

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney  
P.O. Box 607  
Pelham, Alabama 35124

Interstate Restaurant Investors

SEND RECORD TO:  
JIM BURFORD  
100 VESTAVIA OFC PK.  
B'ham, AL.  
35216

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Six Hundred Thousand Dollars (\$600,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Rollin L. Johnson, Jr., a married man, James Thomas Johnson aka James T. Johnson, a married man, Betty Jean Cline Pryor, a widow, Mary Lee Cline Martin, a widow, and Addie Smith, a widow, being all of the heirs at law of Mattie L. Johnson, deceased,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Interstate Restaurant Investors and Frank C. Ellis, Jr.,** herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West and the Northwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run North along the Quarter line 506.79 feet; thence left 121 deg. 25 min. 36 sec. 1325.96 feet; thence right 129 deg. 39 min. 13 sec. 359.51 feet to the point of beginning; thence left 90 deg. 00 min. 319.00 feet to the Easterly right-of-way of U.S. Highway 31; thence right 90 deg. 00 min. 271.39 feet Northerly along said right of way; thence right 45 deg. 59 min. 33 sec. 110.03 feet to the right of way of Alabama Highway No. 119; thence an interior angle left of 140 deg. 45 min. 20 sec. to the chord of a curve to the left with a radius of 1949.89 feet and a central angle of 7 deg. 04 min. 37 sec.; thence run along the arc of said curve 240.84 feet along the Highway 119 right of way; thence an interior angle left from said chord of 85 deg. 14 min. 14 sec. 367.82 feet to the point of beginning.

*THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS.*  
Subject to:

Right of way granted Alabama Power Company recorded in Deed Book 101, Page 506; Volume 112, Page 513; Volume 138, Page 50; Volume 175, Page 57; and Deed Book 170, Page 258.

Right of way to Postal Telegraph Cable as recorded in Volume 80, Page 37.

Right of way to AT&T in Volume 168, Page 405.

Right of way to Shelby County, Alabama for road in Volume 154; Page 162; Volume 159, Page 482; Volume 175, Page 57; Final Record Volume 13, Page 204; and Final Record Volume 16, Pages 190 and 191.

Right of way for ingress and egress as set out in Volume 185, Page 368.

Riparian and other rights created by the fact that the subject property fronts on a creek.

Agreement with Alabama Power Company, recorded in Instrument #1994-03174.

**TO HAVE AND TO HOLD** to the said GRANTEE, his, her or their heirs and assigns forever.

Inst # 1995-04562

Inst # 1995-04562  
02/21/1995 PM CERTIFIED  
03:55 PM  
SHELBY COUNTY JUDGE OF PROBATE  
114.00  
002 MCD

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 20<sup>th</sup> day of FEB, 1994.

Rollin L. Johnson, Jr.  
Rollin L. Johnson, Jr.

Mary Lee Cline Martin  
Mary Lee Cline Martin

James Thomas Johnson  
James Thomas Johnson

Addie Smith  
Addie Smith

Betty Jean Cline Pryor  
Betty Jean Cline Pryor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rollin L. Johnson, Jr., a married man, James Thomas Johnson, a married man, Betty Jean Cline Pryor, a widow, Mary Lee Cline Martin, a widow, and Addie Smith, a widow, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of FEB, 1995.

6-20-96  
My Commission Expires

[Signature]  
Notary Public

C:\WPDOCS\1-L21\JOHN-INT.DED

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