

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
El Poblano Mexican Restaurant, Inc.
2499 Rocky Ridge Road
Vestavia Hills, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Twenty-Five Thousand and 00/100 (\$825,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Richard L. Tasich, and wife, Betty V. Lee-Tasich**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **El Poblano Mexican Restaurant, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

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

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$ **701,707.08** of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **10th** day of **November, 2004**.

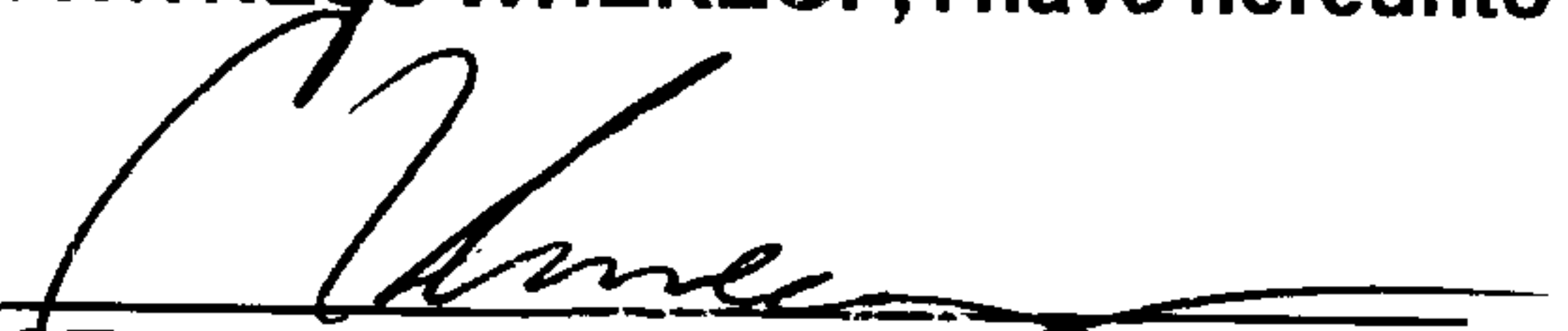

Richard L. Tasich


Betty V. Lee-Tasich

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard L. Tasich, and wife, Betty V. Lee-Tasich , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2004.


NOTARY PUBLIC
My Commission Expires: **6-5-2007**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 deg. 48 min. 58 sec. East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 88 deg. 12 min. 41 sec. west a distance of 275.07 feet to a point; thence run North 23 deg. 47 min. 19 sec. East a distance of 25.0 feet to a rebar corner, thence run North 23 deg. 47 min. 19 sec. East a distance of 200.75 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 21 deg. 49 min. 51 sec. East a distance of 358.14 feet to a point in the centerline of Buck Creek; thence run South 57 deg. 41 min. 14 sec. East along the centerline of said creek a distance of 180.38 feet to a point; thence run South 79 deg. 24 min. 31 sec. East along the centerline of said creek a distance of 100.36 feet to a point on the Westerly margin of Alabama Highway No. 119; thence run Southerly along the arc of a highway curve to the right having a central angle of 04 deg. 10 min. 52 sec. and a radius of 4,660 feet an arc distance of 340.07 feet to a point on the arc of a cul-de-sac curve to the left having a central angle of 183 deg. 35 min. 43 sec. and a radius of 50.0 feet; thence run Northerly and Westerly along the arc of said cul-de-sac curve an arc distance of 160.22 feet to a rebar corner; thence run North 68 deg. 18 min. 53 sec. West a distance of 194.35 feet to a point of beginning; being situated in Shelby County, Alabama.

Al, a non-exclusive easement for ingress and egress to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119.

A handwritten signature in black ink, appearing to be "J. M. Smith" or similar, written in a cursive style.