


THIS INSTRUMENT PREPARED BY:
Elizabeth J. Jennings
Tacala, LLC
3750 Corporate Woods Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)

SHELBY COUNTY)


20170417000130140 1/5 \$252.00
Shelby Cnty Judge of Probate: AL
04/17/2017 03:30:53 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12th day of APRIL, 2017, by **Wolf, Inc**, an Alabama corporation ("Grantor"), to Tacala, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor hereby covenants that Grantor shall not, except with the written consent of Grantee, directly or indirectly, engage in or lease or permit any premises owned or leased by Grantor within a radius of four (4) miles from the property to be occupied as a restaurant operating without table service which prepares or sells Mexican style food products and whose sale of Mexican style food exceeds 35% of their total sales, including without limitation any restaurant where there is no table service and orders are placed at the counter and paid for first. (Quick casual) and "fast food" restaurants: Chipotle Grill, Baja Fresh, Moe's Southwest Grill, Taco Bueno, Del Taco, Taco John, or Qdoba Mexican Grill. If seller is a corporation, this covenant shall apply to its officers, directors, subsidiaries, and affiliates.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 04/17/2017
State of Alabama
Deed Tax: \$225.00

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be duly executed on this 12th day of April, 2017.

GRANTOR:

Wolf, Inc, an Alabama corporation

By: Randall Sears
Its: President

STATE OF Alabama)

Shelby COUNTY)

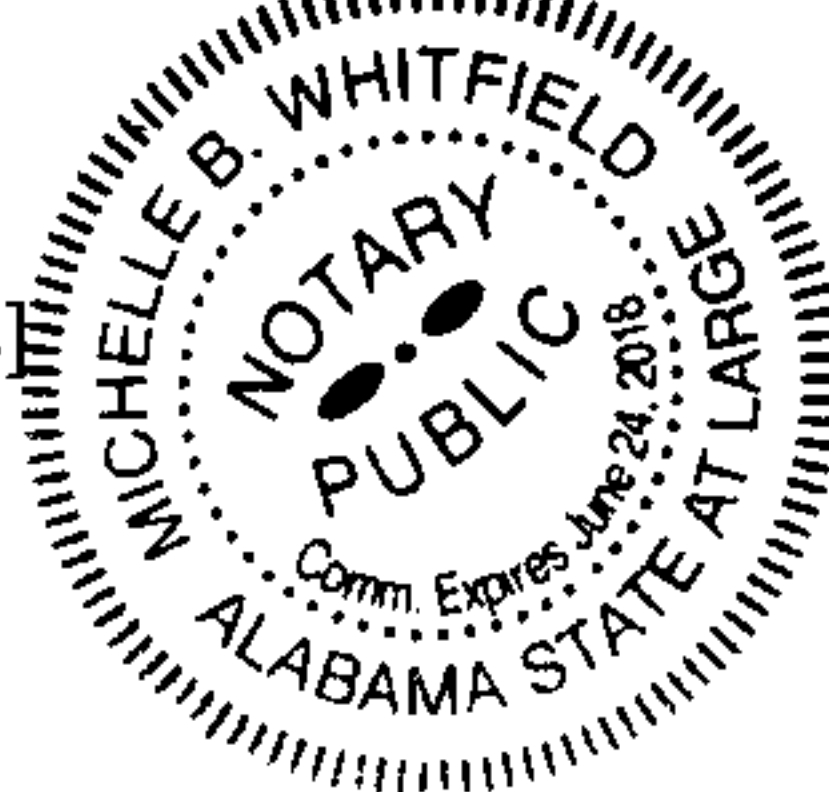


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall Sears, as owner of **Wolf, Inc** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, and that he, as such President, being authorized to do so, executed the foregoing on behalf of said corporation.

Given under my hand and official seal this 12th day of April, 2017

[NOTARIAL SEAL]



Michelle B. Whitfield

Notary Public

My Commission Expires: June 24, 2018

My Commission Expires: _____

Exhibit A- Legal Description
Exhibit B- Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

Lot Q, Vest Block, in the Town of Montevallo, Alabama, described as follows:

Commence at the Northernmost intersection of North Boundary Street and Main Street in Town of Montevallo and run in a Northeasterly direction along the Northwest side of Main Street a distance of 75 feet to point of beginning; thence continue Northeasterly along the Northwest side of Main Street a distance of 75 feet; thence Northwesterly and perpendicular to Main Street a distance of 153 feet; thence in a Southwesterly direction and parallel to Main Street a distance of 75 feet; thence in a Southeasterly direction and perpendicular to Main Street a distance of 153 feet to the point of beginning; being in the SE 1/4 of the SW 1/4 of Section 21, Township 22, Township 3 West. Situated in Shelby County, Alabama.



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EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject premises.
3. Right of way to South Central Bell, recorded in Shelby Real 385, Page 571, in the Probate Office of Shelby County, Alabama.



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Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Wolf, Inc
263 Pebble Road
Montevallo, Alabama 35115


Grantee's Name and Mailing Address:

Tacala, LLC
3750 Corporate Woods Drive
Birmingham, Alabama 35242

Property Address: Tax parcel ID: 275213305008.000

Purchase Price: \$ 225,000.00

The Purchase Price of the Property can be verified by the closing statement.



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