

STATE OF ALABAMA)

SHELBY COUNTY)

QUIT CLAIM DEED
TO CLEAR TITLE

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **Capital Real Estate Investments LLC**, an Alabama limited liability company – as to an undivided 21% interest and **Pacifica Katie Avenue LLC**, a Nevada limited liability company - as to an undivided 79% interest (the “Grantors”), in hand paid by **JACK’S FAMILY RESTAURANTS, INC.**, an Alabama corporation (hereafter referred to as the “Grantee”), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do hereby REMISE, RELEASE, QUIT CLAIM AND CONVEY unto the Grantee all of Grantors’ rights’ title, interest and claim, in and to the following described real estate, located in Shelby County, Alabama, to-wit:

Exhibit “A”

TO HAVE AND TO HOLD to the said Grantee and to the successors and assigns of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 16th day of March, 2009.

Capital Real Estate Investments LLC

By: Randy Rivera
Name: Randy Rivera
Its: Manager

STATE OF _____)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Randy Rivera**, as Manager of **Capital Real Estate Investments LLC** - as to an undivided 21% interest, 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 voluntarily executed the same on the day the same bears date in his capacity as Manager of said limited liability company.

Given under my hand and seal this the _____ day of March, 2009.

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

20090319000101690 2/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/19/2009 10:06:51AM FILED/CERT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On March 16, 2009 before me, Taryn E. Germond, Notary Public, personally appeared Randy Rivera, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~the~~ authorized capacity(ies), and that by ~~his~~ her ~~the~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Taryn E. Germond



20090319000101690 3/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/19/2009 10:06:51AM FILED/CERT

**Pacifica Katie Avenue LLC, a Nevada
limited liability company**

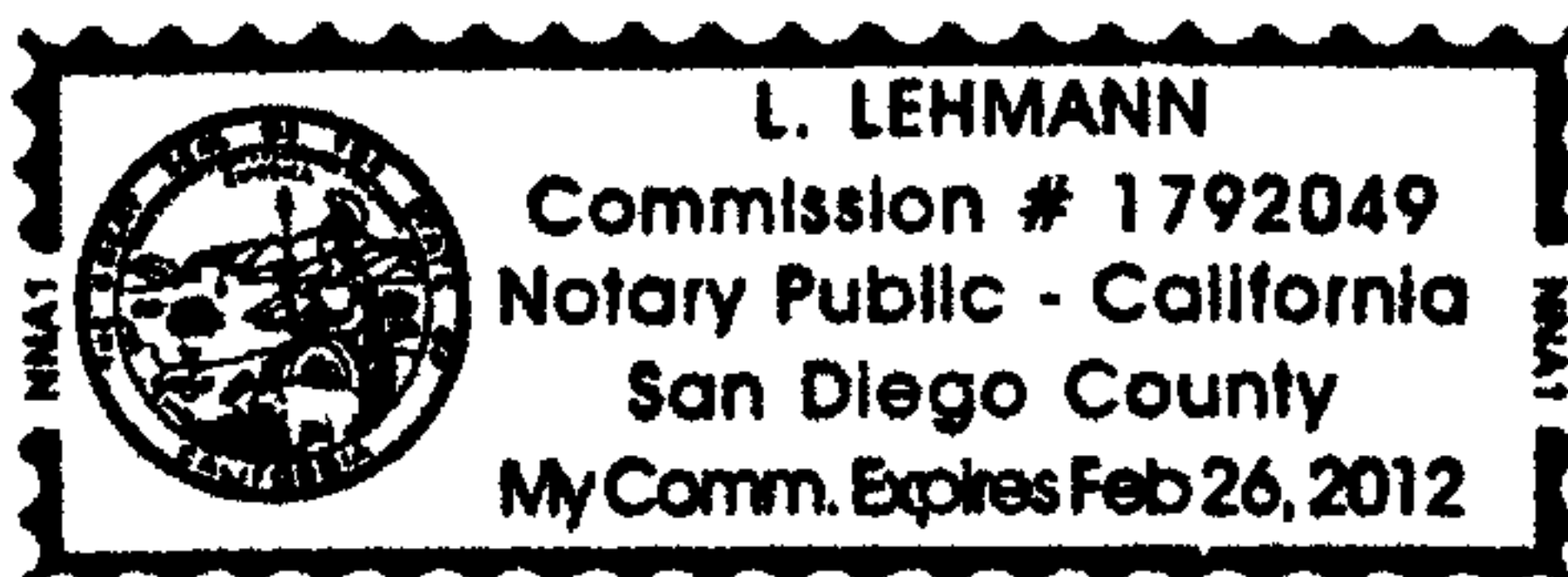
By: PAC Katie Avenue Inc.
Its: General Manager

By: [Signature]
Name: Deepak Israni
Its: Secretary

STATE OF California)
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Deepak Israni**, known to me to be the person whose name is subscribed to the foregoing instrument, and known to be the Secretary of **PAC Katie Avenue Inc.**, which is the general partner of **Pacifica Katie Avenue LLC, a Nevada limited liability company** - as to an undivided 79% interest, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation acting in its capacity as the general partner of said limited liability company.

