

Shelby County, AL 10/09/2015
State of Alabama
Deed Tax: \$2858.00

This Document Prepared By:
Sirote & Permutt, PC
2311 Highland Avenue South
Birmingham, AL 35205
Attention: Steven A. Brickman, Esq.

When recorded mail to:
Old Republic National Title Insurance Company
9900 Covington Cross Drive
Suite 290
Las Vegas, NV 89144
Attention: Paul Beever, Vice President


20151009000354270 1/7 \$2890.00
Shelby Cnty Judge of Probate, AL
10/09/2015 10:14:54 AM FILED/CERT

Send Tax Notice to:
Jack's Family Restaurants LP
124 West Oxmoor Road
Birmingham, Alabama 35209

Date of Closing: October 5, 2015

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Million, Eight Hundred Fifty-Seven Thousand, Five Hundred Three and 00/100 Dollars (\$2,857,503.00) and other good and valuable consideration paid to the undersigned, **JACK'S FAMILY RESTAURANTS LP**, a Delaware limited partnership, whose mailing address is 124 West Oxmoor Road, Birmingham, Alabama 35209, who is the successor by corporate conversion to Jack's Family Restaurants, Inc., an Alabama corporation, hereinafter referred to as "**Grantor**," by **BROADSTONE JFR PORTFOLIO, LLC**, a New York limited liability company, whose mailing address is c/o Broadstone Real Estate, LLC, 530 Clinton Square, Rochester, New York

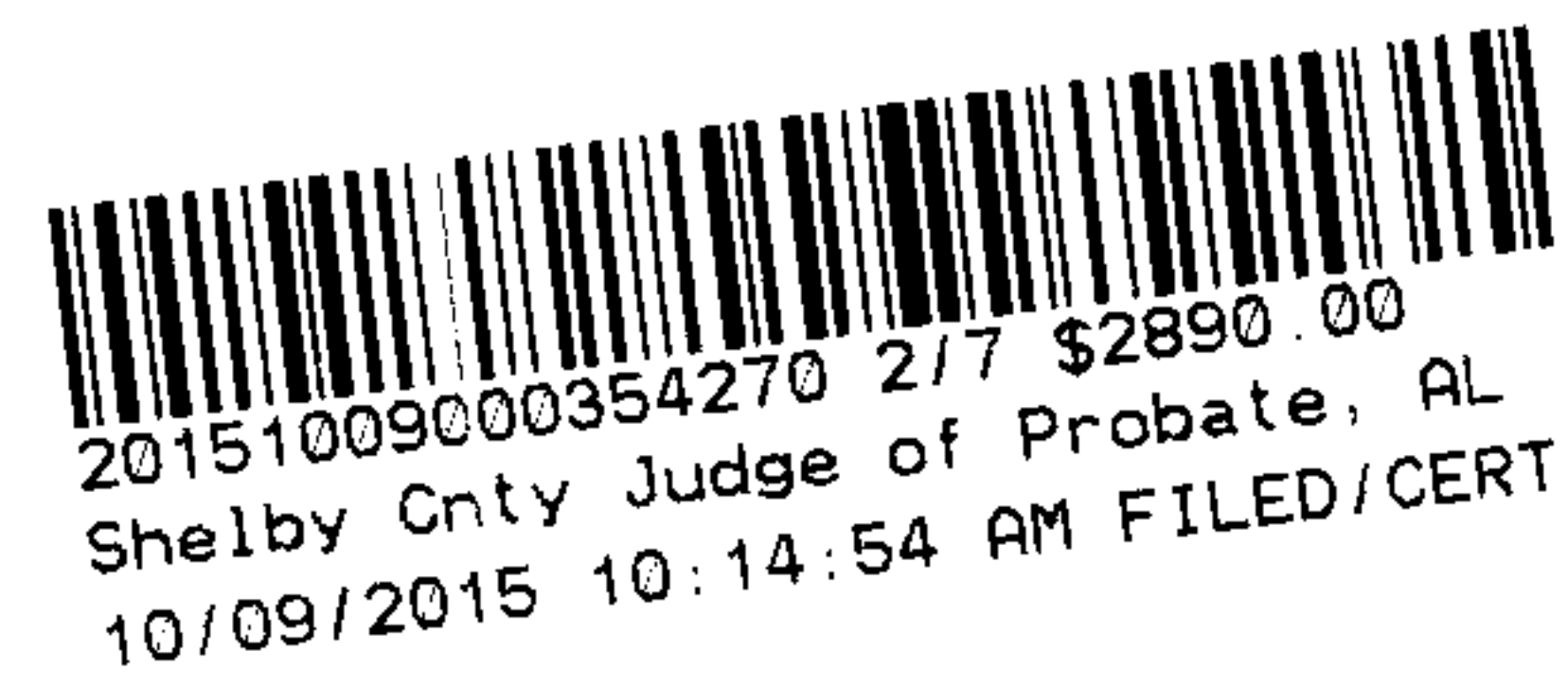
14604, hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto and made a part hereof, together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. Evidence of the aforementioned corporate conversion is attached hereto and incorporated herein as Exhibit B.

