

(Without title examination)

This instrument was prepared by
Larry K. Anderson, Attorney
One Independence Drive-Suite 300
Birmingham, Alabama 35209

Send Tax Notice to:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

MITG
AMT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$100.00 to the undersigned grantors, A. Reid Peoples, Jr. and wife, Lynn T. Peoples, (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto BILLS HOMESTYLE CAFE, 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 in the S.W. 1/4 of the S.E. 1/4 of Section 35, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:
Commence at the Southwest corner of said 1/4-1/4 section, Thence run North along the West 1/4-1/4 line 287.96 feet, Thence turn Right 121 deg. 44 min. 42 sec. and run Southeast 109.90 feet to the POINT OF BEGINNING. Thence turn Right 48 deg. 40 min. 46 sec. and run South 60.74 feet, Thence turn Left 81 deg. 37 min. 28 sec. and run East 340.49 feet to point on a counter-clockwise curve on the west right-of-way of U.S. Highway 31, said curve having a Delta angle of 00 deg. 52 min. 42 sec. and a Radius of 1851.68 feet and a Tangent of 14.19 feet, Thence turn Left 111 deg. 37 min. 25 sec. to the Tangent and run North along the arc of said curve 28.39 feet to the point of Tangent. Thence turn Left 33 deg. 15 min. 24 sec. from the Tangent and run Northwest 279.50 feet, Thence turn Left 43 deg. 23 min. 34 sec. and run West 125.00 feet, Thence turn Left 89 deg. 13 min. 26 sec. and run South 104.72 feet to the POINT OF BEGINNING. Containing 1.01 acre more or less.

No warranties are made as to mining and mineral rights and interests in, to or underlying the subject property.

Subject to mortgages, rights-of-way, easements and all other instruments of record.

Subject also to ad valorem taxes for the current tax year.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever,
And said GRANTORS do for themselves, their heirs and assigns, covenant with the said

Inst # 1999-20399

05/14/1999-20399
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

05/04/99 TUE 07:39 [TX/RX NO 7151]

Bill's Homestyle Cafe, Inc. deed

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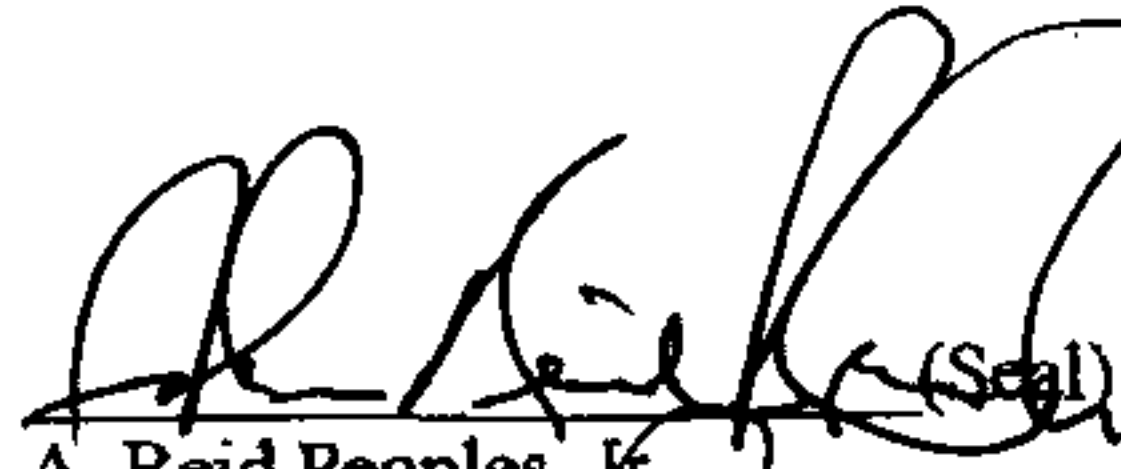
GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


EASEMENT

WHEREAS, Grantors are the owners of that property adjoining the subject property to the north, being the property remaining after the conveyance herein, and an easement across that property of Grantors is required for ingress and egress to the subject property. NOW, THEREFORE, as and for the consideration heretofore recited in the deed above, Grantors do hereby grant unto Grantee a permanent easement and right-of-way hereinafter described over, on, upon and across certain land of Grantors for the use of Grantee as ingress and egress to the subject property and for parking. Parking within the area of this easement shall be limited to the area currently in use for parking which area is shown as "concrete parking" and "gravel parking" on the survey attached hereto as exhibit "A". The land subject to the easement herein granted is bounded on three sides as follows: The extension of the 125.00 foot north property line of the subject property in an easterly direction to its intersection with the west right-of-way of U.S. Highway 31; from that point of intersection, then along said right-of-way in a southerly direction to the intersection of said right-of-way of U.S. Highway 31 and the 279.50 foot northeast property line of the subject property; the 279.50 foot northeast line of the subject property.

To have and to hold the same unto the said Grantee and its assigns as appurtenant to the subject property.

IN WITNESS WHEREOF, the said GRANTORS, A. Reid Peoples, Jr. and wife, Lynn T. Peoples, have hereunto set their signatures and seals, this the 13 day of May, 1997.


