


This instrument prepared by and
upon recording, should be returned to:

Joe F. Lassiter III
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North
2400 Regions/Harbert Plaza
Birmingham, AL 35203-2618
(205) 254-1181

SEND TAX NOTICE TO:

Orange – Hoover, LLC
c/o Orange Development, Inc.
1200 Corporate Drive
Suite G-50
Birmingham, Alabama 35242


20121106000427520 1/5 \$2958.00
Shelby Cnty Judge of Probate, AL
11/06/2012 03:42:24 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **CIRCLE K STORES INC.**, a Texas corporation (the “Grantor”), by **ORANGE - HOOVER, LLC**, an Alabama limited liability company (the “Grantee”), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining (collectively, the “Property”).

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the “Permitted Exceptions”).

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that, to the extent arising from lawful claims of persons claiming by and through Grantor, (i) the Grantor is lawfully seized in fee simple of the Property; (ii) that the Property is free from all encumbrances other than the Permitted Exceptions; and (iii) that the Grantor has a good right to sell and convey the Property as aforesaid; Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by and through Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative to be effective as of the 6th day of November, 2012.

WITNESS:

GRANTOR:

CIRCLE K STORES INC., a Texas corporation

Deborah Bratton
Print Name: Deborah Bratton

By: K. Jason Broussard
Name: K. Jason Broussard
Its: Vice President

STATE OF FLORIDA)

ESCAMBIA COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JASON BROUSSARD, whose name as the VICE PRESIDENT of Circle K Stores Inc., a Texas 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 deed, he or she 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 this the 31 day of OCTOBER, 2012.

