

Send Tax Notice To:

Spartan Alabama Restaurants, Inc.  
c/o Louis P. Howell, Esq.  
P.O. Box 3168  
Spartanburg, SC 29304

840

This instrument was prepared by:

Claude McCain Moncus, Esq.  
Corley, Moncus & Bynum, P.C.  
2100 SouthBridge Parkway, Ste. 650  
Birmingham, Alabama 35209

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

That in consideration of Two Hundred Twenty Five Thousand and no/100 Dollars (\$225,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **SouthLake Properties**, an Alabama general partnership, and **SouthLake Village, Ltd.**, an Alabama limited partnership, (herein collectively referred to as Grantor) does grant, bargain, sell and convey unto **Spartan Alabama Restaurants, Inc.**, a Delaware corporation, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

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Lot 2, according to the Survey of Village on Valleydale at SouthLake, as recorded in Map Book 11, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All taxes for the year 1989 and subsequent years not yet due and payable;
2. Easement as shown on the Survey of Village on Valleydale at SouthLake;
3. Restrictions appearing of record in Real 173, Page 304 (excepting therefrom any restrictions specified in paragraph nine relating to restaurants) in the Probate Office of Shelby County, Alabama;
4. Restrictions appearing of record in Real 153, Page 395 and amendment to Restrictions as recorded in Real

"Corley"

182, Page 1, in the Probate Office of Shelby County, Alabama;

- 5. Declaration of Restrictions and Grant of Easements as recorded in Real 173, Page 355, in the said Probate Office;
- 6. Mineral and mining rights and rights incident thereto recorded in Volume 121, Page 294, Volume 127, Page 140, Volume 111, Page 625, and Volume 4, Page 542, in the Probate Office of Shelby County, Alabama;
- 7. Right of Way to Alabama Power Company as recorded in Volume 219, Page 734 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, Grantors have hereto set their hands and seals this 10 day of February, 1989.

**SOUTHLAKE PROPERTIES, an Alabama General Partnership**

By William J. Wilkens  
William J. Wilkens  
Its Project Manager

**SOUTHLAKE VILLAGE, LTD., an Alabama Limited Partnership**

By Char-Ter Investments, an Alabama General Partnership, its general partner

By Char-Ter Investments  
Its General Partner

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William J. Wilkens, whose name as Project Manager of SouthLake Properties, an Alabama general partnership, 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, in his capacity as Project Manager and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 10<sup>th</sup> day of February, 1989.

Laura Lorraine Yawn  
Notary Public

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STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carter S. Cooper, whose name as general partner of Char-Ter Investments, an Alabama General Partnership, a general partner of SouthLake Village, Ltd., an Alabama limited partnership, 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 general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 10 day of February, 1989.

Laura Jonathan Yawn  
Notary Public

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

89 FEB 15 AM 8:30

Thomas A. Shumaker, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 225.00
2. Mig Tax	_____
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	<u>233.50</u>

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