

This instrument was prepared by:

Charles E. Morgan  
P. O. Box 1700  
Tuscaloosa, AL 35403

STATE OF ALABAMA )  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we Charles E. Morgan, a married man, Daniel G. Morgan, a married man, and Nathaniel C. Morgan, Jr., a single man (herein referred to as GRANTORS) do grant, bargain, sell and convey unto O'Charley's Inc., a corporation (herein referred to as GRANTEE), the following described real estate:

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

Commence at the northeast corner of the southwest one-quarter of Section 31, Township 19 South, Range 2 West; thence run in a westerly direction along the northern line of said quarter section for a distance of 301.28 feet; thence turn an angle to the left of 51 degrees 49 minutes 38 seconds and run in a southwesterly direction for a distance of 524.90 feet; thence turn an angle to the right of 15 degrees 42 minutes 53 seconds and run in a southwesterly direction for a distance of 15.00 feet; thence turn an angle to the left of 102 degrees 10 minutes 58 seconds and run in a southeasterly direction for a distance of 195.60 feet; thence turn an angle to the right of 13 degrees 53 minutes 06 seconds and run in a southeasterly direction for a distance of 185.50 feet; thence turn an angle to the right of 03 degrees 06 minutes 00 seconds and run in a southeasterly direction for a distance of 201.40 feet; thence run an angle to the right of 03 degrees 14 minutes 59 seconds and run in a southeasterly direction for a distance 894.19 feet to the northwesterly right-of-way line of Alabama Highway No. 119; thence turn an angle to the left of 93 degrees 41 minutes 50 seconds and run in a northeasterly direction along said right-of-way for a distance of 175.97 feet to the POINT OF BEGINNING; thence continue along the previous course and along said right-of-way line for a distance of 42.10 feet; thence turn an angle to the left of 30 degrees 20 minutes 28 seconds and run in a northeasterly direction and along said right-of-way line for a distance of 115.40 feet; thence turn an angle to the right of 30 degrees 28 minutes 26 seconds and run in a northeasterly direction and along said right-of-way line for a distance of 99.38 feet; thence turn an angle to the left of 88 degrees 06 minutes 12 seconds and, leaving said right-of-way line, run northwesterly for a distance of 250.00 feet; thence turn an angle to the left of 91 degrees 53 minutes 48 seconds and run southwesterly for a distance of 239.00 feet; thence turn an angle to the left of 88 degrees 06 minutes 12 seconds and run southeasterly for a distance of 308.66 feet to the POINT OF BEGINNING.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the above described real property.

GRANTORS warrant that the above described property does not constitute their homestead or the homestead of their spouses.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and any reversions, 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 in the above described property including the appurtenances.

TO HAVE AND TO HOLD, all the above described premises, together with the appurtenances, unto the said GRANTEE, its heirs and assigns forever.

*Handwritten signature*

Inst # 1996-11185

1996-11185  
SHELBY COUNTY JUDGE OF PROBATE  
CERIFIED

002 WCD 642.00

IN WITNESS WHEREOF, we, the undersigned GRANTORS, have hereby executed this deed on the dates indicated below.

Charles E. Morgan  
Charles E. Morgan

Daniel G. Morgan  
Daniel G. Morgan

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

Inst # 1996-11185

04/05/1996-11185

12:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

602 MD 642.00

10-2-97

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. MORGAN, a married man, whose name 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 the conveyance, he executed the same voluntarily on this date.

Given under my hand and official seal this the 27<sup>th</sup> day of March, 1996.

Jean Hansford

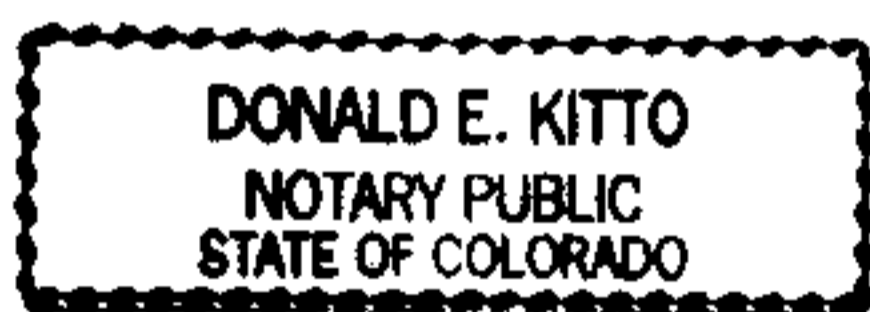
Notary Public in and for the  
State of Alabama at Large

My Commission Expires: 6/6/99

STATE OF COLORADO )  
DENVER COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DANIEL G. MORGAN, a married man, whose name 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 the conveyance, he executed the same voluntarily on this date.

Given under my hand and official seal this the 11<sup>th</sup> day of MARCH, 1996.



Donald E. Kitto

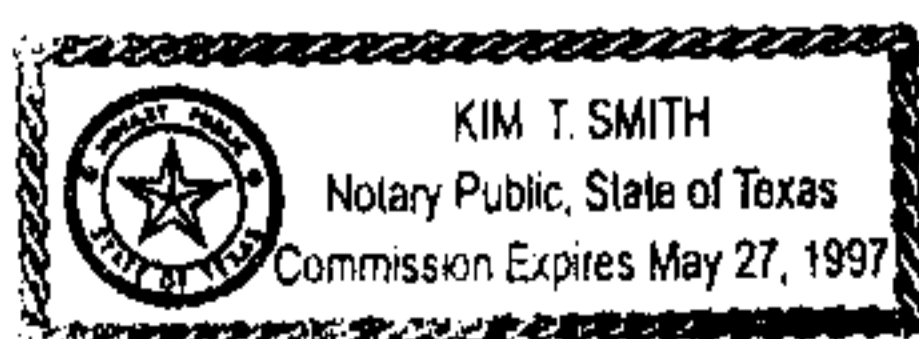
Notary Public in and for the  
State of Colorado at Large

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS )  
HARRIS COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that NATHANIEL C. MORGAN, JR., an unmarried man, whose name 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 the conveyance, he executed the same voluntarily on this date.

Given under my hand and official seal this the 18<sup>th</sup> day of March, 1996.



Kim T. Smith

Notary Public in and for the  
State of Texas at Large

My Commission Expires: May 27, 1997