

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

Shelby County, AL 10/09/2015  
State of Alabama  
Deed Tax: \$2152.00

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

  
20151009000354290 1/8 \$2187.00  
Shelby Cnty Judge of Probate, AL  
10/09/2015 10:14:56 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, One Hundred Fifty-One Thousand, Nine Hundred Sixty-Five and 00/100 Dollars (\$2,151,965.00) 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



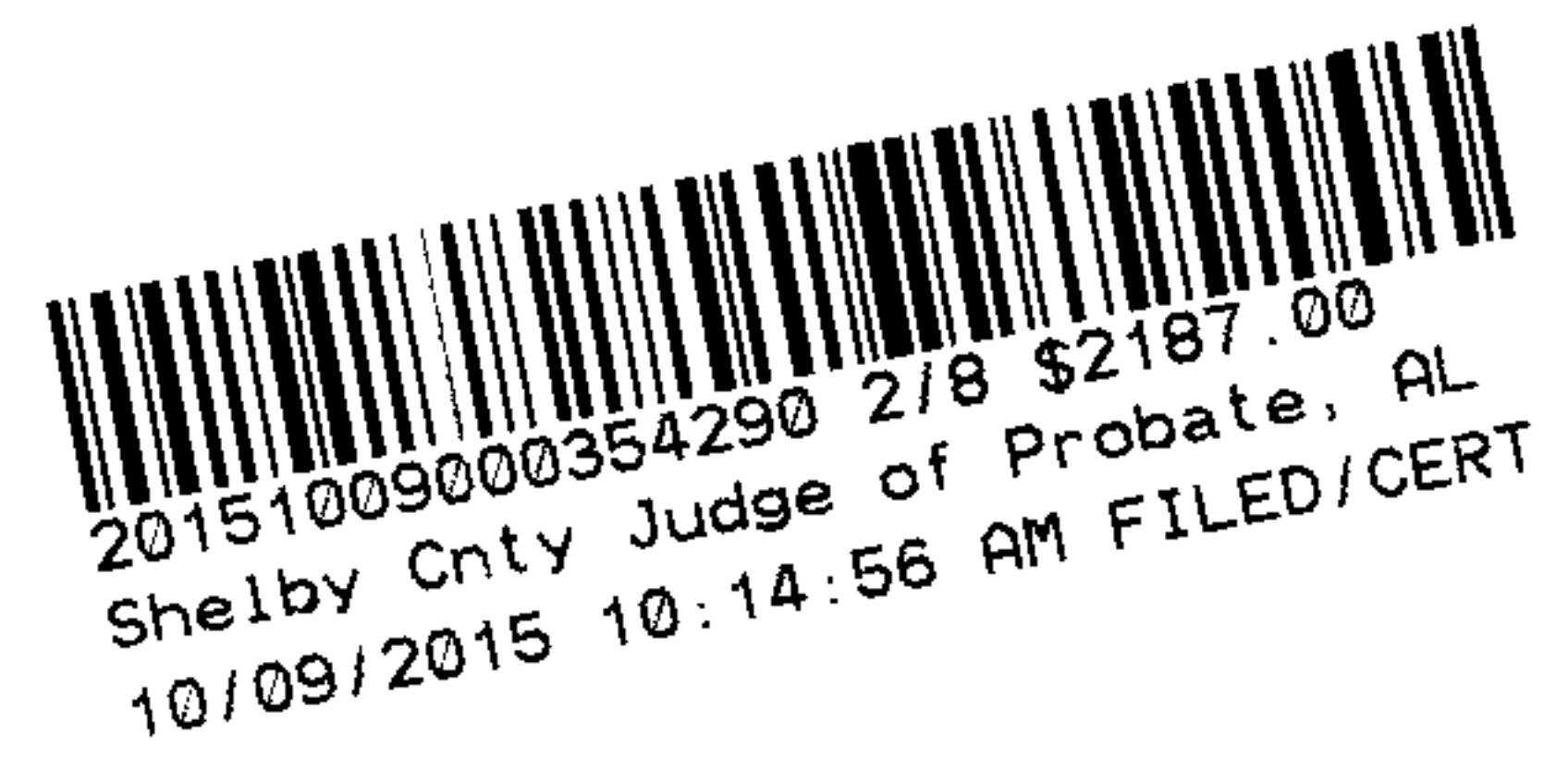
14604, hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A 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: 1032 North Main Street, Montevallo, Alabama 35115.

