

THIS INSTRUMENT PREPARED BY:
Taco Bell Corp.
17901 Von Karman
Irvine, CA 92714

SEND TAX NOTICE TO:
Border Properties, Ltd
500 Chase Park South, St 108
Bham AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged we TACO BELL, A CALIFORNIA CORPORATION being one and the same entity as TACO BELL CORP., A CALIFORNIA CORPORATION (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto BORDER PROPERTIES, LTD. AN ALABAMA LIMITED PARTNERSHIP (herein referred to as "Grantees") the following described real estate, situated in ~~Jefferson~~ SHELBY County, Alabama, to wit:

\$744,000

Inst # 199533442

See attached Schedule "A"

Subject to:

1. Ad valorem taxes for the year 1995 and subsequent years which are not yet due and payable.

TO HAVE AND TO HOLD unto the Grantees and their assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 17th day of November, 1995.

MAX CRAIG
VICE PRESIDENT

(SEAL)
(SEAL)

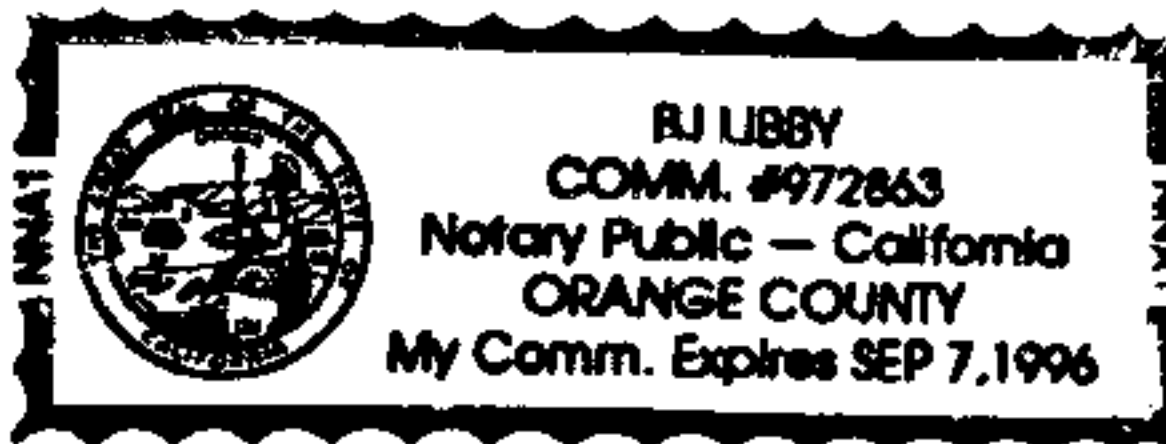
DAVID BONANNI
Assistant Secretary

STATE OF California
COUNTY OF Orange

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Max Craig David Bonanni 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 as of the 15th day of November, 1995.



09:04 AM CERTIFIED
11/21/1995
SHELBY COUNTY JUDGE OF PROBATE
003 MCD
14:50

EXHIBIT "A"

A part of Lot 12, Block 1, George's Subdivision of Keystone as recorded in Map Book 3, Page 63 and a part of Lot 1, Block 4, Sector Two, of a Resurvey of George's Subdivision of Keystone as recorded in Map Book 4, page 11 in the Probate Office of Shelby County, Alabama, and situated in the Southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the northeast corner of said Lot 1, Block 4; thence south $13^{\circ}39'30''$ west for 221.86 feet to a point on the northerly right of way line of Brown Circle said point being on a curve having a radius of 261.24 feet; thence turn right $61^{\circ}50'53''$ to tangent and run thence southwesterly and westwardly along the arc of said curve as it curve to the right and along said right of way line for 62.51 feet; thence south $89^{\circ}13'$ west and along said right of way line for 120 feet to a point on the southeasterly right of way line of U.S. Highway #31; thence north $13^{\circ}39'39''$ east and along last said right of way line for 99.53 feet; thence north $89^{\circ}13'$ east for 120 feet to a point on the northwesterly line of said Lot 1, Block 4; thence north $13^{\circ}39'30''$ east for 130.02 feet; thence north $89^{\circ}13'$ east for 60 feet to the point of beginning.

ALL-PURPOSE ACKNOWLEDGEMENT

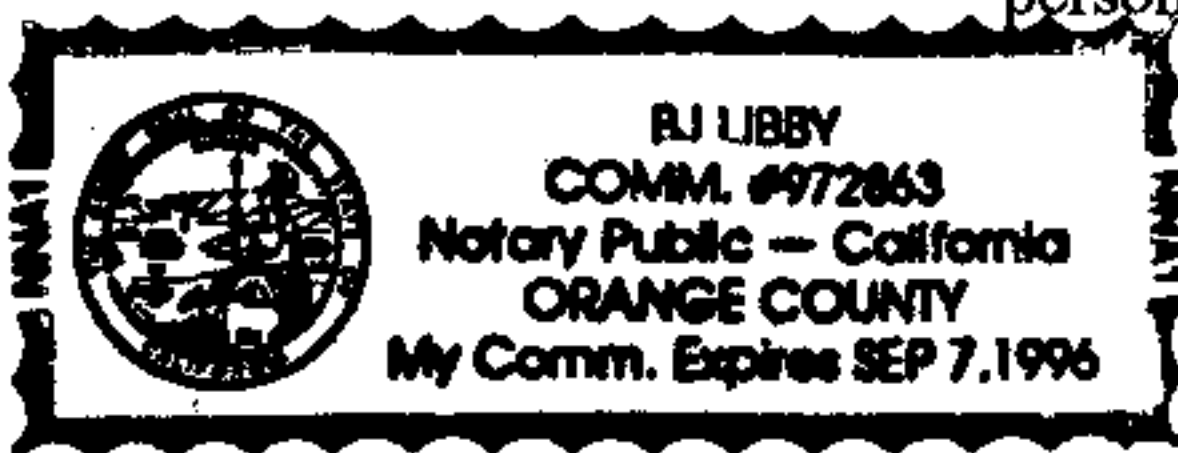
State of California

County of Orange

On 15 November 1995, before me, BJ LIBBY, Notary Public,
Date

Personally appeared MAX CRAIG, Vice President and
David Bonanni

[x] personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies) and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal

BJ Libby
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S)

[x] CORPORATE
OFFICER(S) Vice President
Asst. Secretary ^{TITLE(S)}

☐ PARTNER(S)

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ SUBSCRIBING WITNESS

☐ GUARDIAN/CONSERVATOR

☐ OTHER _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

TACO BELL CORP.,
a California corporation

ATTENTION NOTARY: although the information requested below is OPTIONAL it could prevent the fraudulent attachment of this certificate to unauthorized documents

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Statutory Warranty Deed Store 1947

Number of Pages N/A Date of Document _____

Signer(s) other than named above N/A

© 1991 NATIONAL NOTARY ASSOCIATION - 8236 Remmet Ave. - P.O. Box 7184 - Canoga Park, CA 91304-5184

Inst # 1995-33442

11/21/1995-33442
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50