

S#21/P#3816

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:

\$ 589,000.00

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:

A parcel of land located in the northwest quarter of the northwest quarter of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the most westerly corner of Lot 5, Block 5, of Dearing Downs, Second Addition, as recorded in Map Book 9, page 33, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a southeasterly direction along the southwesterly line of said Lot 5 a distance of 284.29 feet to the most southerly corner of said Lot 5; thence 89°04'57" right in a southwesterly direction along the northwesterly line of an 80 foot Colonial Pipeline easement a distance of 296.75 feet to the point of beginning; thence continue along last described course a distance of 205.00 feet to the intersection with the west line of said quarter-quarter section line; thence 115°18'25" right in a northerly direction along said quarter-quarter section line a distance of 67.81 feet to the intersection with the easterly right-of-way line of Shelby County Highway No. 95, said point being on a curve having a radius of 2840.65 feet; thence 2°54'33" right to tangent of said curve in a northerly direction along said curve to the left and along said right-of-way line a distance of 178.86 feet to the beginning of a curve to the right, having a radius of 25.00 feet; thence in a northeasterly direction along said curve and along the southerly right-of-way line of



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Townhouse Road a distance of 38.84 feet to end of said curve; thence in an easterly direction along a line tangent to said curve along said right-of-way line a distance of 33.64 feet to the beginning of a curve to the left having a radius of 211.66 feet; thence in a northeasterly direction along said curve and right-of-way line a distance of 133.20 feet; thence 127°35'15" to the right from tangent of said curve in a southerly direction a distance of 229.49 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. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 91, page 231, in the Probate Office of Shelby County

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

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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 11th 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: \$589.00