STATE OF ALABAMA)
COUNTY OF SHELBY)

- A - 7

This instrument was prepared by Edward P. Meyerson 2125 Morris Avenue Birmingham, AL 35203

VERIFIED CLAIM OF LIEN

Taylor & Miree Construction, Inc., a corporation qualified under the laws of the State of Delaware, by and through Ben K. Miree, its Chairman and C.E.O., who has personal knowledge of the facts herein set forth, files this statement in writing, verified by his oath. Taylor & Miree Construction, Inc. claims a lien on the leasehold interest upon certain real property located at 4701 Highway 280, Birmingham, Alabama, and situated in Shelby County, Alabama, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This lien is claimed, separately and severally, as to the land, buildings and improvements thereon to the extent of the entire lot or parcel which is contained within a city or town. If said land is not within a city or town, this lien is claimed, separately and severally, as to the buildings and improvements located on the above-described real property, plus one (1) acre of land surrounding and contiguous thereto.

This lien is claimed on the above mentioned land, buildings and improvements to secure the indebtedness owed by Phillip R. Barbaree and Bob Kirchoff in the amount of TWO HUNDRED THIRTY FOUR THOUSAND SEVEN HUNDRED FORTY TWO AND 25/100 DOLLARS (\$234,742.25), said sum being due and owing after all credits have been given, from the 1st day of November, 1995, and which sum, plus attorney fees and interest thereon, is presently due and unpaid. 01/24/1996-02472

12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

This sum of money is due and owing for materials and labor supplied by Taylor & Miree Construction, Inc. said materials and labor being used for the construction of the buildings and improvements on the above-described real property.

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remainters of the shoundedarthed real property

The owners or	brobiletors of the above-described rear broberal
are: Mildred V. Gre	en and Albert H. Green, Deceased.
	TAYLOR & MIREE CONSTRUCTION, INC.
	By: Don & Mired Mired
	Its: Chambon CEO.
	·*
STATE OF ALABAMA	
COUNTY OF JEFFERSON)
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Before me, the undersigned, a Notary Public, in and for the County of Jefferson, State of Alabama, personally appeared Ben K. Miree, who That he has personal being duly sworn, deposes and says as follows: knowledge of the facts set forth in the foregoing statement of lien and that the same are true and correct to the best of his knowledge, information and belief.

Ben K. Miree and Subscribed before me on this 1996. anyan Notary Public My Commission Expires:

EXHIBIT "A"

.....

*Begin at the SE corner of SW % of NE % Section 36, Township 18 South, Range 2 West; thence west along south line 1131.6 feet to iron pin; thence right 31° 300 feet; thence right and run northeasterly direction to the NE corner of SW % of NE % thence south to point of beginning. Situated in Shelby County, Alabama.

Less and except Lot 2 according to Greenhill by the Lake unrecorded map in the Probate Office of Shelby County, Alabama.

MAN OUTS SITE

EXHIBIT A TO LEASE AGREEMENT

BETWEEN

MRS. ALBERT RURY CREEN, LESSON, AND SHONEY'S SOUTH, INC., LESSEE DATED January 18, 1985

A part of the SW1/4 of the NE1/4, WW1/4 of the SE1/4 of Section 36, Township 188, Range 2 Wost, Shelby County, Alabama, more particularly described as follows. From the Southeast Corner of said SW1/4 of the NP1/4; thence west along the south quarter section line of said SW1/4 of the HEL/4 959.23 feet, to point of beginning; thence right 900 northerly 95.0 feet; thence left 450 northwesterly 127.0 feet; thence right 43030' northerly 75.00' to the southeast right of way of a proposed road; thence left 126038'19" along said right of way southerwesterly 138.32', to point of a curve; thence continue along curve of said right of way having a curve radius of 377.81 feet an err length 150.36 feet, a delta angle of 22048' 11" a tangent of 76.19 feet, to the northeast right of way of U.S. Highway No. 280; thence left 900 to tangent of said curve southeasterly along a chord of the northeast right of way of said U.S. Highway 280, 235.0 feet; thence left 91054'15" from said chord northeasterly 54.50 feet to the south quarter section line of said SW1/4 of the MRI/4; thence right 62050'45" easterly 60.90 feet along said quarter section to point of beginning. Said property conceining 1.08 acres, more or less.

REMOVE PARMAGINA

Exhibit "A" to Lease Agreement (describing the Land)

