Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

Corporation Form Warranty Deed

This Form furn

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Four Thousand Three Hundred Sixty- DOLLARS, Two and 14/100----------($124,362.14)----------DOLLARS to the undersigned grantor, W. M. Humphries Enterprises, Inc. a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Shoney's South, Inc., a corporation

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8-A, according to the resurvey of Chandalar South Office Park as recorded in Map Book 7, Page 164, in the Probate Office of Shelby County, Alabama, more particularly described as follows: A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, known as, or to be known as Lot 8-A of a Resurvey of Lots 7, 8 and 9 of Chandalar South Office Park, more particularly described as follows: Commence at the northeast corner of the 1/4-1/4 Section, thence in a southerly direction along the east line of said 1/4-1/4 Section, a distance of 469.3 feet to the northwest right-of-way line of U. S. Highway 31; thence 27 deg. 24 min. right in a southwesterly direction along said right-of-way line a distance of 114.0 feet to the point of beginning; thence continue along last described course a distance of 151.0 feet to the beginning of a curve to the right, said curve having a central angle of 90 deg. and a radius of 25 feet; thence along arc of said curve a distance of 39.27 feet; thence continue in a northwesterly direction along the northeasterly right-of-way line of Chandalar Drive, a distance of 117.0 feet to the beginning of a curve to the right, said curve having a central angle of 21 deg. 18 min. 52 sec. and a radius of 170.57 feet; thence along arc of said curve a distance of 63.45 feet to end of said curve; thence 68 deg. 41 min. 08 sec. right from tangent of said curve, in a northeasterly direction a distance of 164.33 feet; thence 90 deg. right in a southeasterly direction a distance of 204.0 feet to the Point of Beginning.
Subject to easements and restrictions of record.

BOOK 321 PAGE 805

19790905000113920 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/05/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 30th day of August, 1979.

ATTEST:

W. M. Humphries Enterprises, Inc.

Secretary

By W. M. Humphries
President

Deed 124.50
Rec. 1.50
Ind. 1.00
127.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State,

hereby certify that William M. Humphries

whose name as President of W. M. Humphries Enterprises, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of August, 1979

Notary Public

Form ALA-32 (Rev. 12-74)