

This instrument was prepared by

(Name) R. Stephen Griffis

1855

(Address) 1609 21st Street S. Birmingham, AL 35205

Form 1-1-6 Rev. 8-70

~~EXPLANATION~~ WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Thousand and no/100 (\$90,000.00)-----DOLLARS,

to the undersigned grantor, T.S.F. Properties, a general partnership organized and ~~and~~ corporation, existing under the laws of the State of Alabama in hand paid by Spartan Food Systems, Inc., a Delaware Corporation

the receipt of which is hereby acknowledged, the said T.S.F. Properties

does by these presents, grant, bargain, sell and convey unto the said Spartan Food Systems, Inc.

the following described real estate, situated in Shelby County:

See Attached Exhibit "A" for legal description.

This is a corrected deed for the deed previously recorded in Book 55 Page 15.

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BOOK

TO HAVE AND TO HOLD, To the said Spartan Food Systems, Inc.

its heirs and assigns forever.

does for itself, its successors

And said T.S.F. Properties  
and assigns, covenant with said Spartan Food Systems, Inc.

its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Spartan

Food Systems, Inc. its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said T.S.F. Properties by its  
Managing Partner, ~~President~~, Barry Taylor, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 23<sup>rd</sup> day of January, 1986

T.S.F. Properties

ATTEST:

By Barry Taylor ~~President~~  
Its Managing Partner

STATE OF Alabama  
COUNTY OF Jefferson

I, Regin McCaleb,  
said State, hereby certify that Barry Taylor  
whose name as ~~President~~ Managing Partner of T.S.F. Properties, a general partnership  
~~EXPLANATION~~, 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 ~~President~~ and with full authority,  
executed the same voluntarily for and as the act of said ~~corporation~~ Partnership.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 23<sup>rd</sup> day of January, 1986

Regin McCaleb  
Notary Public

Thompson & Griffis  
1609 - 21<sup>st</sup> St. S.  
BIRMINGHAM, ALABAMA

EXHIBIT "A"

A parcel of land situated in Section 21, Township 22 South, Range 2 west, in the Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U. S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U. S. Highway 31 in the same Southerly direction for a distance of 100.06 feet; thence turn an angle to the left of 88 deg. 33 min. 20 sec. and run in an Easterly direction parallel to said 18th Avenue for a distance of 263.96 feet to an iron pin; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 92.00 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of 91 deg. 26 min. 40 sec. and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91 deg. 26 min. 40 sec. and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

ALSO, the South Half of Block 271, according to Dunstan's Map of the Town of Calera, Alabama, EXCEPT a lot in the Northwest corner thereof fronting 110 feet on the Montgomery-Birmingham Highway and extending back in an Easterly direction 150 feet.

Situated in Shelby County, Alabama.

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Subject to:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.

2. Transmission line permit to Alabama Power Company as recorded in Deed Book 133, page 70, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Corrected  
1986 JAN 24 AM 10:50

*Judge of Probate*  
JUDGE OF PROBATE

Rec 5.00  
Ind 1.00  
6.00