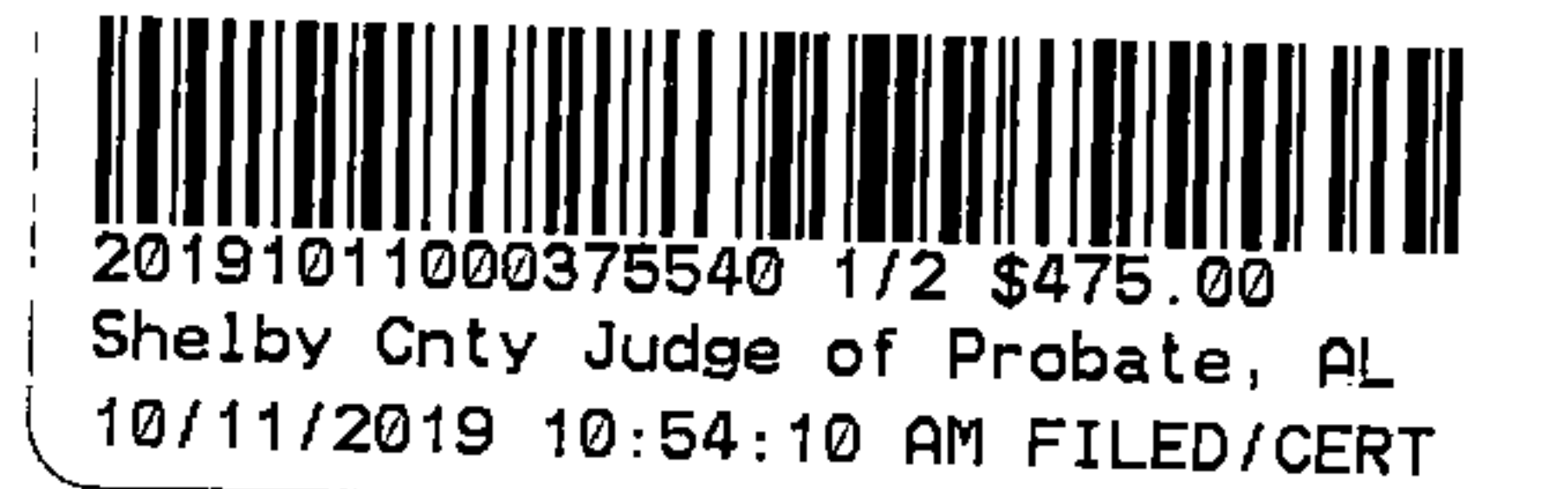


Prepared by:  
Ben Robbins  
Robbins & Robbins  
Attorneys at Law  
Talladega, Alabama



**GENERAL WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENTS: That for and in consideration of Four Hundred and Fifty Thousand and No/100 (\$450,000.00) Dollars to the undersigned Grantor, **All Inn One Food Mart, Inc., an Alabama Corporation**, of 10491 Hwy 31 S Calera, AL 35040 in hand paid by the Grantee herein, **Exchange Accommodation Services, LLC, as Exchange Accommodation Titleholder for Rajpari, Inc., an Alabama Corporation**, of P.O. Box 479, Talladega, AL 35161, the receipt whereof is acknowledged, does hereby grant, bargain, sell and convey the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6 and the South 77.0' of Lot 5 and the North one half of the vacated 6th Street, Block 45, according to the "SURVEY OF SOUTH CALERA: as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the intersection of the centerline of 6th Street according to the "Survey of South Calera" as recorded in Map Book 3, Page 40, Probate Court, Shelby County, Alabama, said 6th Street now vacated and the East right of way line of U.S. Highway No. 31 and run thence Northerly along the said East right of way of said Highway 31 a distance of 207.00' to a point that is 77.0' North of the Southwest corner of Lot 5 of same said Survey of South Calera; thence turn a deflection angle of 90 degrees 00 minutes 03 seconds to the right and run easterly parallel with the South line of said Lot 5 a distance of 96.51' to a point on the West right of way line of the Old L&N Railroad right of way; thence turn a deflection angle of 90 degrees 12 minutes 11 seconds to the right and run Southerly along said railroad right of way a distance of 207.00 feet to a point on the centerline of the said vacated 6th Street; thence turn a deflection angle 89 degrees 47 minutes 46 seconds to the right and run Westerly along centerline of said vacated Street a distance of 95.78' to the point of beginning.

TO HAVE AND TO HOLD the same unto Exchange Accommodation Services, LLC, as Exchange Accommodation Titleholder for Rajpari, Inc. And the said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, Faisal Noorani, as President of All Inn One Food Mart, Inc. has hereunto set his hand and seals this the 7<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_(L.S.)  
Faisal Noorani  
All Inn One Food Mart, Inc.  
Its: President

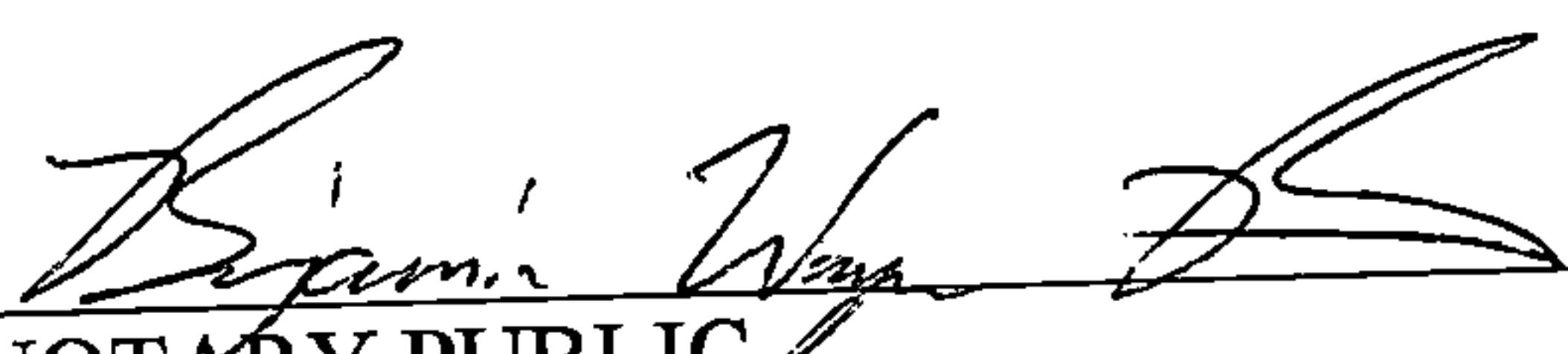
STATE OF ALABAMA

COUNTY Jefferson

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GENERAL ACKNOWLEDGEMENT  
)

I, the undersigned authority, a Notary Public in and for said County, and said State, hereby certify that, Faisal Noorani, a man whose name is known to me, acknowledged before me on this date, 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 the 7<sup>th</sup> day of October 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC



20191011000375540 2/2 \$475.00  
Shelby Cnty Judge of Probate, AL  
10/11/2019 10:54:10 AM FILED/CERT

Shelby County, AL 10/11/2019  
State of Alabama  
Deed Tax: \$450.00