

20121120000445280 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
11/20/2012 09:33:54 AM FILED/CERT

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

Send Tax Notice to:
Frank C. Ellis, III, LLC
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, **Frank C. Ellis, Jr., a married man, and 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, **Frank C. Ellis, III, LLC, (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.

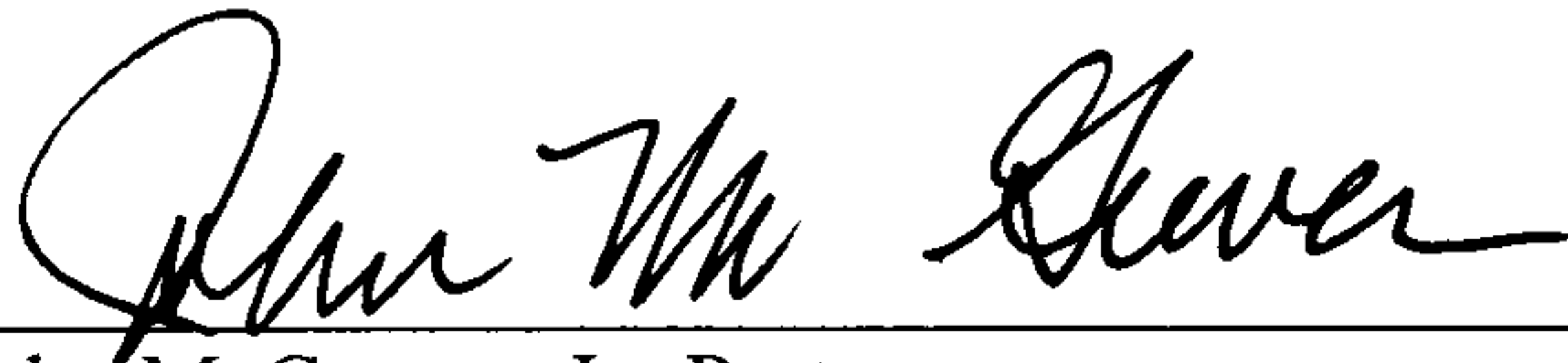
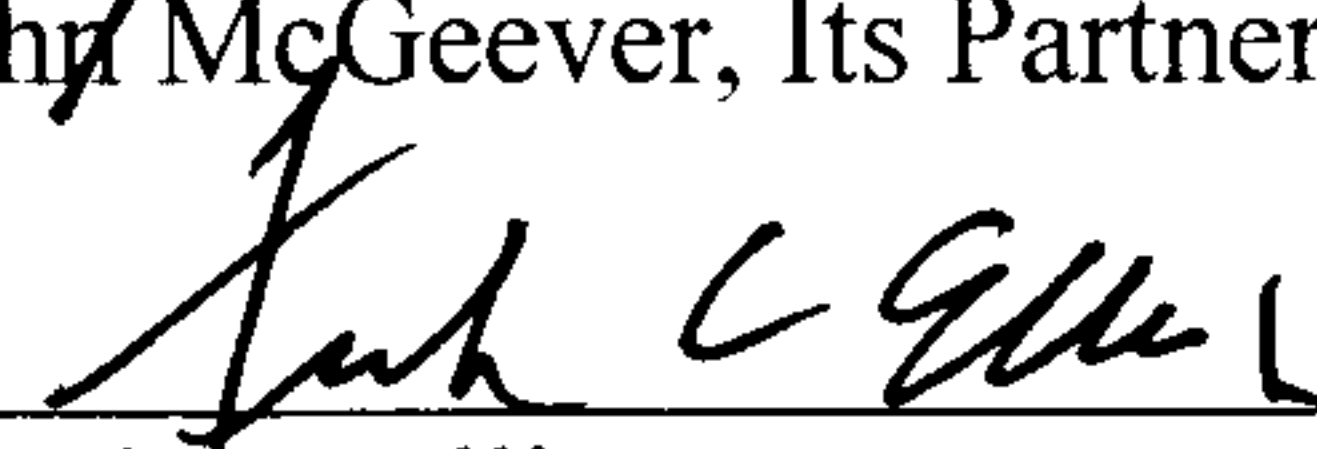
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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 **Frank C. Ellis, Jr., individually, and Interstate Restaurant Investors, LLP**, by its Partner, John McGeever, who are authorized to execute this conveyance, has hereto set their signature and seal, this the 26th day of October, 2012.

