

This instrument prepared by:

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420 North 20th Street
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Send Tax Notice To:

Interstate Restaurant Investors, LLP and
Southmark Properties LLC
c/o Crest Realty
162 Cahaba Valley Road
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty Thousand and 00/100 (\$80,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **SUSAN STRICKLAND SCHEIN** ("Grantor") does hereby grant, bargain, sell and convey unto **INTERSTATE RESTAURANT INVESTORS, LLP**, an Alabama limited liability partnership and **SOUTHMARK PROPERTIES LLC**, an Alabama limited liability company ("Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence S87°46'00"E, a distance of 1669.02'; thence S18°40'00"W, a distance of 190.46'; thence S11°40'00"W, a distance of 369.40'; thence N 81°15'00"E, a distance of 37.50'; thence S14°37'00"W, a distance of 75.00'; thence S81°15'00"W, a distance of 350.40'; to the POINT OF BEGINNING; thence continue along the last described course, a distance of 137.04' to the easterly right-of-way of U.S. Highway 31 to the point of curve to the left having a central angle of 01°42'17" and a radius of 2,528.74', said curve subtended by a chord bearing N05°25'55"W and a chord distance of 75.24'; thence northerly along the arc and along said right of way a distance of 75.24' to the point of curve to the left having a central angle of 78°50'28" and a radius of 40.00', said curve subtended by a chord bearing S45°42'17"E and a chord distance of 50.80'; thence southeasterly along the arc and leaving said right-of-way, a distance of 55.04' to a point of reverse curve to the right having a radius of 350.00' and a central angle of 06°05'47" said curve subtended by a chord bearing S82°04'38"E and a chord distance of 37.22'; thence easterly along the arc a distance of 37.24'; thence S79°01'44"E, a distance of 70.63' to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

SUBJECT, HOWEVER, to all of the following:

1. Mineral and mining rights not owned by Seller;
2. Present zoning classifications;
3. Utility easements serving the property, subdivision covenants and restrictions, and building lines of record;
4. General and special taxes and assessments for the year 2002 and subsequent years not yet due and payable.

03/21/2002-13459
04:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 97.00

Inst # 2002-13459

5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 142 page 82, Deed Book #109 page 57, Deed Book 170 page 278 and Deed Book 338 page 639 in the Office of the Judge of Probate of Shelby County, Alabama;
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 323 page 700 in said Probate Office;
7. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 101 page 249 in said Probate Office;
8. Easement(s) to Town of Pelham as shown by instrument recorded in Deed Book 243 page 6 in said Probate Office;
9. Rights acquired by Alabama Power Company as set out in Lis Pendens 6 page 220 in said Probate Office;
10. Rights of others to use the Chert Road in Southernly portion of subject land as set out in deed recorded in Real 181 page 724 in said Probate Office; and
11. Less and Except any portion of subject land lying within road right of ways.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

Susan Strickland Schein is the surviving grantee of deed recorded in Inst. #1994-8961 in the Probate Office of Shelby County, Alabama; the other grantee, Lonnie G. Schein having died on or about December 26, 2000. The real estate does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set her signature and seal, this 4th day of March, 2002.

GRANTOR:



 SUSAN STRICKLAND SCHEIN

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, Kathryn Suzanne Eady, a Notary Public in and for said County in said State, hereby certify that **SUSAN STRICKLAND SCHEIN**, an unmarried woman, whose name is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, she executed the same voluntarily as of the day the same bears date.

Given under my hand this 4th day of March, 2002.


 Notary Public
 My Commission Expires: 7-27-05

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