Given under my hand this 17 day of March, 2009.



[Signature]
Notary Public
My Commission Expires: 26 February 2012

This instrument prepared by:
Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
Jack's Family Restaurants, Inc.
124 West Oxmoor Road
Birmingham, Alabama 35209
Attention: President

Exhibit "A"

20090319000101690 4/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/19/2009 10:06:51AM FILED/CERT

A part of the Southwest quarter of the Southwest quarter of Section 25, Township 20 South, Range 3 West and the Southeast quarter of the Southeast quarter of Section 26, Township 20 South, Range 3 West more particularly described as follows: Begin at the Southwest corner of Section 25 and run East along the South line of said Section 25 a distance of 130.60 feet to a point on the Westerly right-of-way line of U.S. Highway 31; thence turn an angle to the left of 75°29' and run Northerly along said Westerly right-of-way line a distance of 34.0 feet to the point of beginning of the tract herein described; thence continue along said Westerly right-of-way line a distance of 166.0 feet to a point; thence turn an angle to the left of 90°00' and run Westerly a distance of 269.93 feet to a point on the Easterly right-of-way line of the Louisville and Nashville Railroad; thence turn an angle to the left of 87°38'30" and run Southerly along said Easterly right-of-way line a distance of 167.49 feet to a point; thence turn an angle to the left of 82°21'30" and run Easterly a distance of 247.66 feet to the point of beginning.

And being further described as:

A part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 3 West and the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 3 West more particularly described as follows:

Begin at the Southwest Corner of Section 25 and run N 90°00'00" E along the South line of said Section 25 a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway 31; thence run N 14°31'00" E along said westerly right of way line a distance of 34.0 feet to the point of beginning of the tract herein described; thence continue N 14°30'57" E a distance of 166.00 feet to a point on the said westerly right-of-way of U.S. Highway 31; thence leaving the said westerly right-of-way of U.S. Highway 31, run N 75°29'00" W for a distance of 269.93 feet to a point on the easterly right-of-way line of the Louisville and Nashville Railroad; thence run S 06°52'30" W and run along said Easterly right-of-way line of the Louisville and Nashville Railroad a distance of 167.49 feet to a point; thence run S 75°29'00" E a distance of 247.66 feet back to the point of beginning.



20090319000101690 5/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/19/2009 10:06:51AM FILED/CERT

Exhibit "A"

A part of the Southwest quarter of the Southwest quarter of Section 25, Township 20 South, Range 3 West and the Southeast quarter of the Southeast quarter of Section 26, Township 20 South, Range 3 West more particularly described as follows: Begin at the Southwest corner of Section 25 and run East along the South line of said Section 25 a distance of 130.60 feet to a point on the Westerly right-of-way line of U.S. Highway 31; thence turn an angle to the left of 75°29' and run Northerly along said Westerly right-of-way line a distance of 34.0 feet to the point of beginning of the tract herein described; thence continue along said Westerly right-of-way line a distance of 166.0 feet to a point; thence turn an angle to the left of 90°00' and run Westerly a distance of 269.93 feet to a point on the Easterly right-of-way line of the Louisville and Nashville Railroad; thence turn an angle to the left of 87°38'30" and run Southerly along said Easterly right-of-way line a distance of 167.49 feet to a point; thence turn an angle to the left of 82°21'30" and run Easterly a distance of 247.66 feet to the point of beginning.

And being further described as:

A part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 3 West and the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 3 West more particularly described as follows:

Begin at the Southwest Corner of Section 25 and run N 90°00'00" E along the South line of said Section 25 a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway 31; thence run N 14°31'00" E along said westerly right of way line a distance of 34.0 feet to the point of beginning of the tract herein described; thence continue N 14°30'57" E a distance of 166.00 feet to a point on the said westerly right-of-way of U.S. Highway 31; thence leaving the said westerly right-of-way of U.S. Highway 31, run N 75°29'00" W for a distance of 269.93 feet to a point on the easterly right-of-way line of the Louisville and Nashville Railroad; thence run S 06°52'30" W and run along said Easterly right-of-way line of the Louisville and Nashville Railroad a distance of 167.49 feet to a point; thence run S 75°29'00" E a distance of 247.66 feet back to the point of beginning.