

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
~~INTERSTATE RESTAURANT INVESTORS~~
~~100 VESTAVIA PARKWAY~~
~~SUITE 110~~
~~BIRMINGHAM, AL.~~
35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand Sixty-Two and 50/100 Dollars (\$10,062.50), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, UNION STATE BANK, a state banking corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey an undivided 3/4 interest unto INTERSTATE RESTAURANT INVESTORS, AN ALABAMA GENERAL PARTNERSHIP and an undivided 1/4 interest unto 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance also includes any easement rights necessary to Grantee herein according to easements of record and further, this conveyance is:

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter;
(2) Easements, restrictions, rights-of-way and agreements of record.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, UNION STATE BANK, has hereunto set its hand and seal, this the 12 day of JULY, 1995.

UNION STATE BANK, A STATE BANKING CORPORATION

By: Rex V. Alexander
Rex V. Alexander
Its: Executive Vice-President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

07/17/1995-18757
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 22.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that REX V. ALEXANDER, whose name as Executive Vice-President of UNION STATE BANK, A STATE BANKING CORPORATION, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 12 day of JULY, 1995.

[Signature]
Notary Public
My Commission Expires: 3.1.96

EXHIBIT A

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

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; thence left $90^{\circ}00'00''$ run in a westerly direction 319.00 feet, to the Easterly right-of-way of U.S. Highway No. 31; thence right $90^{\circ}00'00''$ run in a northerly direction along said right-of-way 131.39 feet to the point of beginning; thence continue along last stated course 5.00 feet; thence right $90^{\circ}00'00''$ and leaving said right of way run in an easterly direction 175.00 feet; thence $90^{\circ}00'00''$ right running in a southerly direction 5.00 feet; thence $90^{\circ}00'00''$ right run in a westerly direction 175.00 feet to the point of beginning and continuing 875.0 square feet more or less.

Inst # 1995-18757

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