

172

CORPORATION WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of THREE HUNDRED TEN THOUSAND SIX HUNDRED AND NO/100 (\$310,600.00) ---- 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.

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.

BOOK 272 PAGE 831

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"

Lot numbered Thirteen (13) in the Storrs and Troy allotment or plot of lands and lots, addition to the town of Montevallo, Shelby County, Alabama, according to the survey and plot of N.B. Dare, made January 22nd, 1884, which is duly recorded in the Office of the Probate Judge for Shelby County, Alabama, in Map Book 3 page 3. Said lot being situated in Shelby County, Alabama.

Lot 14, according to Storrs and Troy Addition to Town of Montevallo, Alabama, as surveyed by N.B. Dare, as recorded in Map Book 3 on page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. EXCEPT the Southeast 10 feet for widening of Island Street.

Lot Number 16, in the Storrs and Troy allotment of lands as the Town of Montevallo, according to survey and plat of N. B. Dare, January 22, 1884, which is recorded in the Probate Court of said County in Map Book 3 page 3.

LESS AND EXCEPT A part of Lot 16 in the Storrs and Troy Allotment of Lands at the town of Montevallo, according to Survey and Plat of N. B. Dare, January 22, 1884, which is recorded in the Probate Court of said County in Map Book 3 page 3. Said part of Lot 16 being more particularly described as follows: Begin at the Northmost corner of said Lot 16, said point being on the southerly side of Main Street, and run along the easterly side of said Lot 16 towards Island Street for a distance of 100 feet; thence run in a southwesterly direction and parallel with Main Street a distance of 43 feet; thence run in a northwesterly direction and parallel with the easterly side of said Lot 16 a distance of 100 feet to the southerly side of Main Street; thence run in a northeasterly direction along said southerly side of Main Street a distance of 43 feet to the point of beginning.

All being situated in Shelby County, Alabama.

BOOK 272 PAGE 832

That tract of land situated between the existing Southeasterly right-of-way line of Main Street and the Southeasterly right-of-way line as recorded in Map Book 3, page 3, in the Office of the Judge of Probate of Shelby County, Alabama, which is Northwesterly of and perpendicular to Lot 13, and the Southwesterly 67.0 feet of Lot 16, of said Map Book 3, page 3, in the Storrs and Troy allotment or plot of lands and lots, Addition to the Town of Montevallo, Shelby County, Alabama, according to the survey of N. B. Dare, made January 22, 1884.

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

90 JAN -4 AM 10:42

Thomas H. Stovall, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 31.00
2. Mig. Tax	5.00
3. Recording Fee	3.00
4.	
5.	1.00
6.	
Total	\$ 40.00

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