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CORPORATION WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED SEVENTY-SIX THOUSAND SIX HUNDRED AND NO/100 (\$176,600.00) Dollars and other valuable considerations the undersigned GRANTOR, SPARTAN ALABAMA RESTAURANTS, INC., a Delaware corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto SPARDEE'S REALTY, INC., a Delaware corporation whose address is 600 Shell Lane, Spartanburg, South Carolina 29302 (herein referred to as GRANTEE), its heirs and assigns, the following described Real Estate, situated in the County and State aforesaid, to wit:

All that piece, parcel or lot of land with improvements thereon as specifically described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns forever.

IN WITNESS WHEREOF, SPARTAN ALABAMA RESTAURANTS, INC. a corporation, has caused this instrument to be executed by Walter M. Brice, III, its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by Louis P. Howell, its duly authorized Assistant Secretary, this 12 day of December, 1989.

BOOK 272 PAGE 833

ATTEST:

By: [Signature]
Its Assistant Secretary

SPARTAN ALABAMA RESTAURANTS, INC.
By: [Signature]
Its President

STATE OF SOUTH CAROLINA, SPARTANBURG COUNTY:

I, Mary Jane Benzon, a Notary Public, in and for said State and said County hereby certify that Walter M. Brice, III and Louis P. Howell, whose names as President and Assistant Secretary of Spartan Alabama Restaurants, Inc., a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 6th day of December, 1989.

Commission expires: 11/7/95

[Signature]
Notary Public for South Carolina

FOR RECORDING ONLY

This instrument prepared by:
Rufus M. King, Attorney at Law
57 Adams Street
Montgomery, Alabama 36197

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY,
ALABAMA, TO-WIT:

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, Ala-
bama.

EXCEPTING ALL OIL, GAS, AND OTHER MINERALS HERETOFORE
RESERVED OR CONVEYED BY PRIOR OWNERS, AND RIGHTS IN
IN CONNECTION THEREWITH.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND
RESTRICTIONS OF RECORD.

BOOK 272 PAGE 834

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

90 JAN -4 AM 10:43

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 177.00
2. Imp. Tax	5.00
3.	3.00
4.	
5.	1.00
6.	
TOTAL	\$ 186.00