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 30<sup>th</sup> day of SEPTEMBER, 2015.

GRANTOR:

JACK'S FAMILY RESTAURANTS LP,  
a Delaware limited partnership

By:

Charles T. 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 30<sup>th</sup> day of September, 2015

(Seal)

Christy E. Henderson  
Notary Public



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Deed (Montevallo, AL – Store 225)



## **Exhibit A**

### **Legal Description**

#### **Parcel I:**

Lot Number Thirteen (13) in the Storrs and Troy allotment or plot of lands and lots, Addition to the Town of Montevallo, Shelby County, Alabama, according to the Survey and Plot of N.B. Dare, made 1-22-1884, which is duly recorded in the Office of the Probate Judge of Shelby County, in Map Book 3 at Page 3 said lot being situated in Shelby County, Alabama.

#### **Parcel II:**

Lot 14, according to Storrs and Troy Addition to Town of Montevallo, Alabama, as surveyed by N.B. Dare, as recorded in Map Book 3 at Page 3, in the Probate Office of Shelby County, being situated in Shelby County, Alabama. EXCEPT the Southeast 10 feet for widening of Island Street.

#### **Parcel III:**

Lot Number 16, in the Storrs and Troy Addition to Town of Montevallo, Alabama, as surveyed by N.B. Dare, January 22, 1884, which is recorded in the Probate Office of Shelby County, in Map Book 3 at Page 3.

LESS AND EXCEPT A PART OF Lot 16 in the Storrs and Troy Allotment of Lands as the Town of Montevallo, according to the Survey and Plat of N.B. Dare, 1-22-1884, which is recorded in the Probate Office of Shelby County, Alabama in Map Book 3 at Page 3, said part of Lot 16 being more particularly described as follows:

Begin at the Northmost corner of said Lot 16, said point being on the Southerly side of Main Street, and run along the Easterly side of said Lot 16 towards Island Street for a distance of 100 feet; thence

run in a Southwesterly direction and parallel with Main Street a distance of 43 feet; thence

run in a Northwesterly direction and parallel with the Easterly side of Lot 16 a distance of 100 feet to the southerly side of Main Street; thence

run in a Northeasterly direction along said Southerly side of Main Street a distance of 43 feet to the point of beginning.

All being situated in Shelby County, Alabama.

(Continued)

