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LA 11,000.00
see mtg 291
p 341

WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Thousand and 00/100 (\$45,000.00) Dollars to the undersigned grantors Roscoe Davis and wife, Mildred Davis, in hand paid by Jack's Hamburgers, Incorporated, the receipt whereof is acknowledged, we the said Roscoe Davis and wife, Mildred Davis, do grant, bargain, sell and convey unto the said Jack's Hamburgers, Incorporated, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lots 22, 23 and a part of the North Half of Lot 21 of Block 3 of the Nickerson-Scott Survey as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of Lot 23 run Westerly along the North boundary line of said Lot 23 for 18.15 feet for the point of beginning of the land herein described; Thence continue Westerly along the North boundary line of Lot 23 for 120.1 feet, more or less, to a point on the East Right of Way line of U.S. 31 Highway; Thence turn an angle of 84 Degrees, 29 Minutes to the left and run Southwesterly along the East R. O. W. line of said U.S. 31 Highway for 131.47 feet, more or less, to the point of intersection of the East R. O. W. line of U.S. 31 Highway and the South boundary line of the North half of Lot 21 of Block 3 of said Nickerson-Scott Survey; Thence turn an angle of 90 Degrees, 33 Minutes to the left and run Easterly along the South boundary line of the North half of Lot 21 for 123.73 feet; Thence turn an angle of 91 Degrees, 08 Minutes to the left and run Northeasterly 141.89 feet, more or less, to the point of beginning:

Together with all improvements located on the above described property;

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Together with the following items of personal property, namely:

2 electric water coolers; 2 hot fudge warmers; 2 milk shake machines; 2 Dairy Queen freezers with refrigeration tank; 2 Refrigerators; 2 bun warmers; 1 hot plate; 1 Electric Skillet; 1 Beverage Cooler; 2 deep Freezes; 1 Ice maker and carbonator; 1 Cone Dispenser; 1 Coffee Urn; Six slush tanks; 3 garbage cans; 1 milk dispenser; 1 hot chocolate dispenser; 1 Adding Machine.

SUBJECT to lease from grantors herein to Thomas C. Cairns which expires July 15, 1965 which said lease is being assigned this date by grantors to grantee herein.

TO HAVE AND TO HOLD, To the said Grantee, its successors

and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of November, 1964.

Roscoe Davis (Seal.)
Roscoe Davis

Mildred Davis (Seal.)
Mildred Davis

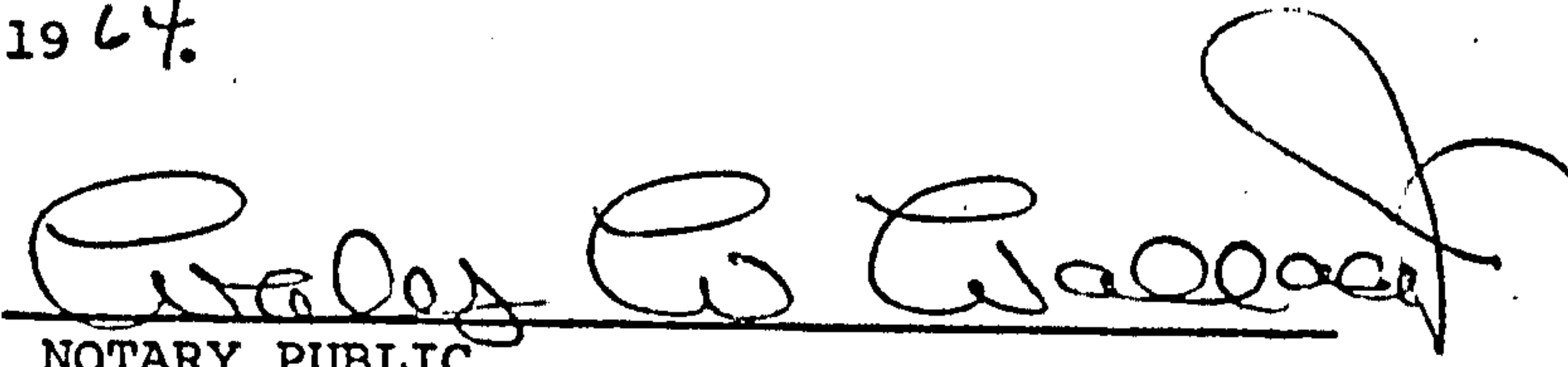
THE STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roscoe Davis and wife, Mildred Davis, whose names are signed to the foregoing conveyance, and who

are known to me acknowledge before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 1964.


NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/16/64
RECORDED & \$4.00 INTG. TAX
& \$11.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.


JUDGE OF PROBATE

