

Chapman

H-0383

H21

H15

CORPORATION WARRANTY DEED

STATE OF ALABAMA, _____ COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of _____ dollars and other valuable consideration the undersigned GRANTOR, SPARDEE'S REALTY, INC., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto SPARDEE'S RESTAURANTS, INC., a Delaware corporation whose address is 201 East Main Street, Spartanburg, South Carolina 29301 (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. This is ~~the same~~ ^{part of} property granted to Spardee's Realty, Inc. from Spartan Alabama Restaurants, Inc. by Deed recorded in the office of Judge of Probate, Shelby County, Alabama, on January 4, 1990 in Book 272, Page 835.

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, SPARDEE'S REALTY, 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 Vice President and Secretary, this 29 day of November, 1990.

ATTEST:

SPARDEE'S REALTY, INC.

by: _____

Its Vice President & Secretary

by: _____

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 Vice President/Secretary of Spardee's Realty, 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 29 day of November, 1990

Commission expires: 11/7/95

Mary Jane Benzon
Notary Public for South Carolina

FOR RECORDING ONLY

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

Land Title

EXHIBIT A

A parcel of land in the N.W.1/4 of the N.E.1/4 of Section 26,
Township 21 South, Range 1 West, Shelby County, Alabama;
described as follows:

Commence at the Southeast corner of said 1/4-1/4 section,
Thence run West along the South 1/4-1/4 line 105.47 feet to the centerline of
an Alabama Gas Corporation 100 foot right-of-way,
Thence turn right 69 deg. 48 deg. 36 sec. and run Northwest along said right-
of-way 36.39 feet,
Thence turn left 47 deg. 51 min. 30.5 sec. and run Northwest 53.93 feet to a
point on the West right-of-way of said gas line and the POINT OF BEGINNING;
Thence continue last course 221.54 feet,
Thence turn right 83 deg. 00 min. 09.6 sec. and run Northeast 68.47 feet,
Thence turn left 91 deg. 31 min. 00 sec. and run Northwest 50.00 feet,
Thence turn left 88 deg. 29 min. 00 sec. and run Southwest 61.01 feet to a
point on the North right-of-way of Highway #70, said point being on a
counter-clockwise curve having a delta angle of 11 deg. 40 min. 27 sec. and
a radius of 2011.32 feet,
Thence turn right 95 deg. 33 min. 26.5 sec. and run along the arc of said
curve 409.81 feet,
Thence turn right 119 deg. 07 min. 35 sec. from tangent and run Northeast
246.95 feet,
Thence turn left 90 deg. 00 min. 00 sec. and run Northwest 260.60 feet,
Thence turn right 90 deg. 00 min. 00 sec. and run Northeast 240.33 feet,
Thence turn left 11 deg. 58 min. 14.5 sec. and run Northeast 50.56 feet to a
point on the Southwest right-of-way of Depot Street,
Thence turn right 99 deg. 00 min. 18 sec. and run Southeast along said Depot
Street right-of-way 380.00 feet to a point on the West right-of-way of said
Alabama Gas Corporation right-of-way,
Thence turn right 33 deg. 48 min. 43.6 sec. and run Southeast along said
right-of-way 82.42 feet,
Thence turn right 74 deg. 06 min. 48.5 sec. and run Southwest 92.00 feet,
Thence turn left 94 deg. 50 min. 32.2 sec. and run Southeast 250.00 feet to
a point on said Alabama Gas Corporation right-of-way,
Thence turn right 20 deg. 43 min. 43.5 sec. and run Southeast along said
right-of-way 273.00 feet to the POINT OF BEGINNING.
Containing 5.69 acres, more or less.

BOOK 324 PAGE 489

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

91 JAN -3 PM 1:50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Amos Cory
Amos Cory, P.L.S. #10550

1. Deed Tax	\$	—
2. Map Tax	\$	—
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. Notary Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

