

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Two Thousand, Five Hundred and no/100 (\$42,500.00)-----Dollars
and the execution of a purchase money mortgage recorded simultaneously herewith

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

Vera Kathleen Williams, a single woman and William Frank Buchanan, a single man

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

Shoney's Inc., a Tennessee Corporation

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

A parcel of land located in the Southwest Quarter of Section 25, The Southeast Quarter of
Section 26, the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36,
all in Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described
as follows: Commence at the Southwest corner of said Section 25; thence in an Easterly
direction, along the South line of said Section 25, a distance of 130.60 feet to the point
of beginning, said point being on the Northwesterly right of way line of U.S. Highway 31;
thence 74 deg. 13 min. 10 sec. left in a Northeasterly direction along said Highway right
of way line, a distance of 26.0 feet; thence 107 degrees 34 min. 41 sec. left, in a South-
westerly direction, a distance of 248.11 feet to the Southeasterly right of way line of the
L and N Railroad; thence 80 deg. 19 min. 19 sec. left in a Southwesterly direction, along
said Railroad right of way line, a distance of 112.0 feet; thence 97 deg. 14 min. 55 sec.
left, in an Easterly direction, a distance of 229.09 feet to the Northwesterly right of way
line of said Highway 31; thence 74 deg. 08 min. 55 sec. left, in a Northeasterly direction,
along said right of way line, a distance of 100.0 feet to the point of beginning.
According to survey of Allen Whitley, Reg. #3943, dated February 18, 1982.

SUBJECT TO:

1. Taxes for 1982 and subsequent years. 1982 taxes are being prorated and assumed by
the grantee herein.
2. Permit to Postal Telegraph Cable Company, dated 8 August 1925, and recorded in Deed
Book 80, Page 44, in Probate Office.
3. Permits to Alabama Power Company recorded in Deed Book 103, Page 54; in Deed Book 119,
Page 165, and in Deed Book 160, Page 65, in Probate Office.
4. Easement to American Telephone & Telegraph Company, dated 6 July 1954, and recorded in
Deed Book 168, Page 496, in Probate Office.
5. Sanitary sewer easement over caption lands from Mrs. Kathleen Williams, to the Town of
Alabaster, dated 11 February 1975.
6. Title to minerals underlying that part of caption lands in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 25-
Twp. 20 S., R. 3 W., with mining rights and privileges belonging thereto, as reserved in
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Deed Book 36, Page 426.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 17th
day of May, 1982.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 JUN -1 PM 1:08

Thomas A. Shoups, Jr.
JUDGE OF PROBATE

Deed Tax 42.50
Rec 1.50
Total 44.00

(Seal)

(Seal)

(Seal)

Vera Kathleen Williams
Vera Kathleen Williams

(Seal)

(Seal)

(Seal)

William Frank Buchanan
William Frank Buchanan

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 Vera Kathleen Williams, a single woman and William Frank Buchanan, a single man
whose names 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 17 day of May, A. D., 1982.

Notary Public

My Commission expires 16 Oct 84