

85
Send Tax Notice To:

Cracker Barrel Old Country
Store, Inc.

P.O. Box 787
Lebanon, Tenn. 37088-0787

STATE OF ALABAMA)
SHELBY COUNTY)

500.00

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 31st day of January, 1991 by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to CRACKER BARREL OLD COUNTRY STORE, INC., a Tennessee corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 2 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

BOOK 328 PAGE 84
Begin at the Northeast corner of Lot C-2 of said Cahaba Valley Park North, said point being on the Southerly right of way line of Cahaba Valley Parkway; thence run Northeasterly along said right of way line for 268.75 feet; thence 75°44'59" right and run Southeasterly for 20.55 feet to the Northeast corner of the property occupied by Cracker Barrel Old Country Store, Inc.; thence 104°15'01" right and run Southwesterly along the Northerly property line of said Cracker Barrel Property for 273.81 feet to a point on the Easterly property line of said Lot C-2 of said Cahaba Valley Park North; thence 90°00'00" right and run Northwesterly along said property line for 19.92 feet to the point of beginning,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. 1991 ad valorem taxes and all subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5, Page 706, in the Probate Office of Shelby County, Alabama; and
3. Restrictive Covenants as set out by instrument recorded in Real 290, Page 386 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate

against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be duly executed on this 31st day of January, 1991.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc., Its General Partner

By: 
Charles H. Stephens
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 30th day of January, 1991.



Notary Public

My Commission Expires: 4-19-94

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

0011655

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

91 FEB -5 AM 8:38


JUDGE OF PROBATE

1. Deed Tax	50
2. Mig. Tax	
3. Recording Fee	5.00
4. Instrument	2.00
5. Notary Fee	1.00
6. Certificate Fee	
Total	9.50