

CORPORATION WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of THREE HUNDRED TWENTY THOUSAND FIVE HUNDRED AND NO/100 (\$320,500.00) Dollars and other valuable considerations the undersigned GRANTOR, TW SERVICES, INC., successor corporation of Spartan Food Systems, 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.

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IN WITNESS WHEREOF, TW SERVICES, INC., a corporation has caused this instrument to be executed by Walter M. Brice, III, its duly authorized Senior Vice President and its corporate seal of said corporation to be hereunto affixed and attested by Louis P. Howell, its duly authorized Assistant Secretary, this 6th day of December, 1989.

ATTEST:
By: [Signature]
Its Assistant Secretary

TW SERVICES, INC.
By: [Signature]
Its Senior Vice 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 Senior Vice President and Assistant Secretary of TW Services, 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:

A part of the Southwest quarter of the Southwest quarter of Section 25, Township 20 South, Range 3 West and the Southeast quarter of the Southeast quarter of Section 26, Township 20 South, Range 3 West more particularly described as follows: Begin at the Southwest corner of Section 25 and run East along the South line of said Section 25 a distance of 130.60 feet to a point on the Westerly right-of-way line of U.S. Highway 31; thence turn an angle to the left of 75° 29' and run Northerly along said Westerly right-of-way line a distance of 34.0 feet to the point of beginning of the tract herein described; thence continue along said Westerly right-of-way line a distance of 166.0 feet to a point; thence turn an angle to the left of 90° 00' and run Westerly a distance of 269.93 feet to a point on the Easterly right-of-way line of the Louisville and Nashville Railroad; thence turn an angle to the left of 97°38'30" and run Southerly along said Easterly right-of-way line a distance of 167.49 feet to a point; thence turn an angle to the left of 82°21'30" and run Easterly a distance of 247.66 feet to the point of beginning.

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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 10:40

Thomas P. Jennings, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 320.50
2. ...	5.00
3. ...	3.00
4. ...	1.00
5. ...	
6. ...	
7. ...	
8. ...	
9. ...	
10. ...	
Total	\$ 329.50