The property is commonly known as: 5320 Highway 280 East, Harpersville, Alabama 35078.

This conveyance is subject to all matters of record.

TO HAVE AND TO HOLD the above granted real estate unto the said Grantee, its successors and assigns forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not otherwise.

[SIGNATURES ON THE FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has caused this Deed to be signed by Grantor's duly authorized officer as of the 29th day of SEPTEMBER, 2015.

GRANTOR:

JACK'S FAMILY RESTAURANTS LP,
a Delaware limited partnership

By:

Charles Mizerany
Name: Charles T. Mizerany
Title: President

State of Alabama

County of Jefferson

I, Christy Henderson, a notary public in and for said County in said State, hereby certify that Charles Mizerany whose name as President 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 capacity as such he, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of September 2015

(Seal)

Christy F. Henderson
Notary Public


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Exhibit A
Legal Description

PARCEL I:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Quarter-Quarter Section; thence

with a front site along the South line of said Quarter-Quarter Section turn left $54^{\circ} 59'$ and run North $35^{\circ} 48'$ East a distance of 760.58 feet; thence

turn left $01^{\circ} 27'$ and run North $34^{\circ} 21'$ East a distance of 260.10 feet; thence

turn right $77^{\circ} 42' 18''$ a distance of 29.23 feet to the Point of Beginning, said point being on the right of way of Highway #25; thence

continue last described course a distance of 96.85 feet to an existing iron pin; thence

turn right $00^{\circ} 06' 31''$ a distance of 107.65 feet to an existing iron pin on the Westerly side of a paved street; thence

turn right $95^{\circ} 26' 44''$ along said street a distance of 134.83 feet to an existing iron pin; thence

turn right $04^{\circ} 35' 37''$ along said street a distance of 119.63 feet to the Northerly right of way of Highway #280; thence

turn right $81^{\circ} 06' 06''$ along said right of way a distance of 52.27 feet; thence

turn right $49^{\circ} 02' 46''$ along said right of way a distance of 28.24 feet to an iron; thence

turn right $44^{\circ} 51' 16''$ a distance of 99.42 feet to an existing iron; thence

left $45^{\circ} 00' 00''$ a distance of 75.02 feet to and existing iron; thence

turn left $128^{\circ} 40' 57''$ a distance of 89.99 feet to an existing iron pin on the right of way flare back line at the intersection of Highway #280 and Highway # 25; thence

turn right $128^{\circ} 44' 01''$ along said flare back line a distance of 84.19 feet to the Easterly right of way of said Highway #25; thence

turn right $46^{\circ} 13' 28''$ along said right of way a distance of 96.78 feet to the Point of Beginning.
(Continued)

Exhibit A continued

PARCEL II:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Quarter-Quarter Section; thence

with a front site along the South line of said Quarter-Quarter Section turn left $54^{\circ} 59'$ and run North $35^{\circ} 48'$ East a distance of 760.58 feet; thence

turn left $01^{\circ} 27'$ East and run North $34^{\circ} 21'$ East a distance of 260.10 feet; thence

turn right $77^{\circ} 42' 18''$ a distance of 29.33 feet, a point on the right of way of Highway #25; thence

$96^{\circ} 25' 53''$ right and run Southwesterly along said right of way 96.78 feet; thence

$46^{\circ} 13' 28''$ left and run Southeasterly along the right of way of flare line 84.19 feet to the Point of Beginning; thence

$128^{\circ} 44' 01''$ left and run Northeasterly 89.99 feet; thence

$128^{\circ} 40' 57''$ right and run Southeasterly 75.02 feet; thence

$45^{\circ} 00'$ right and run Southwesterly 99.42 feet to a point on said right of way flare line; thence

$135^{\circ} 01' 58''$ right and run Northwesterly along said flare line 89.07 feet to the Point of Beginning.

(End of Exhibit "A")



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Delaware

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The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF AN ALABAMA CORPORATION UNDER THE NAME OF "JACK'S FAMILY RESTAURANTS, INC." TO A DELAWARE LIMITED PARTNERSHIP, CHANGING ITS NAME FROM "JACK'S FAMILY RESTAURANTS, INC." TO "JACK'S FAMILY RESTAURANTS LP", FILED IN THIS OFFICE ON THE SECOND DAY OF JULY, A.D. 2015, AT 10:13 O'CLOCK A.M.

