

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

THE STATE OF ALABAMA)
COUNTY OF SHELBY) 60,407.73 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 run southwesterly along said right-of-way line 300.75 feet to the point of beginning of parcel #2 herein described; thence continue along the last stated course 22.73 feet; thence turn an interior angle of 90° leaving said right-of-way line and run northwesterly 249.86 feet; thence turn an interior angle of 90° and run northeasterly 31.00 feet; thence turn an interior angle of 88°-06'-12" and run southeasterly 250.00 feet to the point of beginning. Said parcel contains 6,711.97 square feet (0.15 acres), more or less. Said parcel lies within a 100 year flood zone.

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.

Inst # 1995-14753

06/07/1995-14753
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 76.50

Cahaba Title

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.

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 2nd day of June, 1995.

Denise F. Sigler
Notary Public in and for
the State of Alabama at Large

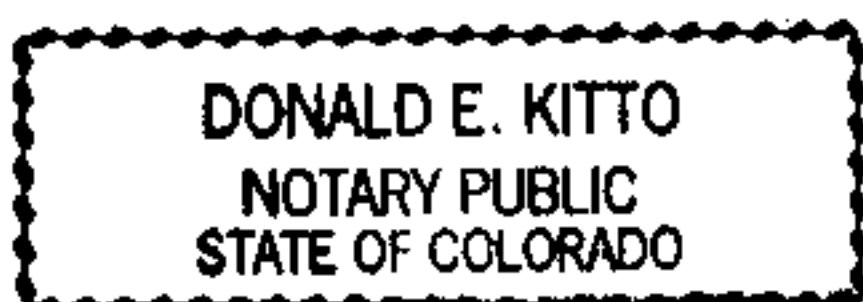
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Daniel G. Morgan
Daniel G. Morgan

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 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 23rd day of MAY, 1995.



Donald E. Kitto
My Commission Expires Mar. 21, 1999

Notary Public in and for the
State of COLORADO at Large

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Nathaniel C. Morgan, Jr.
Nathaniel C. Morgan, Jr.

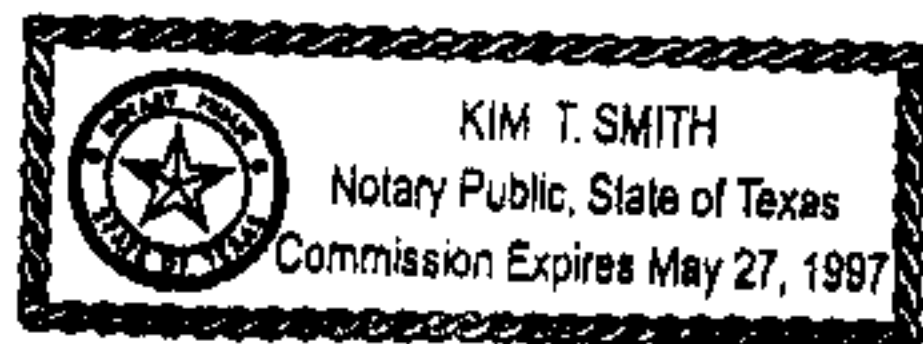
STATE OF Texas)
COUNTY OF Harris)

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.

25th GIVEN under my hand and official seal of office on this the day of May, 1995.

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

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