A. Reid Peoples, Jr. (Seal)


Lynn T. Peoples (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. Reid Peoples, Jr. and Lynn T. Peoples, whose names are signed to the

Bill's Homestyle Cafe, Inc. deed

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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 this 13 day of May, 1999.


NOTARY PUBLIC

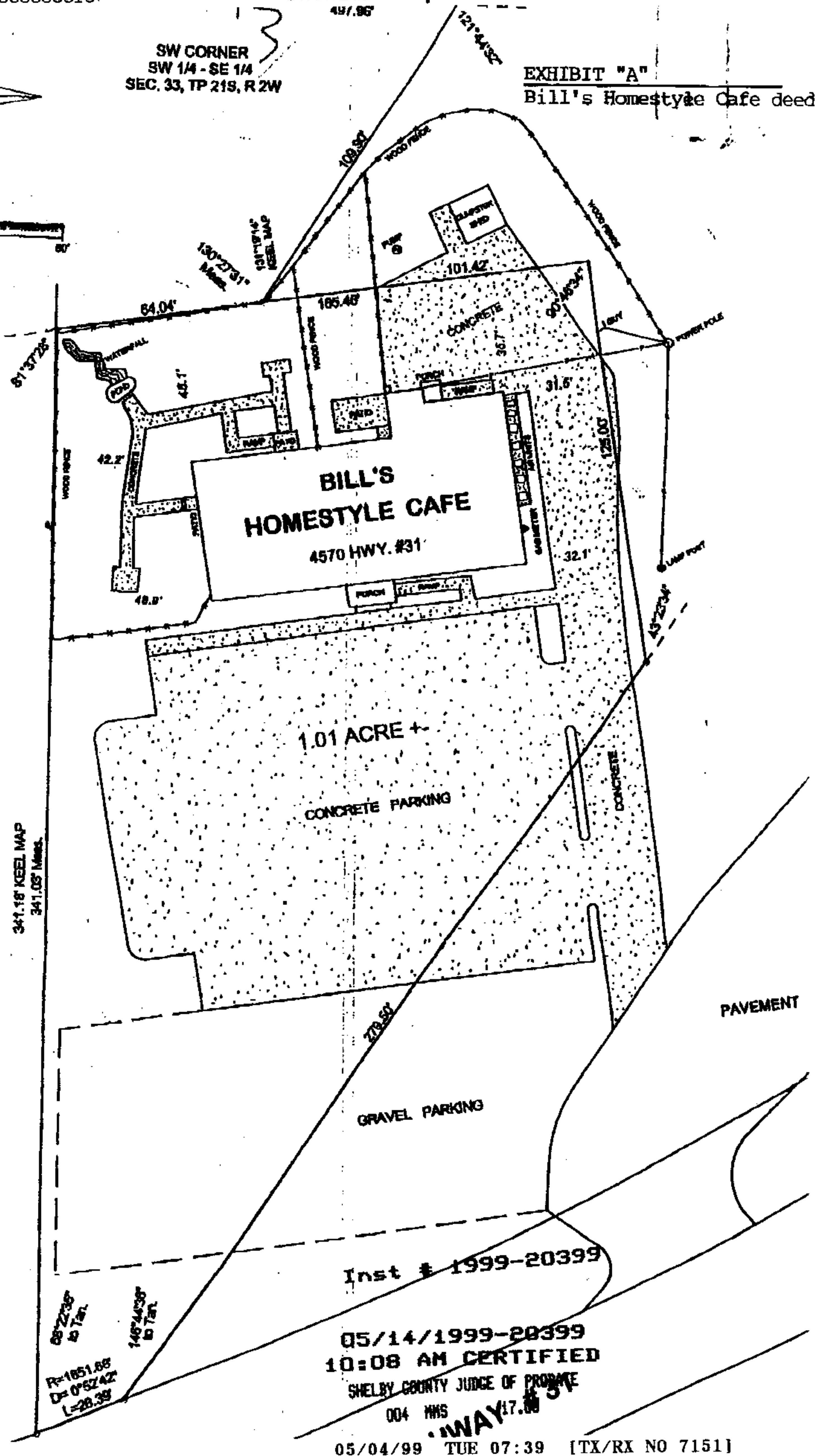
SW CORNER
SW 1/4 - SE 1/4
SEC. 33, TP 21S, R 2W

EXHIBIT "A"
Bill's Homestyle Cafe deed

SCALE 1" = 40'

Thence turn Left 81 deg. 37 min. 28 sec. and run South 64.04 feet,
point on a counter-clockwise curve on the west right-of-way of U.S.
Highway #31, said curve having a Delta angle of 00 deg. 52 min. 42
sec. and a Radius of 1851.68 feet and a Tangent of 14.19 feet,
Thence turn Left 111 deg. 37 min. 25 sec. to the Tangent and run North
along the arc of said curve 28.39 feet to the point of Tangent,
Thence turn Left 33 deg. 15 min. 24 sec. from the Tangent and run
Northwest 279.50 feet,
Thence turn Left 43 deg. 23 min. 34 sec. and run West 125.00 feet,
Thence turn Left 89 deg. 13 min. 26 sec. and run South 104.42 feet to
the POINT OF BEGINNING. Containing 1.01 acre, more or less.

341.18' KEEL MAP
341.05' Meas.



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