

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

Shelby County, AL 07/24/2008
State of Alabama

Deed Tax: \$20.00

20080724000298790 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
07/24/2008 11:11:00AM FILED/CERT

WARRANTY DEED

TITLE NOT EXAMINED BY INSTRUMENT
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Interstate Restaurant Investors, LLP, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto John Benner, (herein referred to as Grantee, whether one or more), and undivided 6 2/3 % interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2008 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) Any matters which a title examination of the property might reveal.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 24 day of July, 2008.

Interstate Restaurant Investors, LLP

By: _____

John Benner, Limited Partner

By: _____

William Robertson, Limited Partner

By: _____

John McGeever, Limited Partner

STATE OF ALABAMA)
_____) COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **John Benner, John McGeever, William Robertson as all of the Limited Partners of Interstate Restaurant Investors, LLP**, an Alabama general partnership whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity as such partners, executed the same voluntarily, for and as the act of said general partnership.

Given under my hand and official seal this 24 day of July, 2008.

Notary Public _____

My Commission Expires: 7-1-2010



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EXHIBIT A

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

A tract of land situated in the East 1/2 of the SE 1/4 of Section 19, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 19, Township 20 South, Range 2 West, being the point of beginning; thence North 00 degrees 04 minutes 54 seconds West along the West line of said 1/4-1/4 Section for a distance of 125.77 feet to the Southerly right of way of Shelby County Highway 52; thence South 63 degrees 59 minutes 10 seconds East along said right of way for a distance of 125.32 feet to a point on a curve to the right having a central angle of 3 degrees 16 minutes 00 seconds and a radius of 1787.73 feet, said curve subtended by a chord bearing South 62 degrees 21 minutes 10 seconds East and a chord distance of 101.91 feet; thence along the arc of said curve and along said right of way for a distance of 101.93 feet; thence South 14 degrees 20 minutes 47 seconds East along said right of way for a distance of 132.75 feet to the point of intersection of the right of way of Shelby County Highway 52 and the Northwesterly right of way of Shelby County Highway 11; thence South 37 degrees 40 minutes 46 seconds West along said Highway 11 right of way and leaving said Highway 52 right of way for a distance of 383.15 feet; thence North 00 degrees 11 minutes 54 seconds West and leaving said right of way for a distance of 408.33 feet to the point of beginning.