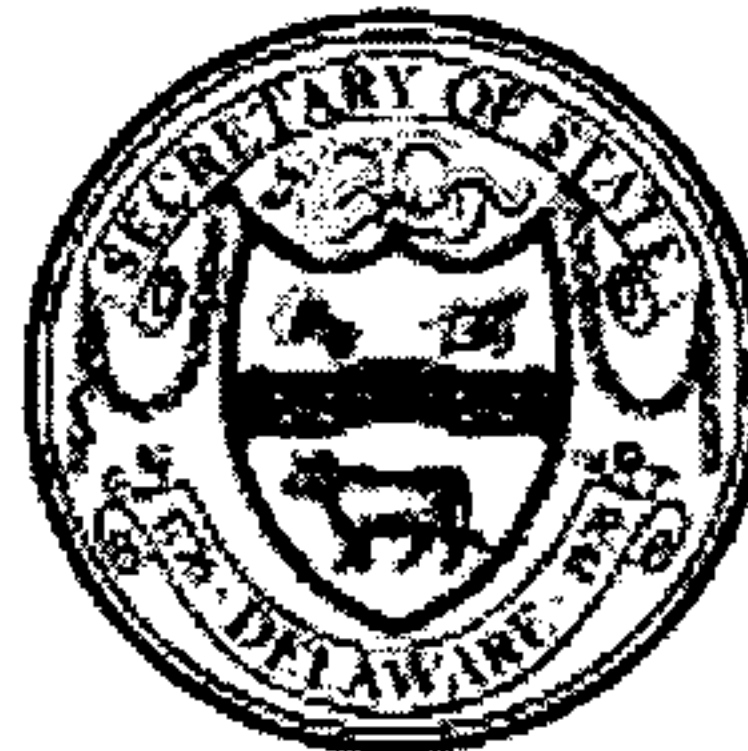


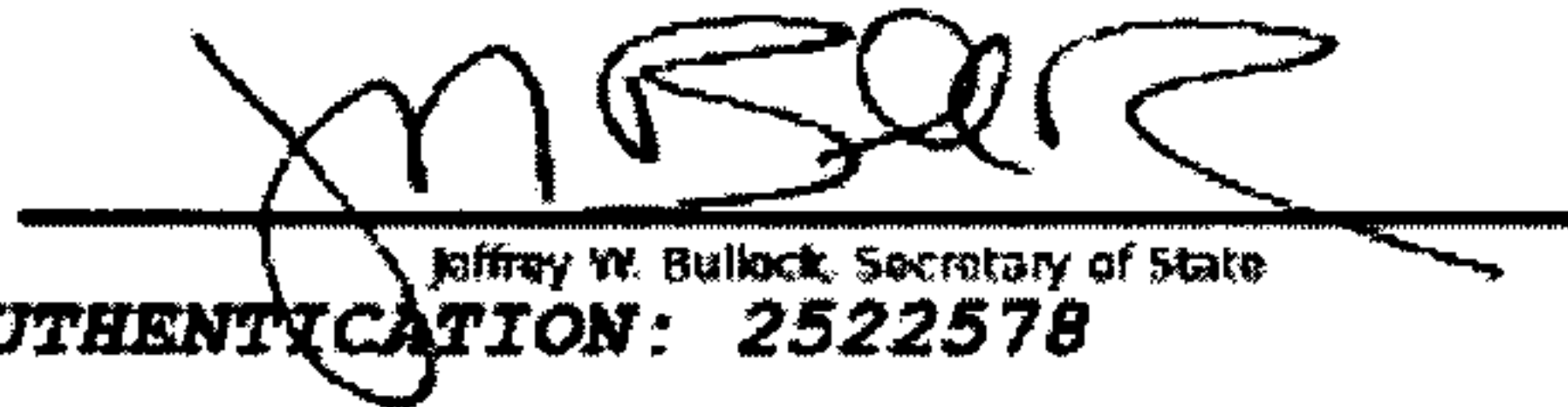
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5778339 8100V

151003858

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 2522578

DATE: 07-02-15

State of Delaware
Secretary of State
Division of Corporations
Delivered 10:20 AM 07/02/2015
FILED 10:13 AM 07/02/2015
SRV 151003858 - 5778339 FILE

**STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A CORPORATION TO A
LIMITED PARTNERSHIP PURSUANT TO
SECTION 17-217 OF THE DELAWARE REVISED UNIFORM LIMITED
PARTNERSHIP ACT**

1. The jurisdiction where the Corporation was first formed is Alabama.
2. The jurisdiction immediately prior to filing this Certificate is Alabama.
3. The date the Corporation was first formed is December 5, 1966.
4. The name of the Corporation immediately prior to filing this Certificate is Jack's Family Restaurants, Inc.
5. The name of the Limited Partnership as set forth in the Certificate of Limited Partnership is Jack's Family Restaurants LP.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Conversion on the 2nd day of July, 2015.

Big Jack Holdings GP LLC,
a Delaware limited liability company
Its: General Partner

By: /s/ Matthew Ross
Name: Matthew Ross
Its: Vice President and Secretary



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