Description of property surveyed and shown hereon: PARCELL: BEING A PART OF THE S.W. 1/4 OF THE N.B. 1/4 OF SECTION 34, TOWNSHIP 18 south, rance 2 west, shelby county, alabama, and being more particularly DESCRIBED AS POLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST quarter of the northeast quarter of section 36, township is south, range 2 West, shelby county, alabama and run west along the south line of said 1/4 1/4 SECTION A DISTANCE OF 1,020.17 FEET: THENCE TURN AN ANGLE TO THE LEFT OF 62"-60". 46° AND RUN SOUTHWESTERLY FOR 54.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280, SAID POINT BEING ON A CURVE TO THE RIGHT, Said curve having a radius of 1,639.58 feet and subtending a central angle of 03 -18-10"; THENCE TURN AN ANGLE TO THE RIGHT OF 91 '-16-35" TO SECOME TANCENT WITH SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 FOR 325.08 FEET TO THE POINT OF BEGINNING. SAID FOINT JUSO BEING THE INTERSECTION OF THE northeasterly right of way line of u.s. Highway 280 and the northerly right of way line of greeniiill parkway, as recorded in real book ore, page 146. Shelby COUNTY, ALABAMA; SAID POINT IS ALSO THE BEGINNING OF A CURVE TO THE RIGHT, SAID curve having a radius of 5.838.88 feet and subtending a central angle of 60"-46". 05'; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHBASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 FOR 73.99 FEET TO A POINT. SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY RECORDED IN REAL BOOK 051, PAGE 40, SHELBY COUNTY, ALABAMA: THENCE TURN AN ANGLE TO THE RIGHT OF 108" 72"-17" FROM THE TANGENT OF SAID CURVE AND RUN NONTHEASTERLY FOR 156.71 PEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LUT'S, COLONIAL PROPERTIES Subdivision, as recurded in Map Book 8, page 138 in the Office of the Judge of PROBATE OF SHELBY COUNTY, ALABAMA: THENCE TURN AN ANGLE TO THE RIGHT OF 90"-08'-24" AND RUN SOUTHEASTERLY FOR 104.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID GREENHILL PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 670.14 FEET AND SUBTENDING A CENTRAL ANGLE OF LIT-13'-60'; THENCE TURN AN ANGLE TO THE RIGHT OF 104"-25"-38" TO BECOME TANGENT TO SAID CURVE: THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID GREENHILL PARKWAY RIGHT OF WAY FOR 131.35 FEET TO THE END OF SAID CURVE; THENCE TURN AN ANGLE TO THE RIGHT OF 90'-00'-00' FROM TANGENT OF SAID CURVE AND BUN NORTHWESTERLY FOR 15.00 PEET ALONG SAID GREENHILL PARKWAY RIGHT OF WAY TO A POINT: THENCE THEN AN ANGLE TO THE LEFT OF 00'-00'-00' AND RUN SOUTHWESTERLY along the northerly right of way line of said greenhill parkway for 179.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF ARLST PEET AND SUBTENDING A CENTRAL ANGLE OF 17"-23"-48"; THENCE RUN ALONG THE ABC OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID GREENWILL Parkway for 128-20 Feet to the Point of Beginning. Said Parcel Contains 32,078-18 SQUARE PEET, MORE OR LESS, OR 0.74 ACRES, MORE OR LESS.

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GROWHER PROCESS KT & WAY

Exhibit "B" to Lease Agreement (describing the Ingress and Egress Easement for the Land)

