

211
This Instrument Prepared by
HARKAVY, SHAINBERG, KOSTEN & PINSTEIN
770 Estate Place
Memphis, Tennessee 38119

Return to:

Return to:
Lynn Hoff
Lawyers Title Insurance
Corporation
2105 3rd Avenue No.
Birmingham, ALA 35203

CORPORATE FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Sixty-Three Thousand Five Hundred Ninety-Five and 91/100 Dollars (\$763,595.91) in hand paid by HARBERT PROPERTIES CORPORATION, a corporation (hereinafter referred to as "Grantee"), to the undersigned, TPI RESTAURANTS, INC., a corporation, successor in interest to Shoney's South, Inc. by corporate name change, (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama:

Lot No. 7, Riverchase East First Sector, a subdivision of Riverchase, according to plat recorded in Map Book 6, page 76, in the office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1988, and for subsequent years.
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, restrictions and setback lines of record.
5. The Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended.

BOOK 207 PAGE 553
Jack A

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, JAMES H. PRENTISS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October, 1988.

TPI RESTAURANTS, INC.,
Successor in interest to
Shoney's South, Inc.
by corporate name change

By: James H. Prentiss, Pres.
Title

STATE OF TENNESSEE
COUNTY OF SHELBY

I, Patricia A. LaRoche, a Notary Public in and for said County, in said State, hereby certify that JAMES H. PRENTISS, whose name as President of TPI Restaurants, Inc., successor in interest to Shoney's South, Inc., by corporate name change, 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 3rd day of
October, 1988.

Patricia A. La Rochelle
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MAY 4, 1991

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

88 OCT -4 PM 4:16

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 764.00
2. Mig. Tax	7.50
3. Recording Fee	1.00
4. Indexing Fee	
TOTAL	772.50