

THIS INSTRUMENT PREPARED BY:

Return to:
First American Title Insurance Co.
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016

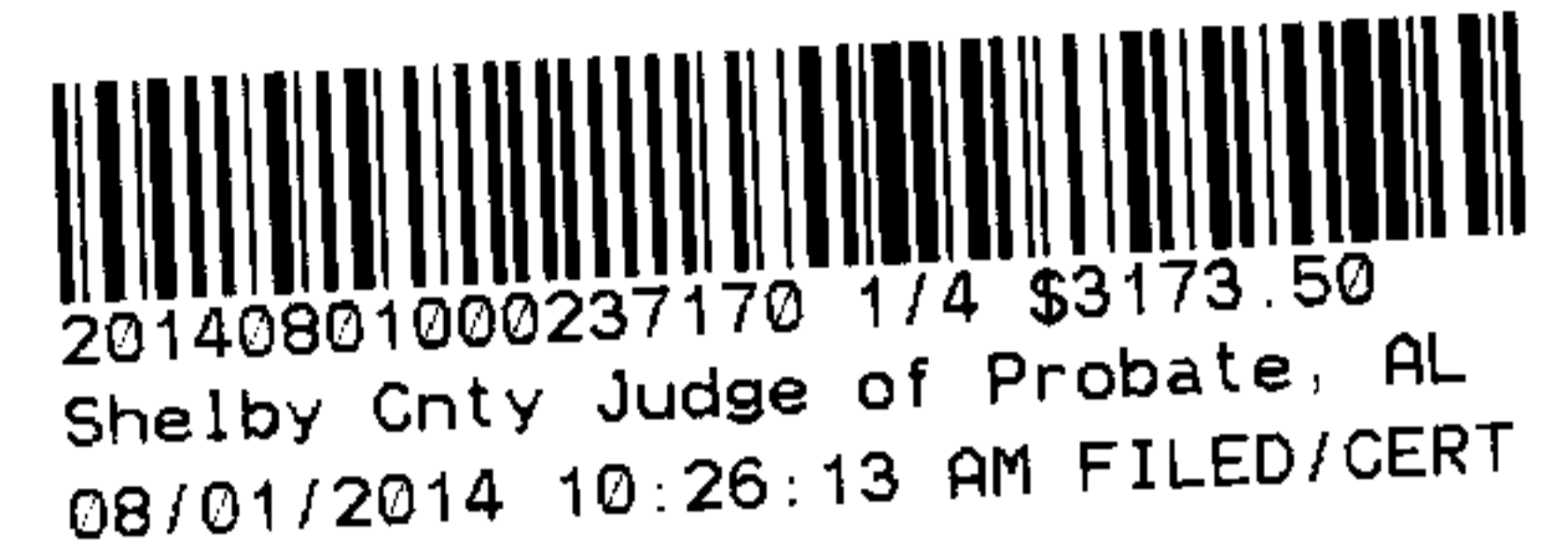
Kristin Brown
663699C

Send Tax Notice To:

Associated Wholesale Grocers, Inc.
5000 Kansas Avenue
Kansas City, KS 66106
Attn: William D. White, President

With Copy To:
STORE Capital Acquisitions, LLC
8501 E. Princess Drive, Suite 190
Scottsdale, AZ 85255

STATE OF ALABAMA)
)
COUNTY OF COFFEE)



STATUTORY WARRANTY DEED

[Store # 70, Alabaster, Alabama]

KNOW ALL MEN BY THESE PRESENTS, that as of the 23rd day of July, 2014, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **STORE SPE BELLE, LLC**, a Delaware limited liability company ("Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys unto **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), the real estate situated in Shelby County, Alabama and more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all improvements located thereon and all 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 the Property.

TO HAVE AND TO HOLD the said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the use, benefit and behoof of the said Grantee forever, in fee simple, the said Grantor hereby covenanting that, except as provided herein, the above-described Property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter of record, attached hereto and incorporated herein by reference.


[The Remainder of This Page is Intentionally Left Blank]

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first set forth above.

GRANTOR:

