

STATE OF ALABAMA)
SHELBY COUNTY)

GRANT OF SLOPE EASEMENT

This Grant of Slope Easement made this 20th day of FEB., 1995 by ADDIE SMITH, MARY CLINE MARTIN, JEAN CLINE PRYOR, ROLLIN L. JOHNSON, JR. and JAMES THOMAS JOHNSON (herein collectively, "Johnson").

WHEREAS, Johnson, on this date, has conveyed to Interstate Restaurant Investors, an Alabama General Partnership and Frank C. Ellis, Jr. (herein collectively "IRI") that certain real property described on Exhibit "A" attached hereto and incorporated by reference herein (the "IRI Parcel"); and

WHEREAS, Johnson owns certain real property in Shelby County, Alabama contiguous to and easterly of the IRI Parcel (the "Johnson Retained Property"); and

WHEREAS, because of the different elevations on the common line (the "Common Line") between the IRI Parcel and the Johnson Retained Property, IRI, its heirs, successors and assigns, require this slope easement.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Johnson agrees as follows:

1. Johnson hereby grants, bargains, sells and conveys to IRI, its heirs, successors and assigns and to the IRI Parcel (herein collectively, the "Grantees"), a slope easement, running with the land as described on Exhibit "B" attached hereto and

incorporated by reference herein, together with the right to maintain said slope easement.

2. The easement granted herein shall automatically terminate at that point in time when the Johnson Retained Property is filled along the Common Line to a topographic elevation at least equal to the topographic elevation of the IRI Parcel along the Common Line.

3. The property conveyed herein is not the homestead of any of the individual Johnsons.

DONE this 20th day of FEB, 1995.

Addie Smith
Addie Smith

Mary Cline Martin
Mary Cline Martin

Jean Cline Pryor
Jean Cline Pryor

Rollin L. Johnson, Jr.

By: Terilyn Hosmer
His: Attorney-in-Fact

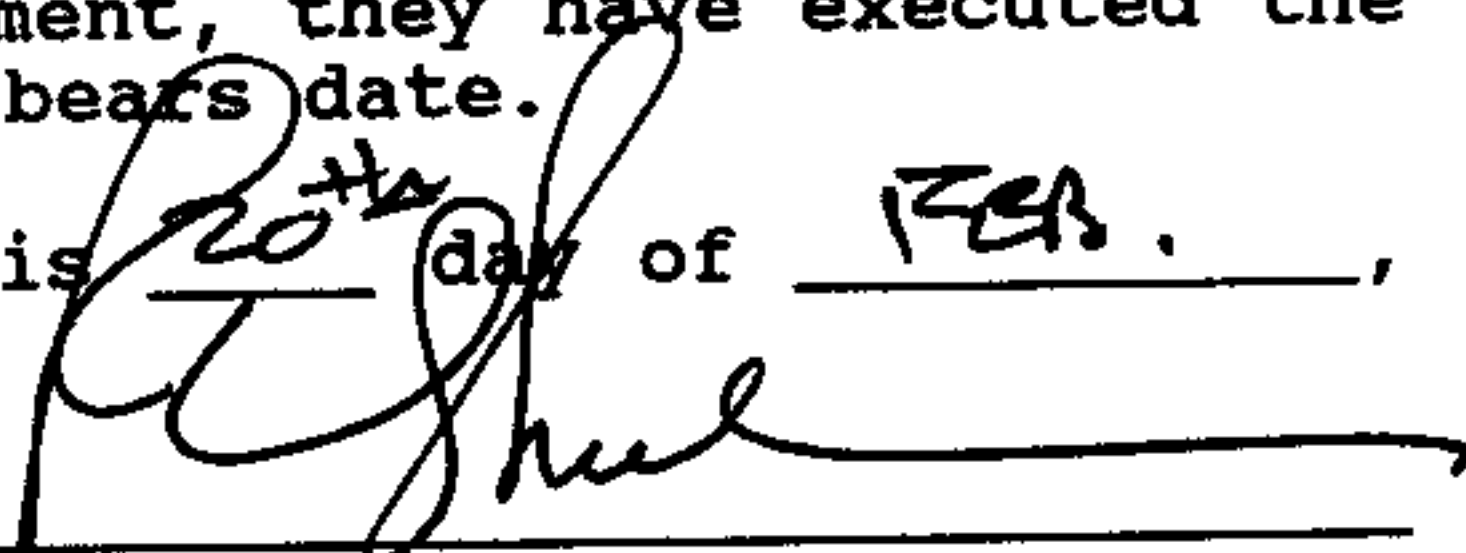
James Thomas Johnson
James Thomas Johnson

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that ADDIE SMITH, MARY CLINE MARTIN, JEAN CLINE PRYOR and JAMES THOMAS JOHNSON, are signed to the foregoing Grant of Slope Easement, and who are known to me, acknowledged before me on this date, that, being informed of the contents of said Grant of Slope Easement, they have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of FEB., 1995.



Notary Public

My Commission Expires: 6-20-96

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that TER LYNN HOSMER as Attorney-in-Fact for ROLLIN L. JOHNSON, JR., signed to the foregoing Grant of Slope Easement, and who is known to me, acknowledged before me on this date, that, being informed of the contents of said Grant of Slope Easement, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of FEB., 1995.



Notary Public

My Commission Expires: 6-20-96

EXHIBIT A

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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 $121^{\circ}25'36''$, 1325.96 feet; thence right $129^{\circ}39'13''$, 359.51 feet to the point of beginning; thence left $90^{\circ}00'$, 319.00 feet to the easterly right of way of U.S. Highway 31; thence right $90^{\circ}00'$, 271.39 feet northerly along said right of way; thence right $45^{\circ}59'33''$, 110.03 feet to the right of way of Alabama Highway No. 119; thence an interior angle left of $140^{\circ}45'20''$ to the chord of a curve to the left with a radius of 1949.89 feet and a central angle of $7^{\circ}04'37''$; 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 $85^{\circ}14'14''$, 367.82 feet to the point of beginning.

Johnson. entire parcel

EXHIBIT B

SLOPE EASEMENT

The following is a description of a slope easement which shall automatically cease upon the filling of adjoining property:

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West; thence run north along the Quarter line 506.79 feet; thence left $121^{\circ}25'36''$ run in a southwesterly direction 1325.96 feet; thence right $129^{\circ}39'13''$ run in a northerly direction 359.51 feet to the point of beginning; thence right $90^{\circ}00'00''$ run in a easterly direction 15.0 feet; thence left $90^{\circ}00'00''$ run in a northerly direction 297.82 feet; thence left $90^{\circ}00'00''$ run in a westerly direction 15.0 feet; thence left $90^{\circ}00'00''$ run in a southerly direction 297.82 feet to the point of beginning.

Inst # 1995-04565

02/21/1995-04565
03:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 21.50