

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

Send tax notice to:
Raceland QSR, LLC
3909 Ambassador Caffrey Pkwy.
Suite I
Lafayette, LA 70503

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know all men by these presents, that in consideration of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, Maureen Katherine Koppel, Trustees of the 2006 Koppel Living Trust dated January 4, 2007, a trust located at 19001 Tuba Street, Northridge, California 91326 (the "Grantor"), does hereby grant, bargain, sell and convey unto Raceland QSR, LLC, a Louisiana limited liability company located at 3909 Ambassador Caffery Parkway, Suite I, Lafayette, Louisiana 70503 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

See **Exhibit A**.


Subject to: easements; encumbrances; restrictions; rights-of-way; covenants; encroachments; set-back lines; restrictions; ad valorem taxes for the current year; and agreements and all other matters of record that are applicable to the above-described real estate.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

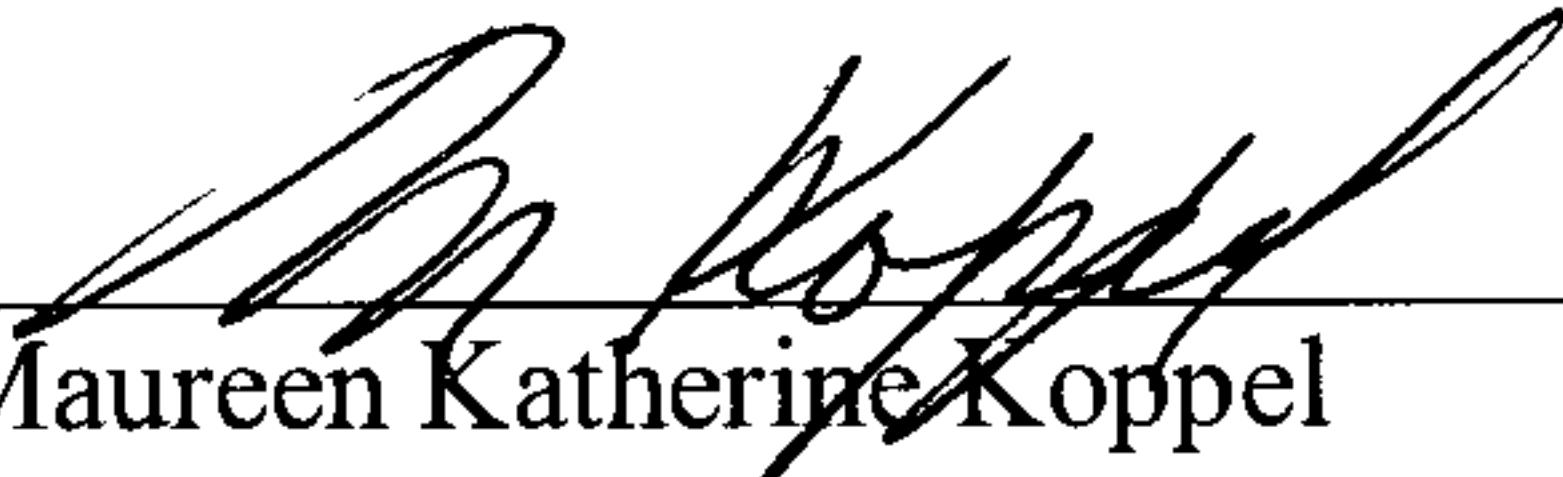
The purchase price of the above-described property was paid from the proceeds of a mortgage loan to GRANTEE, which was closed simultaneously with the delivery of this deed, in the amount of Two Million Eighty-Seven Thousand Seven Hundred Six and 25/100 Dollars (\$2,087,706.25).

The above-described real property is located at: 8841 Highway 31 South, Calera, Alabama 35040. The value of this real estate property is \$1,050,000.00. This value is based upon the \$1,050,000 purchase price in the purchase and sale contract by and between GRANTOR and GRANTEE.


20151106000387440 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/06/2015 12:28:14 PM FILED/CERT

IN WITNESS WHEREOF, Maureen Katherine Koppel, Trustee of the 2006 Koppel Living Trust dated January 4, 2007, who is authorized to execute this conveyance, has hereto set her signature, this the 26th day of October 2015.