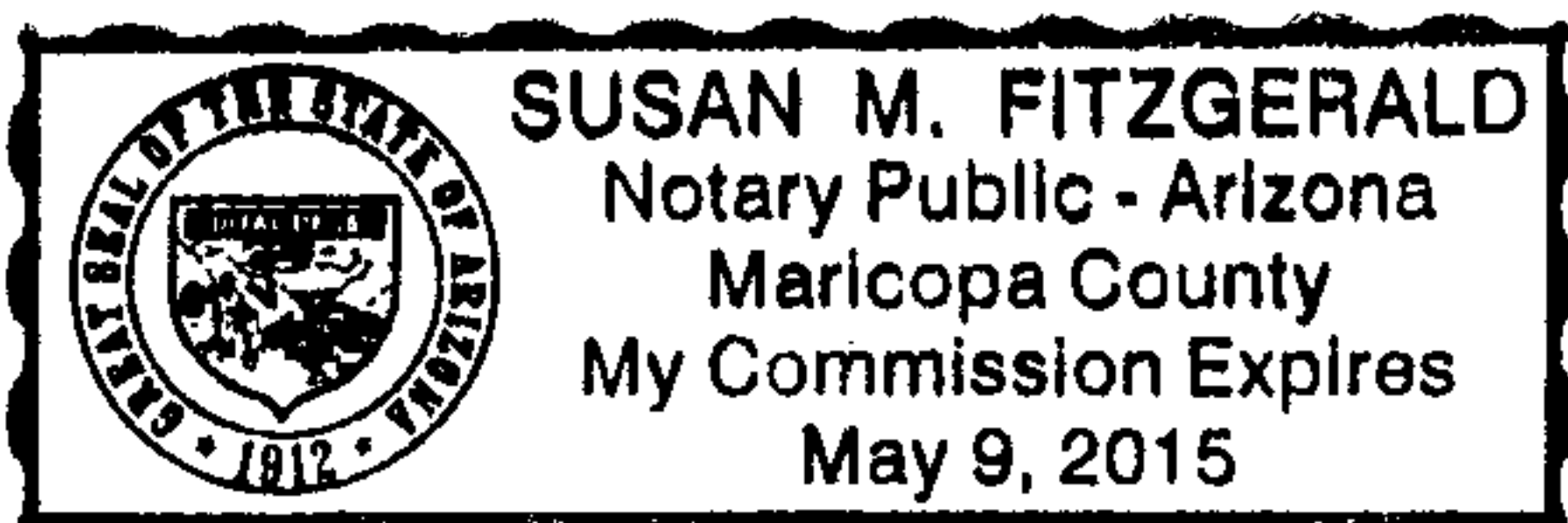
STORE SPE BELLE, LLC, a Delaware
limited liability company

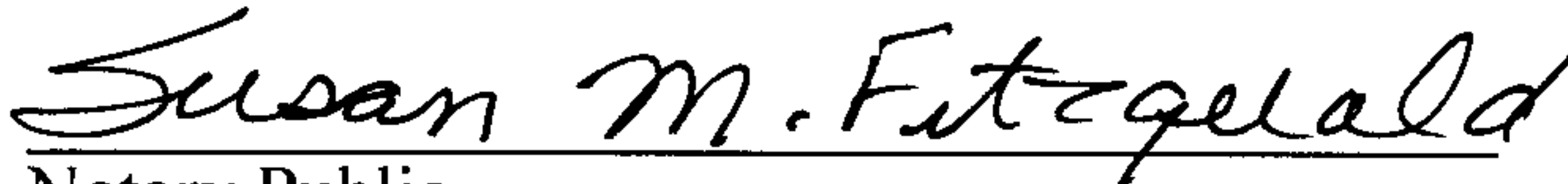
By: 
Name: Michael J. Zieg
Title: Executive Vice President

STATE OF Arizona)
COUNTY OF Maricopa)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Michael J. Zieg as ENP of **STORE SPE BELLE, LLC**, a Delaware limited liability company, whose name 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, as such authorized representative and with full authority, executed the same voluntarily on behalf of said limited liability company, on the day the same bears date.

Given under my hand and official seal this 10 day of July, 2014.




Notary Public

AFFIX SEAL

My commission expires: 5-9-15

EXHIBIT A TO STATUTORY WARRANTY DEED


Property

Parcel I:

A portion of the North half of the Southwest quarter of the Northeast quarter, Section 2, Township 21 South, Range 3 West, described as follows:

Commence at the Southwest corner of the North half of the Southwest quarter of the Northeast quarter, Section 2, Township 21 South, Range 3 West, and run Easterly along the South side of the said North half for 790.66 feet to the Point of Beginning; thence continue along the last described course for 342.22 feet; thence turn an angle of 57° 13' 19" to the left and run Northeasterly for 26.54 feet; thence run turn an angle of 84° 09' 30" to the left and run Northwesterly for 894.71 feet; thence turn an angle of 107° 39' 31" to the left and run Southwesterly 218.29 feet; thence turn an angle of 72° 20' 29" to the left and run Southeasterly for 445.66 feet; thence turn and angle of 90° 00' 00" to the right and run Southwesterly for 32.00 feet; thence turn an angle of 90° 00' 00" to the left and run Southeasterly 118.15 feet to point of beginning.

Being all and the same premises conveyed to STORE SPE Belle, LLC, by virtue of a certain statutory warranty deed from Southern Family Markets of Alabaster LLC, a Delaware limited liability company, dated as of June 29, 2012, and recorded in the Shelby County Probate Office on July 3, 2012, filing number 20120703000233430.



20140801000237170 3/4 \$3173.50
Shelby Cnty Judge of Probate, AL
08/01/2014 10:26:13 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	STORE SPE BELLE, LLC	Grantee's Name	STORE CAPITAL ACQUISITIONS, LLC
Mailing Address	8501 E. PRINCESS DRIVE. #190 SCOTTSDALE, AZ 85255	Mailing Address	8501 E. PRINCESS DRIVE. #190 SCOTTSDALE, AZ 85255
Property Address	509 Hwy. 119 South Alabaster, AL	Date of Sale	July 23, 2014
		Total Purchase Price	\$3150057.93
		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)

<input type="checkbox"/>	Bill of Sale	<input checked="" type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other -
<input type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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: July 23, 2014

Unattested
(verified by)

Print Kristin L. Brown, as Agent
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140801000237170 4/4 \$3173.50
Shelby Cnty Judge of Probate, AL
08/01/2014 10:26:13 AM FILED/CERT