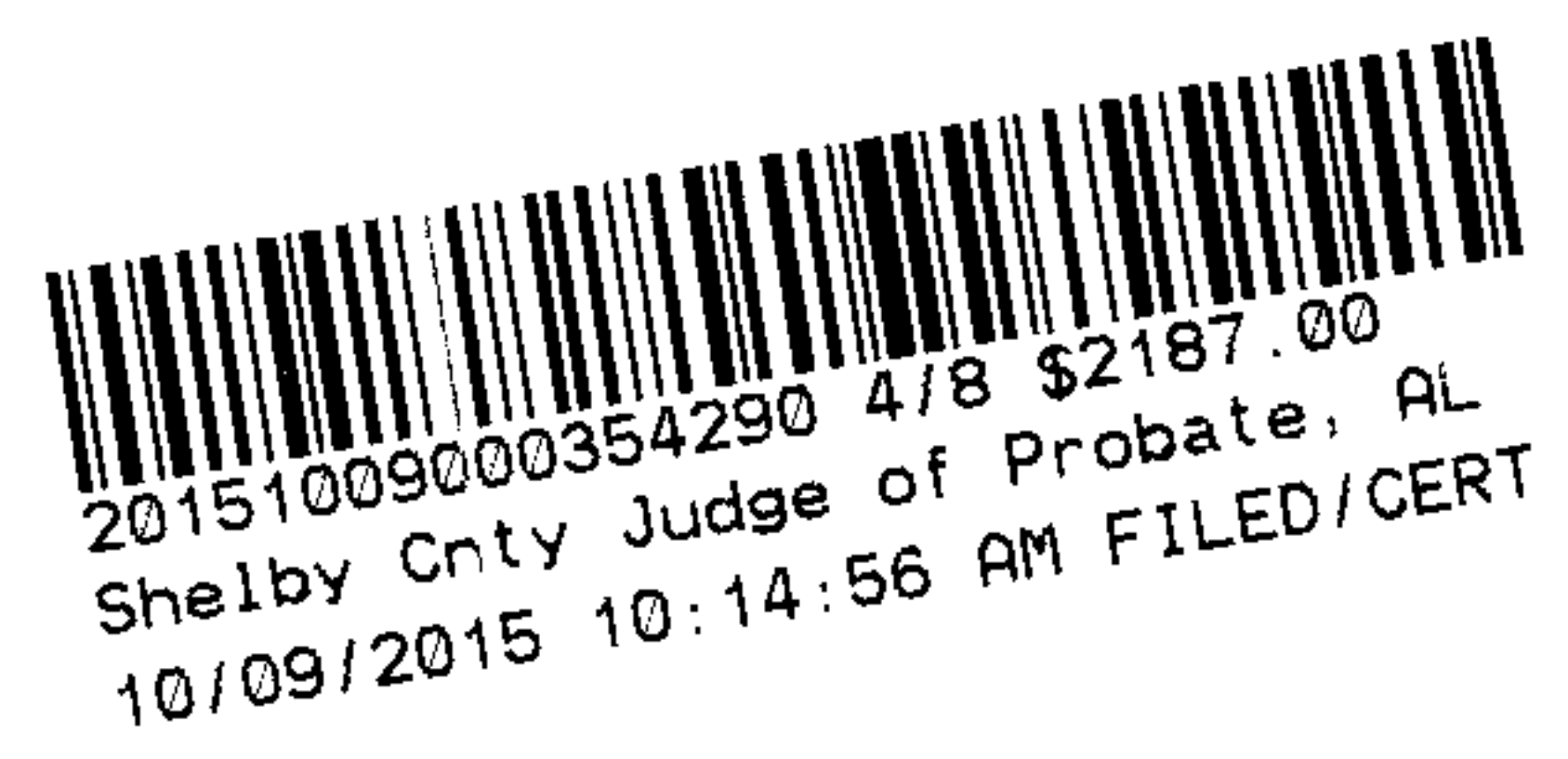




Exhibit A continued

**PARCEL IV:**

That tract of land situated between the existing Southeasterly right of way line of Main Street and the southeasterly right of way line as recorded in Map Book 3 at Page 3, in the Probate Office of Shelby County, Alabama, which is Northwesterly of and perpendicular to Lot 13, and the southwesterly 67.0 feet of Lot 16, of said Map Book 3 at Page 3, in the Storrs and Troy allotment of plot of lands and lots, Addition to the Town of Montevallo, Shelby County, Alabama, according to the Survey of N.B. Dare, made 1-22-1884.

And also described as:

A parcel of land being Lot 13, a part of Lot 14 and a part of Lot 16, Storrs and Troy Addition to Town of Montevallo, as recorded in Map Book 3 at Page 3, in the Office of the Judge of Probate, Shelby County, Alabama, and Acreage, being more particularly described as follows:

Commence at the Southeast corner of said Lot 14, also being the Southwest corner of Lot 15 in said Storrs and Troy Addition to Town of Montevallo; thence

run North 36° 42' 33" West along the Northeast line of said Lot 14 and also along the Southwest line of said Lot 15 for a distance of 10.00 feet to a ¼ inch rebar found, said rebar being on the Northwest right of way line of Island Street, being a 50 foot right of way; thence

run South 53° 21' 13" West along the Northwest right of way line of Island Street for a distance of 101.66 feet to a 1 inch open top found on the Southwest line of said Lot 14 and the Northeast line of Lot 11 in said Storrs and Troy Addition to Town of Montevallo; thence