MAUREEN KATHERINE KOPPEL, TRUSTEE OF THE 2006
KOPPEL LIVING TRUST DATED JANUARY 4, 2007

By: 
Maureen Katherine Koppel

Its: Trustee

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

ACKNOWLEDGEMENT ON FOLLOWING PAGE


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Shelby Cnty Judge of Probate, AL
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ACKNOWLEDGMENT

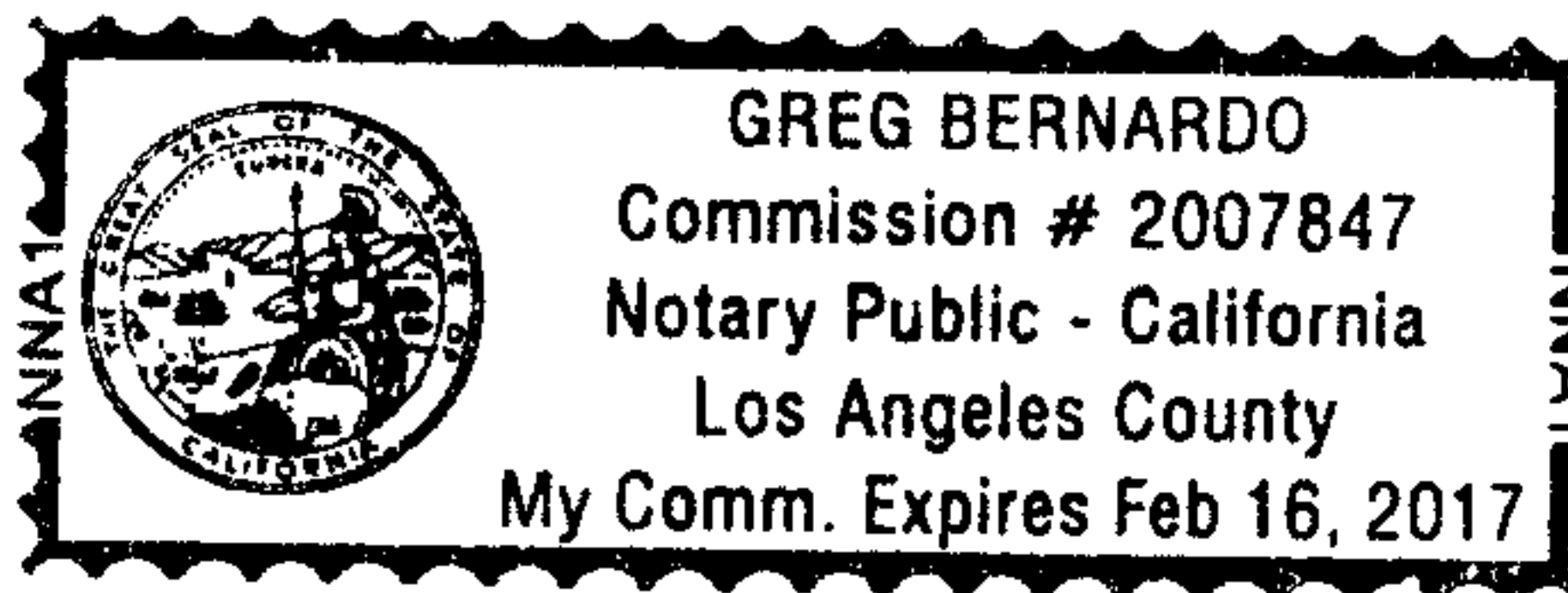
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
 SS
COUNTY OF LOS ANGELES)

On October 26, 2015, before me, Greg Bernardo, a Notary Public, personally appeared MAUREEN KATHERINE KOPPEL, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



20151106000387440 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/06/2015 12:28:14 PM FILED/CERT

EXHIBIT A

Legal Description

Description of a parcel of land situated In Section 21, Township 22 South, Range 2 West, in Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet; thence turn an angle to the left of $88^{\circ}33'20''$ and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a Northerly direction for a distance of 151.91 feet; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of $91^{\circ}26'40''$ and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of $91^{\circ}26'40''$ and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

And further described as:

A tract of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

Beginning at the intersection of the East right of way of U.S. Highway 31 and the South right of way of 18th Avenue and run S $00^{\circ}00'00''$ E for a distance of 100 feet along the East right of way of U.S. Highway 31 to the True Point of Beginning; thence continue S $00^{\circ}00'00''$ E for a distance of 160 feet; thence run S $88^{\circ}33'20''$ E to the West right of way of a 20 foot unimproved alley for a distance of 262.45 feet; thence run N $01^{\circ}26'40''$ E along the West right of way of said 20 foot alley for a distance of 151.91 feet; thence run N $88^{\circ}33'20''$ W for a distance of 117.46 feet; thence run N $01^{\circ}26'40''$ E to the South right of way of 18th Avenue for a distance of 108.00 feet; thence run N $88^{\circ}33'20''$ W along said South right of way of 18th Avenue for a distance of 76.50 feet; thence run S $00^{\circ}00'00''$ W for a distance of 100.00 feet; thence run N $88^{\circ}33'20''$ W for a distance of 75.00 feet back to the True Point of Beginning.

Situated in Shelby County, Alabama.