DESCRIPTION OF INGRESS AND PARTY SATEMENT BEING A PART OF THE S.W. 1/4 OF THE B.E. 1/4 OF SECTION 34, TOWNSHIP IS SOUTH, BANGE I WEST, SEELES COUPTY, ALABAMA, AND SEING MORE PARTICULARLY DESCRIBED AS POLLOWS: GOIGHTHER AT THE SOUTHERST COMMER OF THE SOUTHWEST QUARTER OF THE PONTHRADE QUARTER OF SECTION 35, TOWNSELT IS SOUTH, RANGE 2 MEST, SECURE COUNTY, ALABAMA. AND RUE WEST ALONG THE SQUIR LINE OF HAIR 1/4 1/4 SECTION A DISTANCE OF 1,020-17 FRET: THEFFCE TURE AN APPELL TO THE LEFT OF 62--98'--45-SCOTONESTERLY FOR 54.30 PERT TO A POINT OF THE SCREENSTERLY SECRE OF MAY LINE OF U.S. BIGHWAY 280, SAID FORKY BEING ON A CURVE TO THE RIGHT, SAID CURVE BAVING A RADIUS OF 5,635.55 FERT AND SUSTENDING A CHNTRAL ANGLE OF 52"-23'-16"; TRENCE TOWN AN ANGLE TO THE RIGHT OF 91"-16"-25" TO EDCORE TARGETT WITE GAID CURVE; THEMCE ROW HORTEWESTERLY ALONG THE ARC OF SAID CORUS AND SAID NORTHBRASTERLY RIGHT OF WAY LINK OF U.S. MICKEAN 240 FOR 215.02 PART TO THE POINT OF BEGINNING, SAID LOING TYRO BEING GRE THERESCRICK OF THE MOMINENSTREET STORT OF AFT TIME OR O. ". HIGHNAY 256 AND THE EQUINERLY LINE OF THE ECADOMI INDRESS AND MORRES HADDENT FOR GREENWILL PARKERS. AS RECORDED IN MEAL BOOK OCC. PACE 145, THE OFFICE OF THE JUDICE OF PROBLER OF SURLEY COOPER, ALABAMA; TEXNER TROOK TANGERS OF SAID CURVE OF HIGH BEGINET SEE TURN DI"-33:-46" RECORT TO SECONE TAXERS & CORDE TO THE RECORD. SAID CURVE RAWLING A RADIUS OF 177.61 PRET AND SUBTREDIEG A CRUTHAL ANGLE OF 12". 27'-GL"; THENCE HUN MORTHELSTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SCOTTERED SAFERERY LINE FOR 148.04 FRAT TO THE END OF SALD CUNVE; TRANSCE AT THERET TO EATH CURVE RUN HORTERASTERLY ALONG SATH SOUTHERLY RESERVEDT LIES FOR 138.33 FREE TO THE ENGINEERS OF A CURVE TO THE RIGHT, SAID CURVE RAVING A RADIUS OF \$10.14 PERF AND SUBTEMBING A CENTRAL ANGLE OF 16*-21/-38"; THENESE BUR WORTHBASTERLY ALONG THE ARE OF SAID CURVE AND ALONG SAID SOUTHBASTERLY LARROUNT LINE FOR 174.22 FEET; THENCE 90"-00"-00" LIFT FROM THE TANGENT OF SAID CURVE AND RUB RUNTHWENTERLY POR SO.CC FERT TO A POINT ON THE HUNTHERLY LINE OF SAID CASEDCEPT, SAID POTET ALSO SETTO THE SOUTHERST CORRECT OF PARCEL II OF A SURVEY RUN BY JOSEPH A. MILLER, JR., P.E. & F.L.S., ALA. REG. \$2875, HILLER TRIFLETT & HILLER ENGINEERS, THE., ON 05-22-95, SAID FOINT ALSO BEING OF A CURVE TO YER LEFT: THEFET 87"-22"-16" LEFT TO BECOME TANGEST TO SAID CURVE, SAID CURVE HAVING A RADICS OF 670.14 PERT AND SURFERDING A CENTRAL ANGLE OF 05"-07"-48"; TOTAL RUB SOUTHELESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE HORTHERLY LINE OF SAID CASSMENT AND ALONG THE SOUTHERLY LINE OF SAIS PARCEL II FOR 60.00 FEBT TO A POINT AT THE SOUTHWEST CORNER OF SAID PARCEL IT AND ALSO THE HOST CASTERLY CONNEX OF PARCEEL 2 OF SAID SURVEY OF SAID JOSEPH A. MILLER, JR., SAID POINT BETHG AT THE BEGINNING OF A CURUE TO THE LEFT. SAID CURUE MAVING A RADIDE OF 670.14 PERT AND SUBTENDING A CENTRAL ANGLE OF 11"-13"-50"; TRENCE NOW SCUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE HORIZERLY LINE OF SAID PARCEL T FOR 131.35 FERT TO THE END OF SAID CURVE; THENCE FROM TANGERT OF SAID CURVE TURE 90"-00'-00" RIGHT AND RUH HORTWESTERRY ALONG SAID PARCEL I AND ALONG THE RORTHWILL LIME OF SAID EACHTERT FOR 15.00 FERT; TRENCE 90*-00"-00" LEFT AND RUN SCUTTERESTERLY ALONG SAID EASEMENT AND ALONG SAID PARCEL I FOR 175.32 FRET TO A PONNY AT THE DECIMENTED OF A CURVE TO THE LEFT, SAID CURVE RAVING A RADIUS OF 422.57 PERT AND SUBSENDING A CENTRAL APPLE OF 17"-23"-48"; TRENCE SUN SCUTSWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PARENESS LYNK AND ALONG SAID PARCEL I FOR 128.38 FEET TO THE SOUTHBAST CONSER OF SAID PARCEL I, SAID POINT ALSO BRING THE INTERSPCTION OF SAID HOSTERASTERLY RIGHT OF WAT LIKE OF SAID U.S. STOWNAY 250 AND THE POSTBERLY LINE OF SAID GREENSLE PARKERY ELECTRICAT: THRUCK FROM TANGERY OF SAID CURVE OF GREENRILL PARKWAY TURN 87"-16'-13" LEFT TO BECOME TRANSPORT TO A CURVE TO THE LEFT, SAID CURVE RAVIES A RABIUS OF 5,639.38 FEET AND SUBTERDING A CENTRAL ARGLE OF CO"-54'-54"; THENCE MOR SOUTHWASTERLY ALDES THE ARC OF SAID CURVE AND ALONS THE RECHT OF WAY OF U.S. HIGHMAN 285 FOR 95.56 PERT TO THE POINT OF SECIMPING. SAID PARCEL CONTAINS 14,672.39 SQUARE PRET, MINE OR LESS, OR 9.78 ACRES, MORE OR LESS. FEC1914+\34-19-70.001

Less and except the northeasterly 60 feet of the above described property, said excepted property fronting Parcel II of the property described in the survey of the Land and other property propered by Minimy Triplett and Miller Beginders. Inc., dated May 22, 1995.

Inst # 1996-02472

01/24/1996-02472 12:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE TOO-15-, 32 IN BY: 15 ID: FOLING ARCHITECONDE

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