

THIS INSTRUMENT PREPARED BY:
Phelps, Jenkins, Gibson & Fowler
P. O. Box 020848
Tuscaloosa, Alabama 35402-0848

\$325,000⁰⁰

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, CHARLES E. MORGAN, a married man; DANIEL G. MORGAN, a married man and NATHANIEL C. MORGAN, JR., an unmarried man, herein referred to as Grantors, do grant, bargain, sell and convey unto RTM ALABAMA, INC., an Alabama corporation, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being particularly described as follows: Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, at Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on the Northerly right of way line of Alabama Highway #119; thence turn an interior angle of 91 degrees 53 minutes 48 seconds and run Southwesterly along said right of way line 160.00 feet to the point of beginning of the parcel herein described; thence continue along the last stated course 140.75 feet; thence turn an interior angle of 88 degrees 06 minutes 12 seconds leaving said right of way line and run Northwesterly 250.00 feet; thence turn an interior angle of 91 degrees 53 minutes 48 seconds and run Northeasterly 140.75 feet; thence turn an interior angle of 88 degrees 06 minutes 12 seconds and run Southeasterly 250.00 feet to the point of beginning

ALSO, a 24 foot wide ingress/egress easement situated in the NW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being particularly described as follows: Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, at Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on the Northerly right of way line of Alabama Highway #119; thence turn an interior angle of 91 degrees 53 minutes 48 seconds and run Southwesterly along said right of way line 300.75 feet; thence turn an interior angle of 88 degrees 06 minutes 12 seconds leaving said right of way line and run Northwesterly 225.99 feet to the point of beginning of said easement; thence continue along last stated course 24.01 feet; thence turn an interior angle of 88 degrees 06 minutes 12 seconds and run Southwesterly 216.34 feet; thence turn an interior angle of 91 degrees 53 minutes 48 seconds and run Southeasterly 24.01 feet; thence turn an interior angle of 88 degrees 06 minutes 12 seconds and run Northeasterly 216.34 feet to the point of beginning, situated in Shelby County, Alabama.

02/03/1995-03037
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 342.00

Inst # 1995-03037

This conveyance being subject to:

- 1) Declaration of Easements, Covenants and Restrictions dated March 14, 1994 and set out as Instrument #1994-8120 and re-filed as Instrument #1994-10053, in the Probate Office of Shelby County, Alabama;
- 2) Rights of others to the use of said easement described herein, and;
- 3) Ad valorem taxes for the year 1995 and subsequent years not yet due and payable.

Grantors warrant that the above described property does not constitute their homestead, nor the homestead of their respective spouses.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

To have and to hold to the said RTM ALABAMA, INC., an Alabama corporation, its successors and assigns, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned hereby execute this deed in counterparts on the date set opposite their respective signatures and agree that all such counterparts taken together and consolidated for recording shall constitute but one instrument.

Date: January 31, 1995

Charles E. Morgan
Charles E. Morgan

STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that Charles E. Morgan, a married man, who is known to me, acknowledged before me on this day that, being informed of the contents of the said deed, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 31st day of January, 1995.

Dorise J. Siler
Notary Public in and for
the State of Alabama at Large

Date: January 30, 1995

Daniel G. Morgan
Daniel G. Morgan

STATE OF Colorado
COUNTY OF DENVER

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Daniel G. Morgan, a married man, who is known to me, acknowledged before me on this day that, being informed of the contents of the said deed, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 30 day of JANUARY, 1995.

Suehan F. Hoffman
Notary Public in and for
the State of Colorado at Large

My Commission Expires 08/23/1998

Date: January 31, 1995

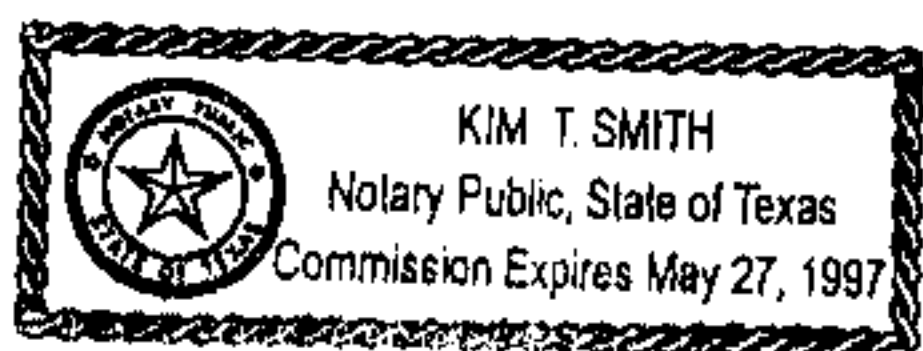
Nathaniel C. Morgan, Jr.

STATE OF TEXAS)

COUNTY OF HARRIS)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Nathaniel C. Morgan, Jr., an unmarried man, who is known to me, acknowledged before me on this day that, being informed of the contents of the said deed, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 31st day of January, 1995.



Kim T. Smith
Notary Public in and for
the State of Texas at Large

Inst. # 1995-03037

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SHELBY COUNTY JUDGE OF PROBATE
004 MCD 342.00