

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



20110208000045240 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/08/2011 12:05:29 PM FILED/CERT

WARRANTY DEED CORRECTIVE

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.

This corrective warranty deed is being recorded to correct the legal description in that certain warranty deed from Interstate Restaurant Investors, LLP, to John McGeever, dated September 22, 2010, filed for record in the Probate Office of Shelby County, Alabama, on September 22, 2010, as Instrument #20100922000312130.

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 8th day of February, 2011.

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 8th day of February, 2011
Jamie A. Lucas
Notary Public

My Commission Expires: Jamie A. Lucas
My Commission Expires
September 1, 2012



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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

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 Northwesternly 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 part of the SE ¼ of the SE ¼, Section 19, Township 20 South, Range 2 West, identified as Tract No. 9 on Project No. STPBH-7280(600), Shelby County, Alabama, and being more fully described as follows:

Commencing at the northwest corner of said SE ¼ of the SE ¼; thence south along the west line of said SE ¼ of the SE ¼ for a distance of 363.77 feet to the point of intersection with the required right of way line 68.24 feet left of the CR 11 centerline of Project No. STPBH-7280(600) station 14+86.07 being the point of beginning of the property herein to be conveyed; thence North 38 deg. 46 min. 62 sec. East along the required right of way line for a distance of 113.35 feet to a point 65.00 feet left of said centerline station 16+00.00; thence North 38 deg. 51 min. 29 sec. East for a distance of 248.51 feet to the point of intersection of the present right of way line 57.57 feet left of said centerline station 18+48.40; thence South 13 deg. 20 min. 39

LEGAL DESCRIPTION

(continued)

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sec. East along the present right of way line for a distance of 21.53 feet; thence South 37 deg. 05 min. 05 sec. West for a distance of 383.55 feet to the point of intersection with the grantor's (grantor of right of way being Interstate Restaurant Investors, LLP and Ellis Investments, LLC) western property line 40.56 feet left of said centerline station 14+51.15; thence North along said property line for a distance of 45.05 feet to the point of beginning.

Parcel 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.