

STATE OF ALABAMA

COUNTY OF SHELBY

EASEMENT AND RIGHT OF WAY DEED

KNOW ALL MEN BY THESE PRESENTS that B & F REALTY #1, LLC, an Alabama limited liability company, Grantor, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto PINSON TEXACO, LLC and ROBCAR, LLC, the Grantees, a perpetual right of way and easement for ingress and egress over the following described real property situate in the County of Shelby, State of Alabama, viz:

A parcel of land situated in the Northwest Quarter of Section 1 Township 21 South, Range 3 West Shelby County Alabama being more particularly described as follows:

Begin at the Southwest corner of Lot 23-A, Whataburger's Addition to Alabaster as recorded in Map Book 37, Page 50 in the Office of the Judge of Probate Shelby County, Alabama, said point also being on the Northern-most right of way of U.S. Highway #31; thence leaving said right of way run North along the West line of Said Lot 23-A for a distance of 35.87 feet; thence deflect 102 degrees 40 minutes 02 seconds to the right and run in a Southeasterly direction for a distance of 54.26 feet; thence deflect 72 degrees 18 minutes 28 seconds to the right and run in a Southerly direction for a distance of 31.99 feet to a point on the afore mentioned right of way of U.S. Highway #31; thence deflect 90 degrees 00 minutes 00 seconds to the right and run in a Westerly direction along said right of way for a distance of 14.88 feet; Thence deflect right 17 degrees 41 minutes 32 seconds to the right and run in a Northwesterly direction along said right of way for a distance of 41.94 feet to the POINT OF BEGINNING. Said parcel contains 1921 square feet or 0.04 acres more or less.

Said easement and right of way shall be appurtenant to and run with the following described parcel of land of the Grantees:

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Lot 22-A Whataburger's Addition to Alabaster according to the plat thereof recorded in Map Book 37, Page 50, of the records in the office of the Judge of Probate, Shelby County, Alabama.

Grantees, their successors and assigns and their successors in interest in the above described land shall have full and free right and liberty for themselves and their tenants, customers, servants, visitors, licensees, and in common with all others having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with use and enjoyment of said land of the Grantees, to pass and repass along said right of way and easement.

TO HAVE AND TO HOLD said easement and right of way unto the Grantees, their successors and assigns, as appurtenant to the said land of the Grantees, forever.

IN WITNESS WHEREOF, these presents have been executed this 9th day of August, 2006.

B & F REALTY # 1, LLC

By: B & F Holdings, Ltd. a Texas
limited partnership, Member

By: B & F Holdings GP, LLC, a Texas
limited liability company, General Partner

By: Jerrell M. Baird
Jerrell M. Baird, President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jerrell M. Baird, whose name as President of B & F Holdings GP, LLC, a Texas limited liability company, acting in its capacity as a general partner of B & F Holdings, Ltd., a Texas limited partnership, acting in its capacity

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Shelby Cnty Judge of Probate, AL
08/10/2006 12:49:01PM FILED/CERT

as Member of B&F Realty #1, LLC, an Alabama limited liability company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as general partner of said partnership, which in turn was acting in its capacity as Member of said limited liability company as aforesaid.

Given under my hand and official, notarial seal this the 9th day of August, 2006.

(AFFIX NOTARIAL SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/09

This instrument prepared by:

Goodman G. Ledyard

PIERCE LEDYARD, PC

Attorneys at Law

Post Office Box 161389

Mobile, Alabama 36616 1555/18762

Grantee's Address:

1100 East Park Drive, Suite 201

Birmingham, A: 35235

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