

S#20/P#3815

Send tax notice to:  
The Pantry, Inc.  
1801 Douglas Drive  
Sanford, North Carolina 27330  
Attention: Vice President-Real Estate

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

After recording send to:  
Francis C. Bagbey  
Smith Anderson Law Firm  
2500 Wachovia Capitol Center  
Raleigh, North Carolina 27601

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\$ 572,000.00

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **GREENSPRINGS ASSOCIATES, INC.**, an Alabama corporation ("Grantor") by **THE PANTRY, INC.**, a Delaware corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Part of the northwest quarter of the northwest quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the northwest corner of said 1/4-1/4 section run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 442.60 feet to an existing iron pin being on the southeasterly right-of-way line of State Highway No. 261 and being the point of beginning; thence continue along last mentioned course for a distance of 150.00 feet to an existing iron pin; thence turn an angle to the right of 124°06'08" and run in a southwesterly direction for a distance of 331.82 feet to an existing iron pin being on the curved northeast right-of-way line of North Chandalar Drive, said curve being concave in a northeasterly direction and having a central angle of 13°41'10" and a radius of 185.68 feet; thence turn an angle to the right (98°59' to chord or 92°08'25" to tangent) and run in a northwesterly direction along the arc of said curved right-of-way line for a distance of 44.35 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 105.41 feet to a point of curve, said second curve being concave in an easterly direction and having a central angle of 86°04'48" and a radius of 25.00 feet; thence turn an angle to the right and run northwesterly, northerly and



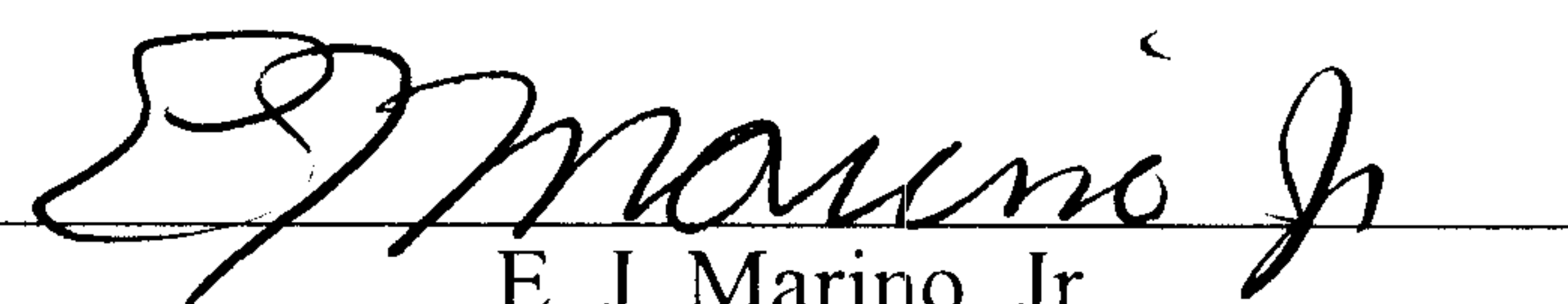
northeasterly directions for a distance of 37.56 feet to the end of said curve; thence run in a northeasterly direction along the southeasterly right-of-way line of State Highway No. 261 for a distance of 186.87 feet to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Laws, ordinances and governmental regulations regulating the use or occupancy of the Property or the character, dimensions or locations of the improvements thereon
2. Covenants, consents, reservations, servitudes, restrictions, easements, rights of way, setback lines, and other such matters of record, including, but not limited, to those granted or reserved for utilities, public streets, and roadways
3. Ad valorem taxes for the year 2006, not yet due and payable, and any assessments or charges by any governmental authority that are not yet delinquent
4. Liens of mechanics, suppliers, materialmen or repairmen arising in the ordinary course of business for amounts not delinquent or which are being contested in good faith by appropriate proceedings
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil and gas in, on, and under the Property
6. Any matters that would be disclosed on an accurate survey of the Property as of the date hereof
7. Any matters that would be discovered by a physical inspection of the Property as of the date hereof
8. Encroachment of building across building setback line as shown by survey of Denham Land Surveyors, LLC dated March 23, 2006
9. Unrecorded lease between Grantor and Plaza Cleaners

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for and on its behalf as of the 11 day of May, 2006.

GREENSPRINGS ASSOCIATES, INC.

By:   
E. J. Marino, Jr.  
Its Vice President



20060814000395670 3/3 \$589.00  
Shelby Cnty Judge of Probate, AL  
08/14/2006 04:21:30PM FILED/CERT

STATE OF NORTH CAROLINA   )  
                                         :  
COUNTY OF WAKE                   )

I, the undersigned, a notary public in and for said county in said state, hereby certify that E. J. Marino, Jr., whose name as Vice President of Greensprings Associates, Inc., an Alabama corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal the 11<sup>th</sup> day of May, 2006.

Kathy L. Barden  
Notary Public

[NOTARIAL SEAL]

My commission expires: 4/4/11

KATHY L. BARDEN  
NOTARY PUBLIC  
WAKE COUNTY, NC

Shelby County, AL 08/14/2006  
State of Alabama

Deed Tax: \$572.00