run North 36° 35' 32" West along the Southwest line of said Lot 14 and also along the Northeast line of said Lot 11 for a distance of 195.40 feet to a ¼ inch rebar found at the Northwest corner of said Lot 14, also being at the Northeast corner of said Lot 11 and also being on the Southwest line of said Lot 13; thence

run South 47° 58' 06" West along the North line of said Lot 11 and also along the South line of said Lot 13 for a distance of 8.71 feet to a 1 inch crimped iron found at the Southwest corner of said Lot 13 and also at the Southeast corner of Lot 12 in Storrs and Troy Addition to Town of Montevallo; thence

run North 36° 39' 07" West along the Southwest line of said Lot 13 and also along the Northeast line of said Lot 12 for a distance of 207.95 feet to a ½ inch rebar found on the Southwest right of way line of North Main Street; thence

run North 51° 42' 55" East along said Southwest right of way line for a distance of 177.08 feet to an iron pin set; thence

(Continued)

  
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Exhibit A continued

run South 36° 27' 49" East for a distance of 118.71 feet to a 5/8 inch rebar found; thence

run North 52° 43' 29" East for a distance of 43.56 feet to a 1 inch crimped iron found on the Northeast line of said Lot 16; thence

run South 36° 31' 14" East along the Northeast line of said Lot 16 for a distance of 94.49 feet to an iron pin found with RCF cap; said iron pin found also being at the Southeast corner of said Lot 16 and the northeast corner of said Lot 15; thence

run South 53° 18' 17" West along the Southeast line of said Lot 16 and the Northwest line of said Lot 15 for a distance of 110.02 feet to an iron pin found with RCF cap; said iron pin found being at the Northwest corner of said Lot 15 and the Northeast corner of said Lot 14; thence

run South 36° 42' 33" East along the Southwest line of said Lot 15 and the Northeast line of said Lot 14 for a distance of 194.78 feet to the point of beginning.

(End of Exhibit "A")



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# Delaware

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## The First State

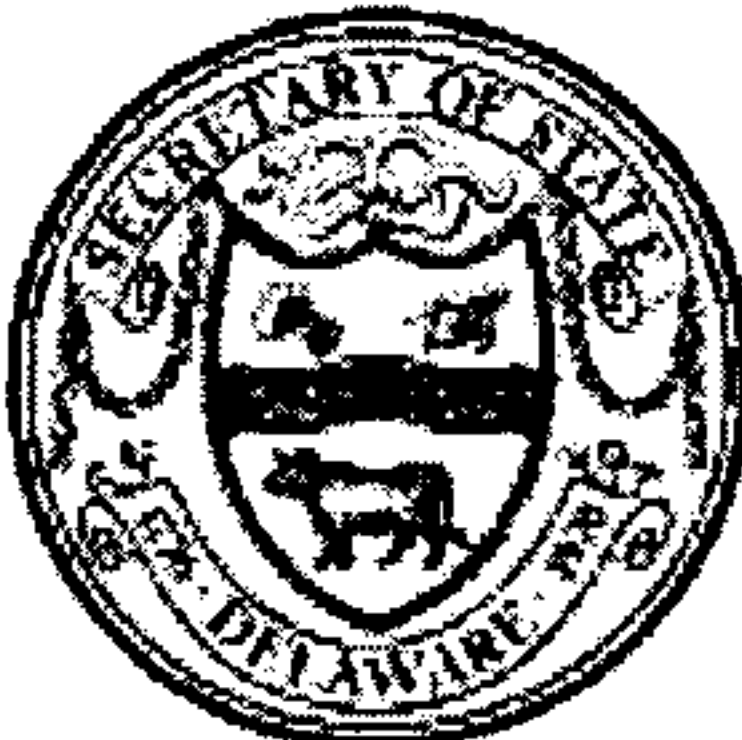
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF AN ALABAMA CORPORATION UNDER THE NAME OF "JACK'S FAMILY RESTAURANTS, INC." TO A DELAWARE LIMITED PARTNERSHIP, CHANGING ITS NAME FROM "JACK'S 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](http://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 2<sup>nd</sup> 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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