Nancy C Lewis
Notary Public

AFFIX SEAL

My commission expires: _____

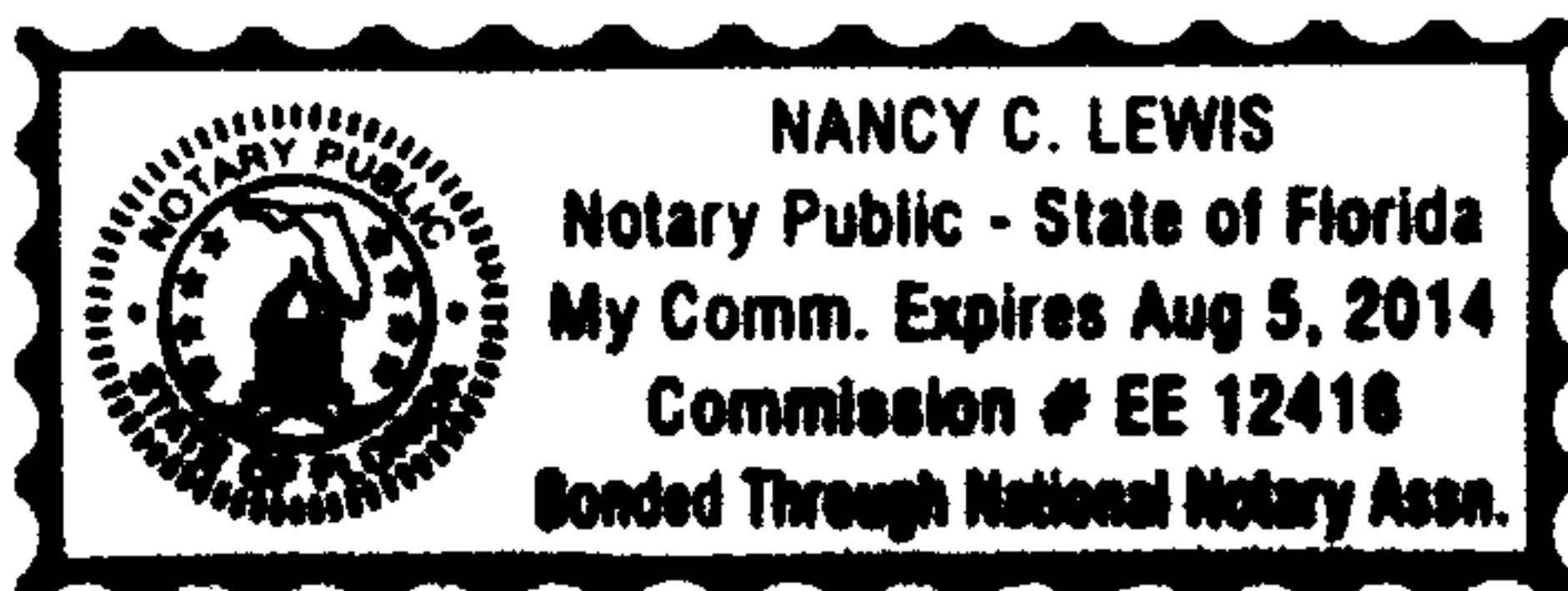


Exhibit A

(Legal Description)

Commence at the Southwest corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence run North along the West line of said section for a distance of 1295.37 feet; thence run North 78°39'13" East for a distance of 590.19 feet to a concrete monument on the Northeasterly right of way of U.S. Highway No. 280 at station 181+00, said point being the point of beginning; from the point of beginning thus obtained run North 60°38'07" East along the Northwesterly right of way line of U.S. Highway No. 280 for a distance of 150.23 feet to a concrete monument on the Northwesterly right of way line of Alabama Highway No. 119 at station 13+24.60; thence run North 21°09'07" East along the Northwesterly right of way line of Alabama Highway No. 119 for a distance of 65.85 feet; thence run North 64°43'19" West for a distance of 298.82 feet; thence run South 21°09'07" West for a distance of 216.54 feet; thence run South 59°47'53" East along the Northeasterly right of way line of U.S. Highway No. 280 for a distance of 80.32 feet to a concrete monument at station 180+00; thence run South 80°42'35" East long the Northeasterly right of way line of U.S. Highway No. 280 for a distance of 125.89 feet to the point of beginning.




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Exhibit B

(Permitted Exceptions)

1. Taxes and assessments for the year 2013 and subsequent years which are not yet due and payable.
2. Restrictions appearing of record in Real 167, page 463, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Mineral and mining rights and rights incident thereto recorded in Book 167, page 463, in the Probate Office of Shelby County, Alabama.
4. Terms, provisions and conditions relating to Use and Operating Restrictions set forth in document recorded in Instrument 2001-02849, in the Probate Office of Shelby County, Alabama.
5. Right of First Refusal of BP Exploration & Oil, Inc. reserved in that certain deed to Spectrum Realty, Inc., recorded in Instrument 2001-02849 in the Probate Office of Shelby County, Alabama.
6. Terms, provisions and conditions of Exhibit C to that certain deed by and between Spectrum Realty, Inc. and Circle K Stores Inc., recorded in Instrument 20060622000298960 in the Probate Office of Shelby County, Alabama.
7. Waiver of Refusal Option and Conditional Waiver of Certain Use Restrictions as executed and acknowledged by BP Products North America, Inc., as successor by merger with Amoco Oil Company, Inc., as successor by merger with BP Exploration & Oil, Inc., recorded in Instrument 20121106000427510 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/06/2012
State of Alabama
Deed Tax: \$2934.00


20121106000427520 4/5 \$2958.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Circle K Stores, Inc.
Mailing Address 25 W. Cedar Street, Suite K
Pensacola, FL 32502

Grantee's Name Orange - Hoover, LLC
Mailing Address c/o Orange Development, Inc.
1200 Corporate Dr., Ste G-50
Birmingham, AL 35242

Property Address 5375 Hwy 280
Birmingham, AL 35242

Date of Sale 11/6/12

Total Purchase Price \$ 2,933,700

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other _____



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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/6/2012

Print Robert Jason Pryce

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1