



TITLE NOT EXAMINED
Calera BP Store #15

This instrument prepared by:
Bobby C. Underwood
Bradley Arant Rose & White LLP
One Federal Place
Birmingham, Alabama 35203

Send tax notice to:
JDW Properties ii, LLC
2201 Holiday Inn Drive
Clanton, Alabama 35046

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL 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 in hand paid to **JAMES D. WADSWORTH**, a single man ("Grantor") by **JDW PROPERTIES II, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama and run North along the East line of the said quarter-quarter for 113.74 feet; thence left 88°25'30" and run Westerly for 619.11 feet; thence left 1°02'30" and continue Westerly for 30.01 feet; thence right 91°23'20" and run North for 30.01 feet; thence left 91°36'25" and run Westerly for 567.45 feet to the point of beginning, said point being on the North right of way of an unnamed street; from the point of beginning thus obtained, turn right 1°21'08" and continue Westerly and along the said North right of way for 310.74 feet; thence right 51°17'03" and continue along the said North right of way for 3.09 feet to a point on the East right of way of U.S. Highway 31; thence right 21°45'27" and run Northwesterly along the said East right of way for 348.12 feet; thence right 105°00'00" and leaving the said right of way run Easterly for 394.42 feet; thence right 88°36'04" and run Southerly for 338.61 feet returning to the point of beginning.

Less and except:

Lot 2 according to the Map and Survey of Wadsworth Subdivision (a commercial subdivision) as recorded in Map Book 28, page 2, in the Office of the Judge of Probate of Shelby County, Alabama, conveyed to Central State Bank.

Less and except:

Lot 1A according to the map and Survey of Wadsworth Subdivision (a commercial subdivision) as recorded in Map Book 28, page 2, in the Office of the Judge of Probate of Shelby County, Alabama, conveyed to Waffle House, Inc.

The property conveyed hereby is also known as:

Lot 1 according to the Map and Survey of Wadsworth Subdivision (a commercial subdivision) as recorded in Map Book 28, page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 2002 and subsequent years not yet due and payable.
2. Road right-of-way as recorded in Deed Book 286, page 338 in the Office of the Judge of probate of Shelby County, Alabama..
3. Right-of-way granted Alabama Power Company recorded in Deed Book 103, page 166, Deed Book 119, page 256 and deed Book 134, page 533 in said Probate Office.
4. Easement and right-of-way granted Shelby County recorded in Deed Book 49, page 274 and Deed Book 102, page 426 in said Probate Office.
5. Right-of-way granted Postal Telegraph Cable Co. recorded in Deed book 80, page 40 n said Probate office.
6. 35 foot building restriction line on the southerly and westerly portions and 15 foot building restriction on the northerly and easterly portions according to the record Plat.
7. Reservations, restrictions, conditions and covenants in that certain deed from James D. Wadsworth to Waffle House, Inc., dated June 28, 2001 and recorded in the Office of the Judge of Probate of Shelby County, Alabama as instrument number 2001-27284, BUT TOGETHER WITH any and all covenants and other matters running in favor of the property conveyed by this deed.

Grantor does for himself, his heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that he had a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

20th IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on or as of the day of November, 2002.

James D. Wadsworth [SEAL]
James D. Wadsworth

STATE OF ALABAMA)
 :
COUNTY OF CHILTON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that James D. Wadsworth, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of November, 2002.

Terry Carroll
Notary Public

[NOTARIAL SEAL]

My commission expires: 12/20/05