

Send Tax Notice to:
TRIPS, LLC
3560 Hwy 31 South
Pelham, Alabama 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

Shelby County, AL 08/26/2011
State of Alabama
Deed Tax:\$91.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) and other good and valuable consideration to **W.C. RICE OIL CO., INC.**, an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by **TRIPS, LLC**, an Alabama limited liability company (hereafter referred to as the "Grantee"), the receipt of which is 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 ATTACHED EXHIBIT "A"

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:

SEE ATTACHED EXHIBIT "B"

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

The conveyance of the Property by Grantor to Grantee is conditioned upon the inclusion herein of the following covenant regarding use by Grantee, said covenant to be binding upon Grantee, its successors and assigns, and to run with title to the Property: Grantee, its successors and assigns, shall purchase from Grantor, its successors and assigns, all gasoline and diesel fuel for resale by Grantee and/or its successors and assigns in the operation of the Property for a period of ten (10) years from the date of this instrument (provided Grantor and/or its successors or assigns remain in the business of selling such products at the Property during the duration of said period).

* * * * *

NOTE: \$259,000.00 OF THE CONSIDERATION TO THE GRANTOR IS BEING PAID FROM THE PROCEEDS OF A LOAN SECURED BY A MORTGAGE BEING RECORDED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative effective as of the 24th day of August, 2011.

GRANTOR:

W.C. RICE OIL CO., INC.

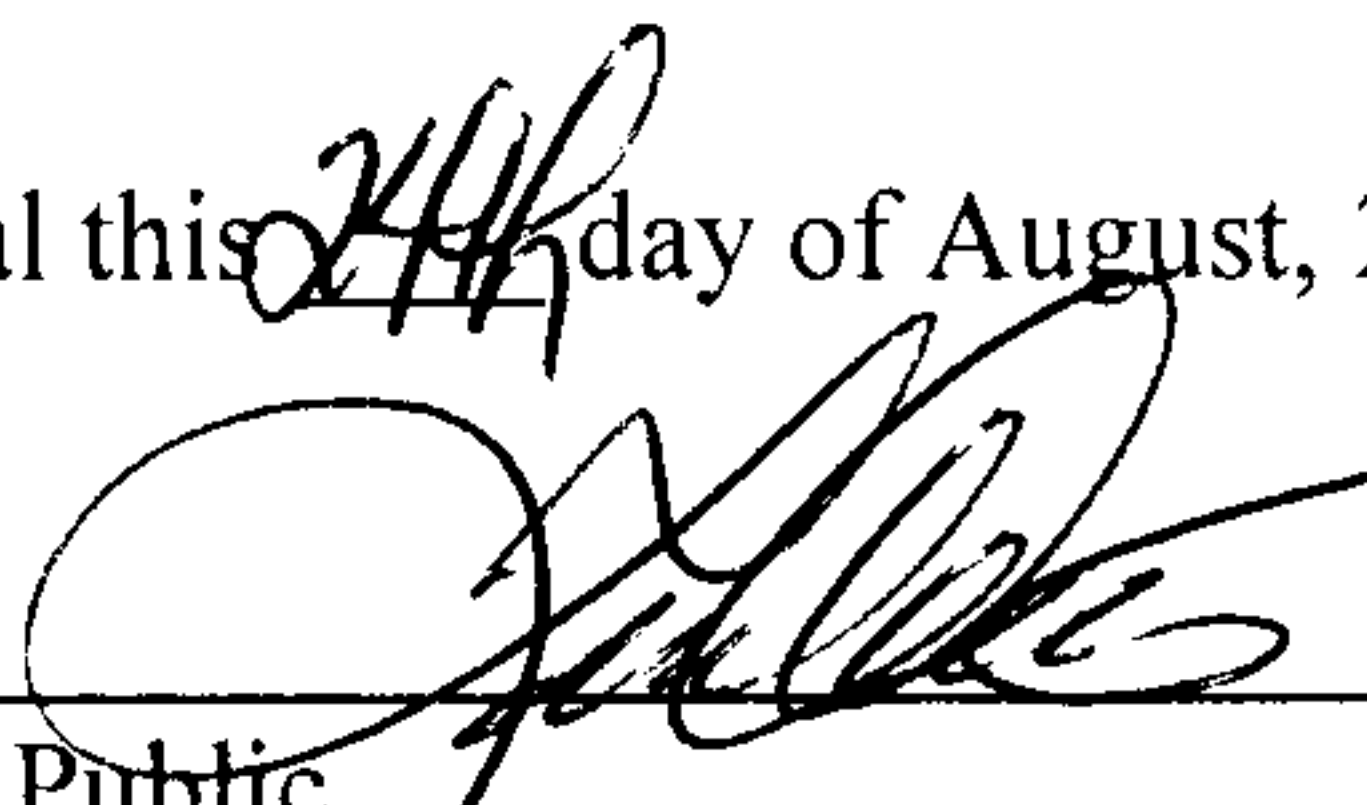
By: 
Name: G. Barton Rice
Title: Chief Executive Officer

STATE OF ALABAMA)
COUNTY OF Tefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. Barton Rice, whose name as Chief Executive Officer of W.C. Rice Oil Co., Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of August, 2011.

{ SEAL }


Notary Public
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 14, 2015

This instrument prepared by:
Crystal H. Holmes
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

20110826000252560 3/4 \$112.00
Shelby Cnty Judge of Probate, AL
08/26/2011 12:37:18 PM FILED/CERT

Exhibit "A" to Warranty Deed

Legal Description

A lot in the Northwest 1/4 of the Southwest 1/4, Section 25, Township 20, Range 3 West, more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 3 Shelby County, Alabama, thence run Southerly along the West line of said 1/4 - 1/4 section for 373.97 feet; thence turn 81°19'53" left and run Southeasterly for 652.61 feet to the point of beginning; thence turn 90°57'10" left and run Northeasterly for 125.14 feet; thence turn 83°17'01" right and run Easterly for 100.25 feet to a point on the Westerly right of way line of U. S. Highway No. 31; thence turn 104°19'43" right and run Southwesterly along said road right of way for 321.85 feet; thence turn 75°27'22" right and run Westerly for 45.12 feet; thence turn 93°13'47" right and run Northerly for 188.00 feet to the Point of beginning.


20110826000252560 4/4 \$112.00
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Exhibit "B" to Warranty Deed

Permitted Encumbrances

1. Taxes for the year 2011 and subsequent years, not yet due and payable.
2. An encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 170, Page 253 and Volume 187, page 58 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Volume 305, page 303, in the Probate Office of Shelby County, Alabama.