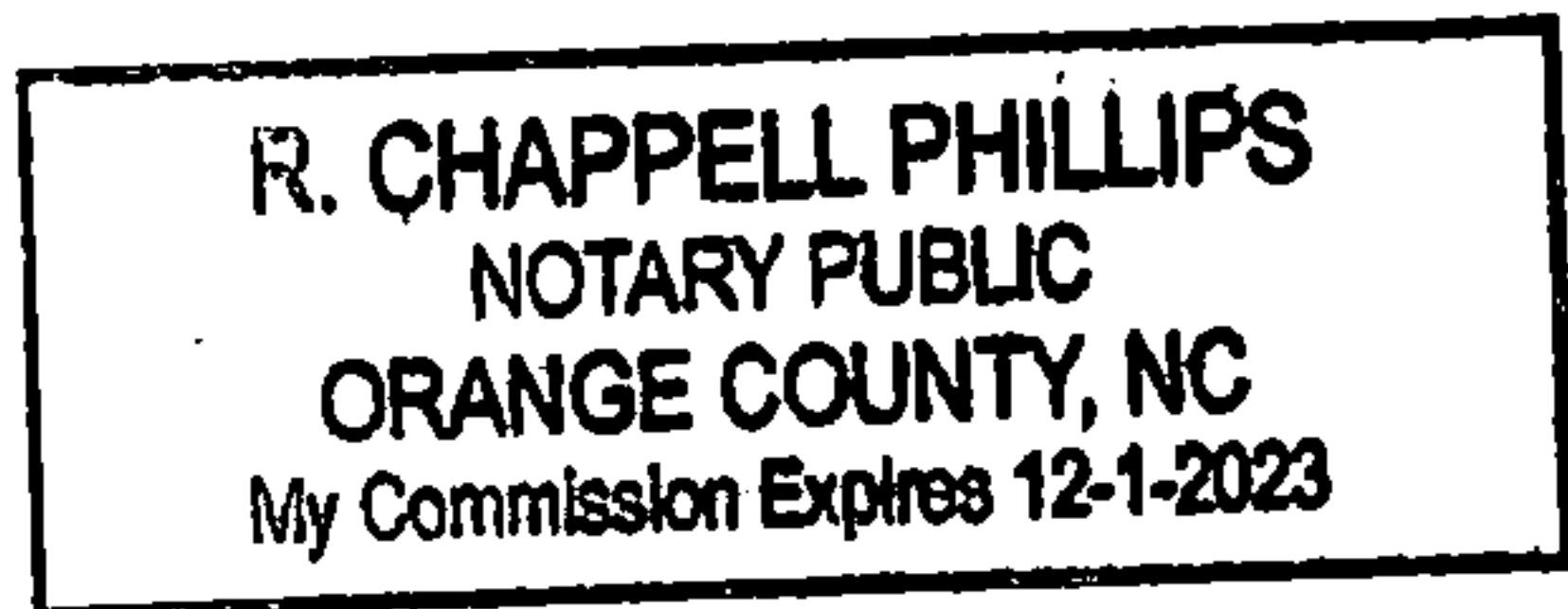


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STATE OF NORTH CAROLINA )  
COUNTY OF WAKE)

I, the undersigned Notary Public in and for said County and said State, hereby certify that James D. Laverty, whose name as Senior Vice President of Finance and Administration of Golden Corral Corporation is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer of said corporation and with full authority executed the same for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of April, 2021.



R. Chappell Phillips  
Notary Public  
Name: R. Chappell Phillips  
My commission expires: 12-1-2023

This instrument was prepared by:  
Robert H. Sprain, Jr., Esq.  
Friedman, Dazzio Zulanas Bowling P.C.  
3800 Corporate Woods Drive  
Birmingham, AL 35242

Send Tax Notice To:  
Edwin B. Lumpkin, Jr.  
100 Metro Parkway  
Pelham, AL 35124



EXHIBIT A

Lot 2, Golden Corral's Addition to Pelham, as recorded in Map Book 27, Page 149, in said Probate Office; together with rights in and to that certain Temporary Grading Easement as recorded in Instrument 2001/08587 and being more particularly described as follows:

TEMPORARY GRADING EASEMENT:

A parcel of land situated in part of the Southeast one-quarter of the Northeast one-quarter and part of the Northeast one-quarter of the Southeast one-quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 1, Shelby Medical Center – Baptist Medical Center Resurvey, as recorded in Map Book 18, Page 72 in the Probate Office of Shelby County, Alabama, said point being on the Western most right of way line of Interstate 65 (right of way varies); thence run in a Southwesterly direction along the Southern most property line of said Lot 1 for a distance of 289.09 feet; thence turn a deflection angle Right  $90^{\circ}00'31''$  and run in a Northwesterly direction for a distance of 29.19 feet to the point of beginning; thence turn a deflection angle left  $89^{\circ}58'17''$  and run in a Westerly direction for a distance of 395.01 feet to a point on the Easternmost right of way of rededicated Cahaba Valley Parkway; thence turn a deflection angle right  $88^{\circ}45'19''$  and run in a Northerly direction along said Eastern most right of way line for a distance of 61.00 feet; thence turn a deflection angle right  $91^{\circ}14'41''$  and run in an Easterly direction for a distance of 273.21 feet; thence turn a deflection angle right  $26^{\circ}20'29''$  and run in a Southeasterly direction for a distance of 137.44 feet to the point of beginning.

Lying and being situated in Shelby County, Alabama.