

**Statutory Warranty Deed**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \_\_\_\_\_ and No/100 Dollars ( 945,200 .00), and herein, the receipts of which is hereby acknowledged, **Taco Bell of America, Inc., a Delaware Corporation** (hereinafter referred to as "Grantor") does by these presents, sell, grant, bargain, and convey onto **South Tacala, LLC, a Delaware limited liability company**, (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenants and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Taco Bell of America, Inc., a Delaware corporation has caused this Statutory Warranty Deed to be executed by its duly authorized officer on this the 31 day of August, 1999

Inst # 1999-45404

11/04/1999-45404  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.50  
003 HNS

Taco Bell of America, Inc., a Delaware corporation,

BY: \_\_\_\_\_

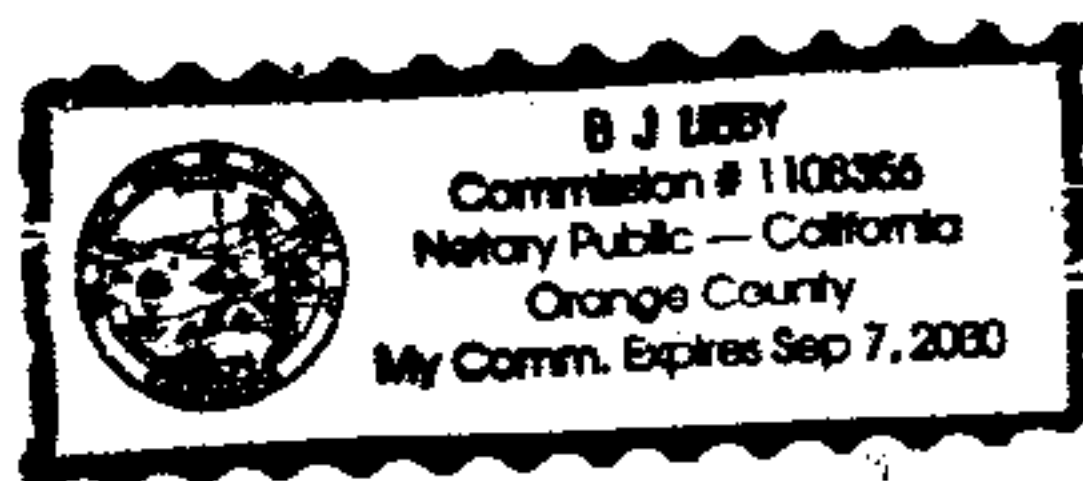
Its: \_\_\_\_\_

Steven L. Emmons  
Vice President

STATE OF California )  
COUNTY OF Orange

I, the undersigned, a notary Public in and for said County, in said State, hereby certify that Steven L. Emmons whose name as Vice Pres of Taco Bell of America, Inc., a Delaware corporation, is signed to the foregoing Statutory Warranty Deed, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as general partner as aforesaid.

Given under my hand and official seal, this the 18<sup>th</sup> day of August 1999



B. J. Luby  
Notary Public

My Commission Expires: 9/7/2000

**PREPARED BY:**

LandAmerica Financial Group  
M. Martinez  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012

**SEND TAX NOTICE TO:**

South Tacala, LLC  
4268 Cahaba Heights Court  
Birmingham, AL 35243

Reviewed by:

D. ERRINGTON

Date 8-16-99 de

EXHIBIT A

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Block 1, said point being on the Northerly right of way line of Alabama Highway 119, and run Northwesterly for 150.00 feet; thence  $88^{\circ} 04' 00''$  right and run Northeasterly for 227.16 feet to a point on the Westerly right of way line of Cahaba Valley Parkway; thence  $90^{\circ} 00''$  right and run Southeasterly along said right of way line for 99.56 feet to a point; said point being at the beginning of a curve to the right, subtending a central angle of  $89^{\circ} 53' 17''$  and having a radius of 50.00 feet; thence run Southwesterly along the arc of said curve for 78.44 feet to a point on the Northerly right of way line of Alabama Highway 119 and end of said curve; thence at tangent to said curve run Southwesterly along said right of way line for 182.32 feet to the point of beginning.

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