THIS INSTRUMENT PREPARED BY: James J. Odom, Jr. Post Office Box 11244

Alabama Gaslight & Grill, Inc. 2828 Linden Avenue Homewood, AL 35209

SEND TAX NOTICE TO:

STATE OF ALABAMA)
COUNTY OF SHELBY)

Birmingham, AL 35202-1244

WARRANTY DEED

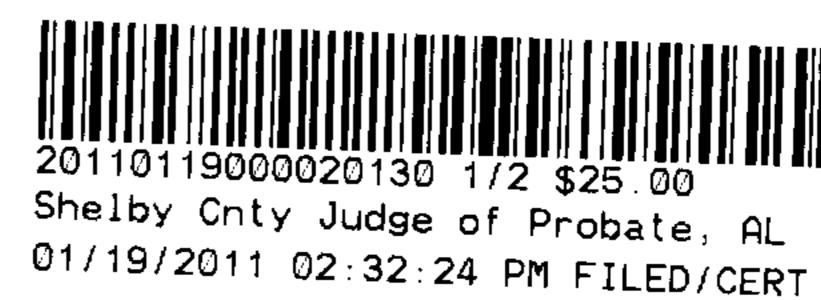
KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) and other good and valuable consideration, to the undersigned, Roy Martin Construction, LLC, an Alabama limited liability company ("Grantor"), in hand paid by Alabama Gaslight & Grill, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 20, the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all being in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section 20; thence South 83 deg. 40 min. 34 sec. East a distance of 1.79 feet to the point of beginning, said point lying on the Easterly line of a 200 foot wide CSX Railroad R.O.W.; thence North 22 deg. 54 min. 48 sec. West along said Railroad R.O.W. a distance of 192.04 feet to the intersection of the Easterly line of said Railroad R.O.W. and the Southerly R.O.W. line of County Road #87 (80 foot R.O.W.); thence North 64 deg. 05 min. 17 sec. East along the Southerly line of said County Road #87 R.O.W. a distance of 171.07 feet; thence leaving said R.O.W. South 45 deg. 01 min. 30 sec. East a distance of 39.38 feet; thence South 20 deg. 15 min. 38 sec. West a distance of 190.30 feet; thence South 18 deg. 10 min. 04 sec. West a distance of 84.39 feet to a point on the Easterly line of said Railroad R.O.W.; thence North 22 deg. 54 min. 48 sec. West along said Railroad R.O.W. line a distance of 37.88 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 101, page 97, Deed Book 127 page 302, Deed Book 166 page 407, Deed Book 103 page 486 and Deed Book 165 page 122 in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 244 page 129 in the Probate Office; (4) Right of Way and Rights in connection therewith granted to Louisville & Nashville Railroad by instrument recorded in Deed Book 61 page 373 in the Probate Office; (5) Less and except any portion of the land lying within any railroad right of way; (6) Reservations, conditions and provisions pertaining to the land set out in instrument recorded as Deed Book 273 page 870 in the Probate Office; (7) Encroachment(s) of concrete flume and ditch onto and/or off of the land on the Southeasterly side as shown on unsigned and undated survey.

\$160,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



Shelby County, AL 01/19/2011 State of Alabama Deed Tax:\$10.00 TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 6th day of January, 2011.

WITNESSES:

Roy Martin Construction, LLC

By:

Roy L. Martin, as its Sole Member

STATE OF ALABAMA

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, is 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, he, as Sole Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 6th day of January, 2011.

My Commission Expires: 07/14/2011

201101190000020130 2/2 \$25.00 Shelby Cnty Judge of Probate, AL 01/19/2011 02:32:24 PM FILED/CERT