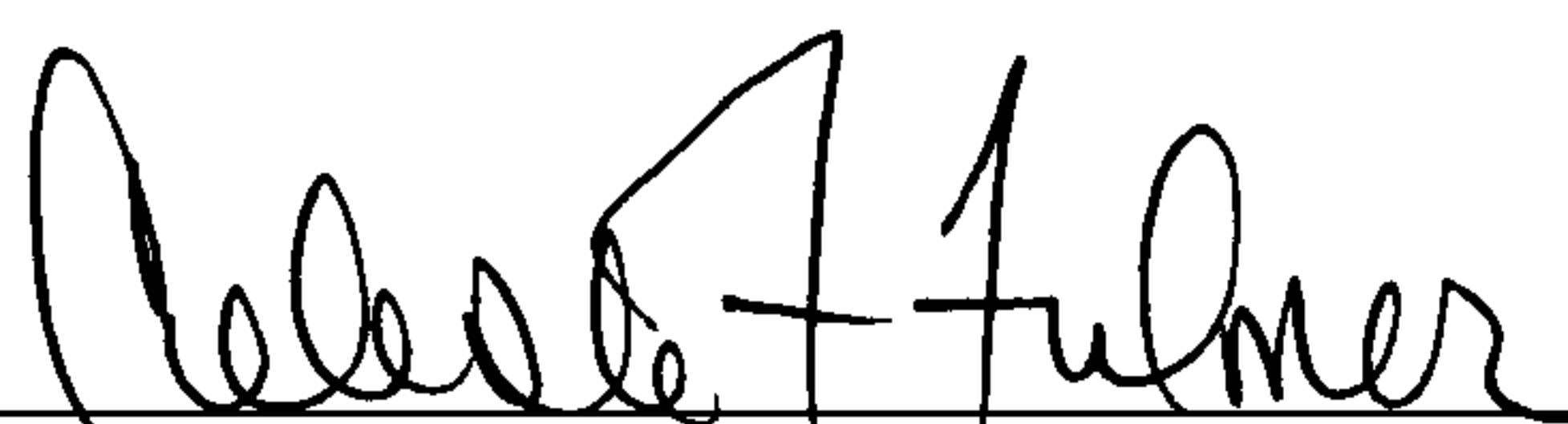
INTERSTATE RESTAURANT INVESTORS, LLP

BY: 
John McGeever, Its Partner

Frank C. Ellis, Jr.

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, as Partner on behalf of Interstate Restaurant Investors, LLP, an Alabama limited liability partnership, whose name 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, in his official capacity 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 26th day of October, 2012.


