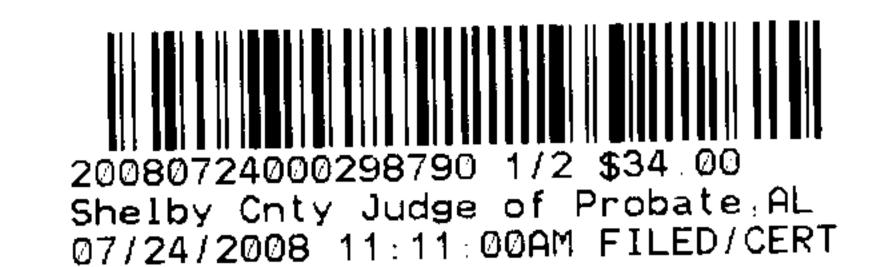
Mille Controlle Commente de 120,000.

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



## WARRANTY DEED

THE WOT LY MINN BY IMPOND 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 day of July, 2008.

Interstate Restaurant Investors, LLP

By:

John Benner, Limited Partner

By:

William Robertson, 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 \(\frac{1}{2}\) day of \(\frac{1}{2}\) \(\frac{1}{2}\) Notary Public \(\frac{1}{2}\) My Commission Expires: \(\frac{1}{2}\) \(\frac{1}{2}\) \(\frac{1}{2}\) \(\frac{1}{2}\)

CURLING CUE TRANS. MEMO, AGR, INDEM WARRANTY. DED. DOC

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

SCHEDULE HEDULE A, CONTINU-LEGAL DESCRIPTION CONTINUED

South,

ers 38 **8** 7  $\langle \rangle$ Wes Wes で Eas 118 East <u>1</u> ₩· Ħ ght 0 She Hast of  $\boldsymbol{\omega}$  $\boldsymbol{\sigma}$ ght D a and and 1 Wes  $\Phi$ long in o chord curve aid way ay Ø 13 ine Ħ saı cent J. 0 7 ođ Or o f int Shel th 7 hway of ended t ance ght 3. 00 ar bу e East 1/2 of the SE 1/4 of Section articularly described as follows: he NE 1/4 of the SE 1/4 of Section 1 he NE 1/4 of the SE 1/4 of Section 1 id 1/4-1/4 Section for a distance of by County Highway 52; thence South 6 of way for a distance of 125.32 feet angle of 3 degrees 16 minutes 00 seconds. ice of 101.91 feet; thence along the aristance of 101.93 feet; thence South 1911 to fway for a distance of 132.75 feet by of Shelby County Highway 52 and the 1911; thence South 37 degrees 40 minutes way and leaving said Highway 52 right degrees feet to bу Highway 52; thence Sor a distance of 125.32 degrees 16 minutes Carond bearing South 6 chord 11 minutes point beginning. seconds Section South 32.75 feet to 2 and the Nor 40 minutes 4 52 right of ds West and 00 seconds and a radius 62 degrees 21 minutes 10 feet the 0 F 19, 9, Township 20 South,
s 04 minutes 54 seconds
125.77 feet to the
3 degrees 59 minutes 10 rees 21 minutes 10
arc of said curve and
the 14 degrees 20 minutes
the Northwesterly right
nutes 46 seconds West
that of way for a distance 19 to degrees Township 20 leaving point on way said a curve 10 of. right

1-4-1

T