

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

1000."

KNOW ALL MEN BY THESE PRESENTS, that CHICK-FIL-A, INC., A GEORGIA CORPORATION, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration, in hand paid to CHICK-FIL-A, INC. by BIRMINGHAM HIGHWAY 280 HOTEL, INC., AN ALABAMA CORPORATION, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the said BIRMINGHAM HIGHWAY 280 HOTEL, INC., all its right, title, interest and claim in and to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RESTRICTIVE COVENANT:

THIS PROPERTY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FOR THE PLACEMENT OF A SIGN FOR ADVERTISING A HOTEL AND FOR THE PURPOSE OF PROVIDING UTILITIES TO SAID SIGN BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTOR, ITS SUCCESSORS, ASSIGNS OR SUBSEQUENT TRANSFEREE OF THE PREMISES PRESENTLY OWNED BY GRANTOR AND ADJACENT TO THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

RESERVATION OF INGRESS-EGRESS EASEMENT:

GRANTOR DOES HEREBY RESERVE FOR GRANTOR, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS OVER, UPON AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same unto the said BIRMINGHAM HIGHWAY 280 HOTEL, INC., and to its heirs and assigns FOREVER.

WITNESS my hand and seal on this the 14th day of February, 1995.

CHICK-FIL-A, INC., A GEORGIA CORPORATION

Inst # 1995-04462

BY: [Signature]
Its: Vice President

ATTEST: [Signature]
Its: Assistant Secretary

02/20/1995-04462
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50

ACKNOWLEDGEMENT

STATE OF GEORGIA)
FULTON COUNTY)

I, the undersigned authority, in and for said County and State, hereby certify that Huie H. Woods whose name is signed to the above and foregoing QUITCLAIM DEED as Vice President of **CHICK-FIL-A, INC.** and who is known to me, acknowledged before me on this day that being informed of the contents of the said QUITCLAIM DEED, he, in his capacity as such officer of Chick-Fil-A, Inc., and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14th day of February, 1995.

Mary P. Mitnell
NOTARY PUBLIC Notary Public, Fayette County, Georgia
My Commission Expires: My Commission Expires January 17, 1998

This Instrument Prepared By:

Edward M. Price, Jr.
FARMER, PRICE, HORNSBY & WEATHERFORD
P. O. Drawer 2228
Dothan, Alabama 36302
334/793-2424

SEND TAX NOTICES TO:
BIRMINGHAM HIGHWAY 280 HOTEL, INC.
P. O. 5566
Dothan, Alabama 36302

LEGAL DESCRIPTION

PART OF LOT 2, KEY POINTE SHOPPING CENTER, MAP BOOK 13, PAGE 61
SITUATED IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36,
TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

Begin at the Southwesterly corner of Lot 2 and run Northeasterly along the Northwesterly line of same 193.71 feet to a point; thence an interior angle of $90^{\circ}00'00''$ and run to the right in a Southeasterly direction 6.04 feet; thence an interior angle of $270^{\circ}00'00''$ and run to the left in a Northeasterly direction of 4.00 feet; thence an interior angle of $90^{\circ}00'00''$ and run to the right in a Southeasterly direction 5.00 feet; thence an interior angle of $90^{\circ}00'00''$ and run to the right in a Southwesterly direction 5.00 feet; thence an interior angle of $90^{\circ}00'00''$ and run to the right in a Northwesterly direction 8.14 feet; thence an interior angle of $270^{\circ}00'00''$ and run to the left in a Southwesterly direction along the back of an existing curblin 180.64 feet; thence an interior angle of $270^{\circ}00'00''$ and run to the left in a Southeasterly direction 3.36 feet; thence an interior angle of $90^{\circ}00'00''$ and run to the right in an Southwesterly direction 12.06 feet to a point on the Southwesterly line of said Lot 2; thence an interior angle of $90^{\circ}00'00''$ and run to the right in a Northwesterly direction along said lot line 6.26 feet to the Point of Beginning. Contains 630.374 square feet or 0.0145 acres, more or less, and being more particularly described on that survey prepared by Paragon Engineering, Inc. dated November 30, 1994.

EXHIBIT "A"

Inst # 1995-04462

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EXHIBIT "A" BEING A PART OF THE
SURVEY PREPARED BY PARAGON
ENGINEERING, INC. DATED 11/30/94
WHICH IS ATTACHED HERETO AS A-1