

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) and conveyance by Grantee of other right-of-way by separate instrument being executed simultaneously with this conveyance in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Shelby County, Alabama**, a political subdivision of the State of Alabama, hereby remises, releases, quit claims, grants, sells, and conveys to **Interstate Restaurant Investors, L.L.P.**, an Alabama Limited Liability Partnership, an undivided 53 1/3 % interest, and **Ellis Investments, LLC**, an Alabama Limited Liability Company, an undivided 46 2/3 % interest (hereinafter called Grantees), all of its/their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the said Northeast quarter of the Southeast quarter and run North 00 degrees 38 minutes 36 seconds West along the West line of said quarter - quarter section for a distance of 123.36 feet to the POINT OF BEGINNING, said point also being on the existing Southernmost right of way line of Shelby County Road 52 (R.O.W. VARIES); thence leaving said right of way line continue to run North 00 degrees 38 minutes 36 seconds West for a distance of 57.39 feet to a point on the proposed Southernmost right of way line of said Shelby County Road 52, said point also being on a curve turning to the right, said curve having a radius of 1133.00 feet, a central angle of 10 degrees 56 minutes 19 seconds, a chord bearing of South 60 degrees 47 minutes 01 seconds East, and a chord distance of 215.98 feet; thence run along said proposed Southernmost right of way line and along the arc of said curve for a distance of 216.31 feet; thence run South 55 degrees 18 minutes 56 seconds East along said proposed right of way line for a distance of 52.93 feet; thence run South 03 degrees 42 minutes 10 seconds West along said proposed right of way line for a distance of 100.00 feet to a point on the said existing Southernmost right of way line; thence leaving said proposed right of way line run North 14 degrees 43 minutes 59 seconds West along said existing right of way line for a distance of 82.76 feet; thence run North 62 degrees 56 minutes 28 seconds West along said existing right of way line for a distance of 101.79 feet to a point on a curve turning to the left, said curve having a radius of 1392.39 feet, a central angle of 5 degrees 07 minutes 19 seconds, a chord bearing of North 65 degrees 30 minutes 07 seconds West, and a chord distance of 124.43 feet; thence run along said existing right of way line and along the arc of said curve for a distance of 124.47 feet to the POINT OF BEGINNING. Said parcel contains 12,172 square feet or 0.28 acre, more or less.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand and seal this 1st day of December, 2009.

SHELBY COUNTY, ALABAMA
a political subdivision of the State of Alabama

Shelby County, AL 12/03/2009

State of Alabama

Deed Tax : \$1.00

By  (SEAL)
Alex Dudchock, County Manager



20091203000445810 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/03/2009 03:13:59 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchok, whose name as County Manager of Shelby County, Alabama, a political subdivision of the State of Alabama, 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 such instrument, he, as such County Manager and with full authority, executed the same voluntarily for and as the act of said Shelby County, Alabama.

Given under my hand and official seal, this the 1st day of December, 2009.

Paula Head
Notary Public



20091203000445810 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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