

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred and forty thousand and no/100 -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Victor Scott and wife, Charlene H. Scott

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

THE KRYSTAL COMPANY, a Tennessee corporation

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



19810924000102910 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/24/1981 00:00:00 FILED/CERTIFIED

(See attached Exhibit "A" for description)

Subject to the following exceptions:

1. A water and gas line owned by the City of Alabaster, as shown on survey of William J. Finley dated July 10, 1981; and as shown by instrument recorded in Deed Book 334, Page 291.
2. Easement to Alabama Power Company as shown by Deed Book 334, Page 268.
3. Oil, Gas and Mineral rights to that portion of above described property located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 25, as shown by Deed Book 43, Page 199 and Deed Book 331, Page 699.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of September, 19 81.

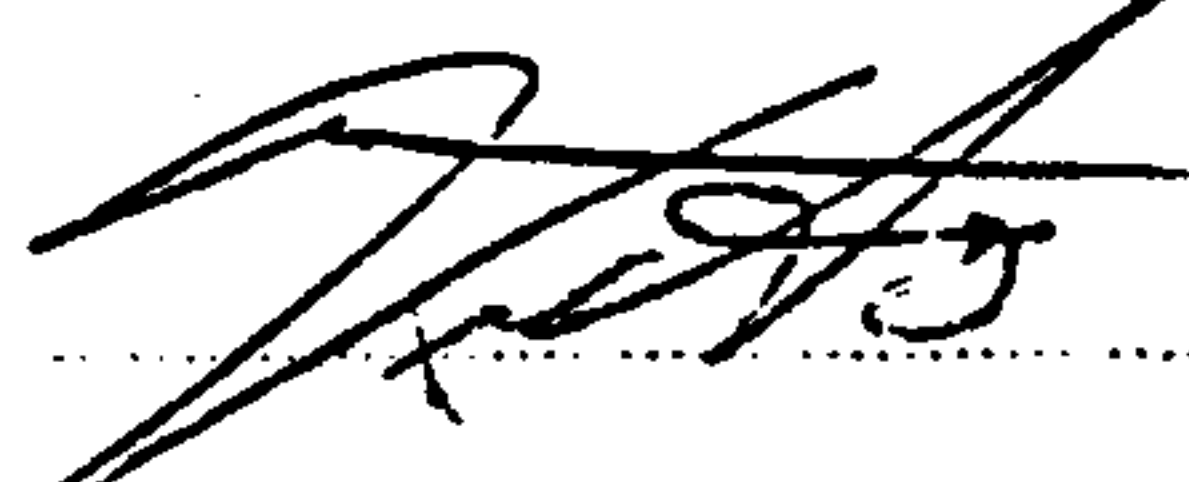
.....(SEAL)


Victor Scott (SEAL)

.....(SEAL)


Charlene H. Scott (SEAL)

.....(SEAL)


.....(SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County,
in said State, hereby certify that **Victor Scott and wife, Charlene E. Scott**

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged 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 17th day of September A.D. 19 81

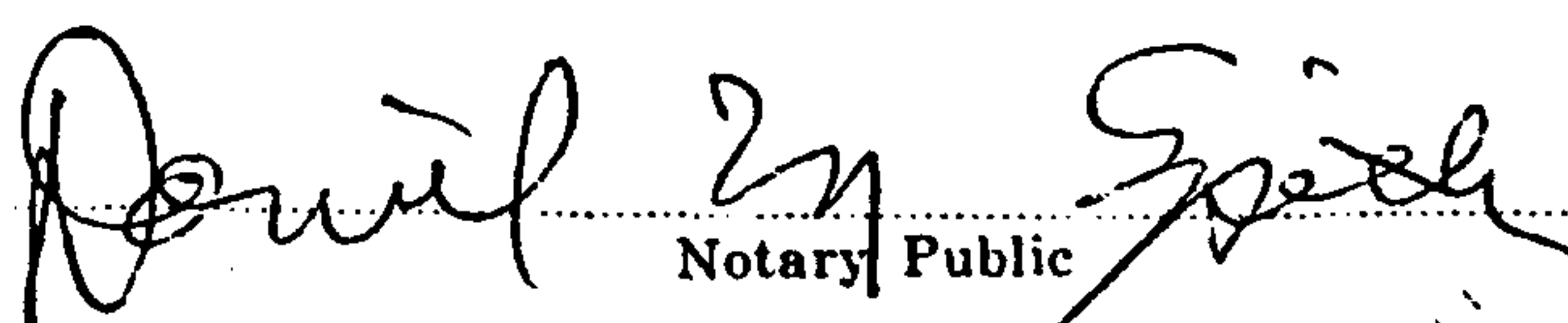

Notary Public

EXHIBIT "A"

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and the Southeast Quarter of the Southeast Quarter of Section 26, township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and run East along South line of said 1/4-1/4 Section a distance of 130.60 feet to a point on the westerly right-of-way line of U. S. Highway No. 31; thence turn an angle left of 75 deg. 29 min. and run Northerly along said Westerly right-of-way line a distance of 400.0 feet to the point of beginning; thence continue Northerly along said Westerly right-of-way line a distance of 160.0 feet; thence turn an angle to the left of 90 deg. 00 min. and run in a Westerly direction a distance of 318.23 feet to a point on the Easterly right-of-way of Louisville & Nashville Railroad; thence turn an angle to the left of 97 deg. 38 min. 30 sec. and run Southerly along said Easterly right-of-way line a distance of 161.43 feet; thence turn an angle to the left of 82 deg. 21 min. 30 sec. and run Easterly a distance of 296.76 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted to that portion situated in SW¹/₄ of SW¹/₄, Section 25, Township 20 South, Range 3 West.

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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED *Need tax 140⁰⁰*
1981 SEP 24 AM 8:23 *Rec. 3⁰⁰*
Ind. 1⁰⁰
144⁰⁰
Thomas P. Shaw, Jr.
JUDGE OF PROBATE

Daniel W. Sullivan