Notary Public

My Commission Expires: 10/9/16

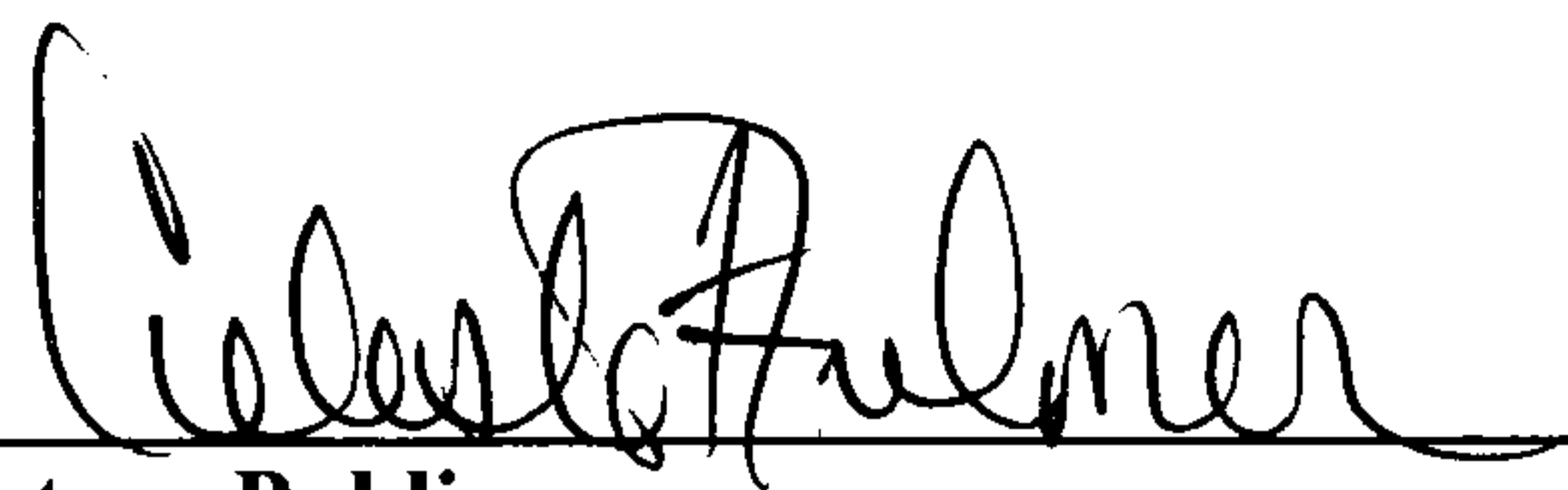
Shelby County, AL 11/20/2012
State of Alabama
Deed Tax: \$2.00

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2012.



Notary Public

My Commission Expires: 10/9/16



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EXHIBIT "A"
LEGAL DESCRIPTION

Part of the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4, all in Section 2, Township 21 south, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said NW 1/4 of SE 1/4 and run North along the East line thereof for 1324.33 feet to the Northeast corner of said NW 1/4 of SE 1/4, said point being the point of beginning; thence 146 deg. 52 min. 15 sec. , left and run Southwesterly for 340.0 feet; thence 90 deg. 00 min. right and run Northwesterly for 604.30 feet (record 508 feet) to the Southeasterly right of way line of Alabama Highway No. 119; thence 111 deg. 31 min. right and run Northeasterly along said right of way line for 166.72 feet to the beginning of a curve to the left having a radius of 1344.85 feet; thence continue Northeasterly along said right of way line and along the arc of said curve for 360.61 feet; thence 83 deg. 50 min. 48 sec . right as measured from tangent of aforesaid curve and run Southeasterly for 725.19 feet to the south line of SE 1/4 of the NE 1/4; thence 148 deg. 27 min. right and run Westerly along the South line of said SE 1/4 of NE 1/4 for 314.50 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 , of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at an iron pin found, purported to be the Northeast corner of the Northwest 1/4, of the Southeast 1/4, of said Section 2, Township 21 South, Range 3 West, thence with a right interior angle of 33°07'45" from a point South on the East line of the Northeast 74 of the Southeast 1/4 of said Section 2, proceed in a Southwesterly direction, 267.18 feet to an iron pin found, said point being the point of beginning of said parcel; thence continue in a Southwesterly direction, along said previous course, 72.81 feet to an iron pin found; thence with a left interior angle of 89°58'47", proceed in a Northwesterly direction, 459.81 feet to an iron pin set on the Easterly right of way of 4th Place Southwest; thence with a left interior angle of 89°59'30", proceed in a Northeasterly direction, along said right of way, 83.02 feet to a cross set in a concrete curb, said point being on a curve to the left, said curve having a central (delta) angle of 16°53'50", a radius of 163.50 feet and an arc length of 48.22 feet; thence with a left interior angle of 134°54'48" to tangent of said curve, and leaving said right of way, proceed in a Northeasterly direction, along the arc of said curve, 48.22 feet to the end of said curve and a cross set in a concrete curb; thence proceed in a Northeasterly direction, tangent to the last curve, 84.45 feet to an iron pin set; thence with a left interior angle of 88°01'18", proceed in a Southeasterly direction, 245.07 feet to an iron pin set; thence with a left interior angle of 210°10'34", proceed in a Southeasterly direction, 179.34 feet to the point of beginning of said parcel.

