


Send Tax Notice to:
The Pantry, Inc.
P. O. Box 1410
Sanford, NC 27331

STATE OF ALABAMA)
)
SHELBY COUNTY)


20070323000132330 1/4 \$1220.00
Shelby Cnty Judge of Probate, AL
03/23/2007 12:43:33PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **SILVERSTAR MANAGEMENT CORPORATION**, an Alabama corporation ("Grantor"), in hand paid by **THE PANTRY, INC.**, a Delaware corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General and special taxes or assessments for the year 2007 and subsequent years not yet due and payable.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real Book 331, page 621, in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126, page 292, and Deed Book 127, page 398, and Deed Book 184, page 417, in the Probate Office of Shelby County, Alabama.
4. Easement(s) to South Central Bell as shown by instrument recorded in Real Book 119, page 870, in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 36, page 426, in the Probate Office of Shelby County, Alabama.
6. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.
7. Rights of Others, if any, to the use of Pig Pen Creek.

Shelby County, AL 03/23/2007
State of Alabama

Deed Tax: \$1200.00

8. Terms and conditions of the unrecorded lease between Silverstar Management Corporation and ADvantage Outdoor Advertising, LLC, dated April 15, 2005, as to the billboard located on the Property and Declaration of Easement for Maintenance and Letting of Billboard between Grantor and Grantee dated and recorded simultaneously herewith.
9. The following matter(s) as shown on the survey by Gonzalez-Strength & Associates, Inc. dated October 10, 2006:
 - (a) Encroachment of fence(s) onto and/or off of the land along the boundary of the Property and I-65;
 - (b) Sign pole near the boundary of I-65;
 - (c) Overhead power lines which serve the sign pole.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

AND THE GRANTOR DOES, for itself, its successors and assigns, covenant and agree with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, its successors and assigns, will warrant and defend the same to the said Grantee, its successors and assigns. forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized officer as of the 21st day of March, 2007.

Grantor:

SILVERSTAR MANAGEMENT CORPORATION

By: 
Name: G. Barton Rice
Title: President

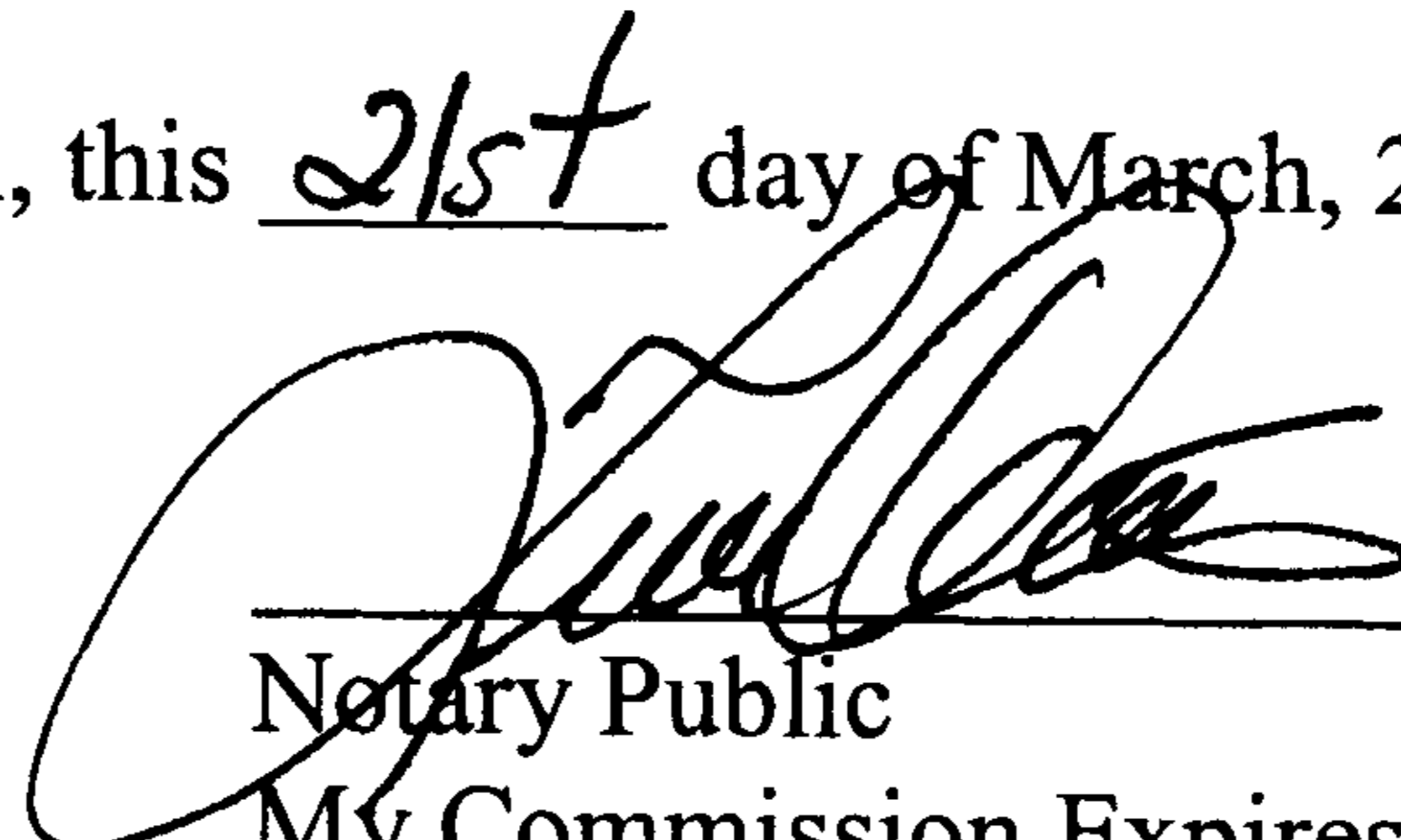
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STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that G. Barton Rice, whose name as President of Silverstar Management Corporation, 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 the 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 seal, this 21st day of March, 2007.

[NOTARIAL SEAL]




Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 14, 2011

This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

EXHIBIT "A"


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PROPERTY DESCRIPTION

Commence at the SE corner of Section 24, Township 20 South, Range 3 West; thence run North along the East line of said Section for 2003.27 feet to the Southerly right of way of I-65; thence 59° 08' 18" left run Northwesterly along said right of way for 372.95 feet to the Westerly right of way of McCain Parkway and the point of beginning; thence continue last described course for 297.07 feet to a concrete monument; thence 18° 35' left continue along said right of way for 107.36 feet; thence 98° 36' left run Southerly along said right of way 655.69 feet to the center of Pig Pen Creek; thence 80° 59' 35" left run Easterly along said creek for 242.10 feet to the Westerly right of way of McCain Parkway; thence 93° 28' 48" left to tangent of a curve to the right, having a radius of 1014.95 feet, run along said curve and right of way for 168.93 feet; thence continue along said right of way for 389.17 feet to the point of beginning.