

CORPORATION WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of FOUR HUNDRED NINE THOUSAND ONE HUNDRED AND NO/100 (\$409,100.00) ----Dollars and other valuable considerations the undersigned GRANTOR, SPARTAN ALABAMA RESTAURANTS, INC., successor corporation of Spartan Restaurants of Alabama, Inc. by merger, said Articles of Merger being filed in the Office of Secretary of State of Alabama, (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 6<sup>th</sup> day of December, 1989.

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ATTEST: [Signature] SPARTAN ALABAMA RESTAURANTS, INC.  
By: [Signature] Its Assistant Secretary  
By: [Signature] Its

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 6<sup>th</sup> 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"

Commence at the Southeast corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 West, thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 105.47 feet; thence turn a deflection angle of 69 deg. 48 min. 36 sec. to the right and run a distance of 36.39 feet; thence turn a deflection angle of 47 deg. 51 min. 30.5 sec. to the left and run a distance of 53.93 feet, to the point of beginning; thence continue in the same direction a distance of 221.54 feet, to a point on the Northeast right of way line of Alabama State Hw. No. 70; thence turn a deflection angle of 83 deg. 00 min. 09.6 sec. to the right and run a distance of 68.47 feet; thence turn a deflection angle of 91 deg. 31 min. 00 sec. to the left and run a distance of 50.00 feet; thence turn a deflection angle of 88 deg. 29 min. 00 sec. to the left and run a distance of 61.01 feet, to a point on the Northeast right of way line of Alabama State Hwy. No. 70; thence turn a deflection angle of 96 deg. 33 min. 26.5 sec. to the right to the tangent of a right of way curve, and run along said r/w curve (whose Delta Angle is 20 deg. 35 min. 40.8 sec. to the left, Radius is 2011.32 feet, Tangent is 365.42 feet, Length of Curve is 722.96 feet); thence turn a deflection angle of 128 deg. 02 min. 48.5 sec. to the right and run a distance of 660.33 feet; thence turn a deflection angle of 11 deg. 58 min. 14.5 sec. to the left and run a distance of 50.56 feet, to the Southwest margin of Depot Street; thence turn a deflection angle of 99 deg. 00 min. 18 sec. to the right and run along said Depot Street, a distance of 380.00 feet, to the Southwest right of way of the L. & N. RR (tract removed), thence turn a deflection angle of 33 deg. 48 min. 43.6 sec. to the right and run along said r/w a distance of 82.42 feet; thence turn a deflection angle of 74 deg. 06 min. 48.6 sec. to the right and run a distance of 92.00 feet; thence turn a deflection angle of 94 deg. 50 min. 32.2 sec. to the left and run a distance of 250.00 feet, to a point on the Southwest right of way of the L. & N. R.R. (tract abandoned), and run along said R/W a distance of 273.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 26, Township 21 South, Range 1 West, Town of Columbiana, Shelby County, Alabama.

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

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

90 JAN -4 AM 10:44

*Thomas A. Shandling, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 404.50
2. ...	\$
3. ...	5.00
4. ...	3.00
5. ...	1.00
Total	\$ 418.50