LESS AND EXCEPT:

A parcel of land situated in the Northwest quarter of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at an iron pin found purported to be the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 2, Township 21 South, Range 3 West; thence proceed in a Westerly direction, along the North line of the Southeast quarter of said Section 2 for 177.22 feet to the POINT OF BEGINNING of said parcel; thence with a right interior angle of 61°43'01", proceed in a Southeasterly direction 174.78 feet to an iron pin set; thence with a left interior angle of 120°11'47", proceed in a southwesterly direction 86.61 feet to an iron pin set; thence with a left interior angle of 89°58'47", proceed in a Northwesterly direction, 179.34 feet to an iron pin set; thence with a left interior angle of 149°49'26", proceed in a Northwesterly direction, 245.07 feet to an iron pin set; thence with a left interior angle of 91°58'42", proceed in a Northeasterly direction, 120.72 feet to the beginning of a curve to the right and an iron pin set, said curve having a central (delta) angle of 1°58'42", a radius of 1284.89 feet and an arc length of 44.36 feet; thence proceed in a Northeasterly direction, along the arc of said curve, 44.36 feet to a cross set in concrete curb and the end of said curve; thence with a left interior angle of 90°00'00"



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from the tangent of said previous curve, proceed in a Southeasterly direction, 186.69 feet to the POINT OF BEGINNING of said parcel.

LESS AND EXCEPT:

A parcel of land situated in the NW 1/4 of the SE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at an iron pin found, purported to be the NE corner of the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, also being the point of beginning of said Parcel I; thence with a right interior angle of 33 deg. 07 min. 45 sec. from a point South on the East line of the NW 1/4 of the SE 1/4 of said Section 2, proceed in a Southwesterly direction 180.57 feet to an iron pin set; thence with a left interior angle of 59 deg. 48 min. 13 sec., proceed in a Northwesterly direction. 361.47 feet to a cross set in a concrete curb, said point being in a curve to the right, said curve having a central (delta) angle of 8 deg. 51 min. 53 sec., a radius of 1284.89 feet and an arc length of 198.80 feet; thence with left interior angle of 90 deg. to tangent of said curve, proceed in a Northeasterly direction, along the arc of said curve, 198.80 feet to a cross set in a concrete curb; thence with a left interior angle of 129 deg. 01 min, 57 sec. from the tangent of said previous curve, proceed in a Southeasterly direction. 199.57 feet to a point; thence with a left interior angle of 90 deg, 01 min. 43 sec., proceed in a Southwesterly direction, 164.56 feet to the point of beginning of said parcel; being situated in Shelby County, Alabama.

JMC



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Frank C. Ellis, Jr. & Interstate Restaurant
Investors, LLP

Mailing Address P O Box 587
Columbiana, AL 35051

Grantee's Name Frank C. Ellis, III. LLC

Mailing Address P. O. Box 1177
Columbiana, AL 35051

Property Address N/A

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____


or

Assessor's Market Value \$ 1800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/5/12

Sign Frank C. Ellis, III
(Grantor/Grantee/Owner/Agent) circle one

Print FRANK CORLEY ELLIS

☐ Unattested

(Verified by)