

\$ 5000.00

20100922000312130 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/22/2010 02:41:59 PM FILED/CERT

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:

P.O. Box 1177  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Ten and no/00 Dollars.....(\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Interstate Restaurant Investors, LLP ("IRI"), an Alabama limited liability partnership (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **John McGeever, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

An undivided 26 2/3% interest in the property described in attached Exhibit "A".

Subject to property taxes and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This is a distribution of property to one of the partners of Interstate Restaurant Investors, LLP.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, the said **Interstate Restaurant Investors, LLP**, by its Partners, John McGeever and William M. Robertson, who are authorized to execute this conveyance, has hereto set their signature and seal, this the 22 day of ~~August~~ September, 2010.

**INTERSTATE RESTAURANT INVESTORS, LLP**

BY: John M. Geever  
John McGeever, Its Partner

BY: William R. Robertson  
William R. Robertson, Its Partner

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John McGeever, Partner and William R. Robertson, Partner on behalf of Interstate Restaurant Investors, LLP, an Alabama limited liability partnership, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their official capacities and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal, this the 22 day of September, 2010,

Paula Head  
Notary Public

My Commission Expires: 01-19-2012



EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel

A tract of land situated in the East ½ of the SE ¼ of Section 19, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE ¼ of the SE ¼ of Section 19, Township 20 South, Range 2 West, being the point of beginning; thence North 00 deg. 04 min. 54 sec. West along the West line of said ¼ - ¼ Section for a distance of 125.77 feet to the Southerly right of way of Shelby County Highway 52; thence south 63 deg. 59 min. 10 sec. 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 angel of 3 deg. 16 min. 00 sec. and a radius of 1787.73 feet. said curve subtended by a chord bearing South 62 deg. 21 min. 10 sec, 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 deg. 20 min. 47 sec. 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 deg. 40 min. 46 sec. 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 deg. 11 min. 54 sec. West and leaving said right of way for a distance of 408.33 feet to the point of beginning.

Less and except:

A parcel of land situated in the Southwest 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 Northwest corner of said Southeast quarter of the Southeast quarter and run South 00 deg. 41 min. 13 sec. East and run along the East line of said quarter – quarter section for a distance of 344.25 feet to the proposed Northwestern - most right of way line of Shelby County Road 11, said point also being the Point of Beginning; thence run North 37 deg. 08 min, 46 sec. East along said proposed Northwestern - most right of way line of Shelby County Road 11 for a distance of 363.36 feet to the South right of way line of Shelby County Road 52; thence run South 14 deg. 43 min. 59 sec. East along said South right of way line of Shelby County Road 52 for a distance of 27.63 feet to the current Northwestern - most right of way line of Shelby County Road 11, thence leaving said South right of way line of Shelby County Road 52 run South 38 deg. 52 min. 48 sec. West along said current right of way line for a distance of 248.51 feet; thence run South 38 deg. 44 min. 54 sec. West along said current right of way line for a distance of 112.22 feet to said East line of said quarter - quarter section; thence run North 00 deg. 41 min. 13 sec. West along said East line for a distance of 18.06 feet to the Point of Beginning.

Less and Except:

A tract of land situated in the East ½ of the SE ¼ of Section 19, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE ¼ of the SE ¼ of Section 19, Township 20 South, Range 2 West, being the point of beginning; thence North 00 deg. 04 min. 54 sec. West along the West line of said ¼ - ¼ Section for a distance of 125.77 feet to the Southerly right of way of Shelby County Highway 52; thence South 63 deg. 59 min. 10 sec. 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 deg. 16 min. 00 sec. and a radius of 1787.73 feet, said curve subtended by a chord bearing South 62 deg. 21 min. 10 sec. East 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 deg. 20 min. 47 sec. 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 deg. 40 min. 46 sec. 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 deg. 11 min. 54 sec. West and leaving said right of way for a distance of 408.33 feet to the point of beginning.



EXHIBIT "A" (continued)

Parel II

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 deg. 38 min. 36 sec. 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 deg. 38 min. 36 sec. 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 deg. 56 min. 19 sec., a chord bearing of South 60 deg. 47 min. 01 sec. 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 deg. 18 min. 56 sec. East along said proposed right of way line for a distance of 52.93 feet; thence run South 03 deg. 42 min. 10 sec. West along 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 deg. 43 min. 59 sec. West along said existing right of way line for a distance of 82.76 feet; thence run North 62 deg. 56 min. 28 sec. 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 deg. 07 min. 19 sec., a chord bearing of North 65 deg. 30 min. 07 sec. 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. All being situated In Shelby County, Alabama.