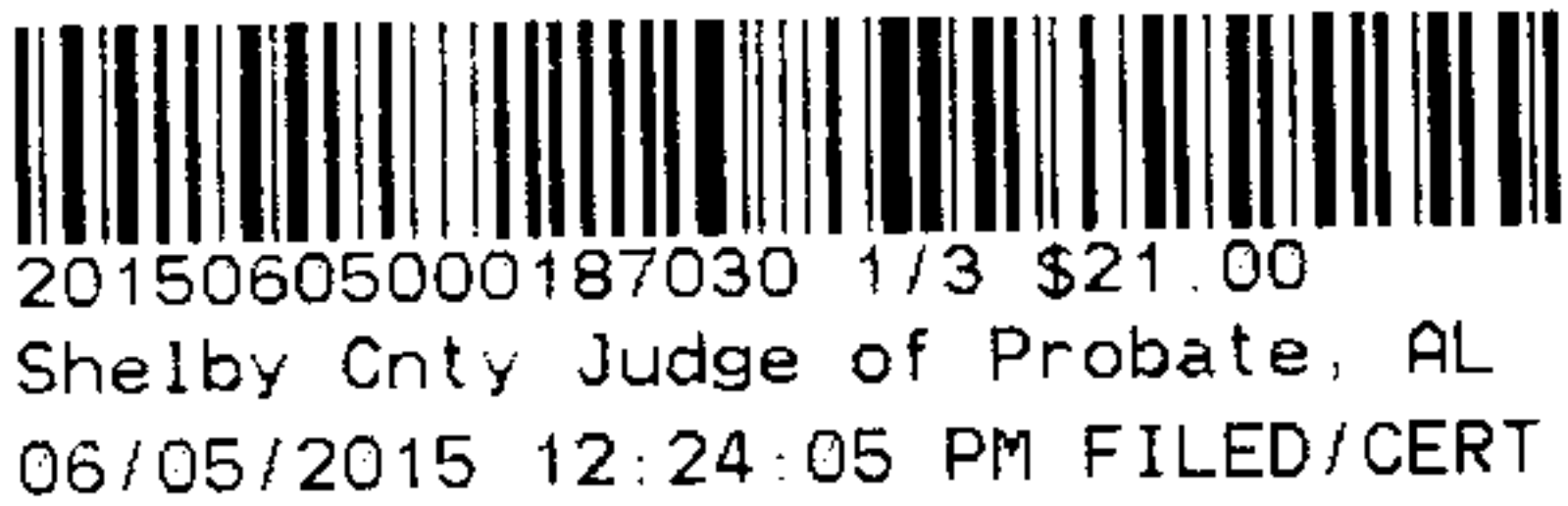


This Instrument was Prepared by:

Send Tax Notice To: All Inn One Food Mart, Inc.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22018



10491 Highway 31
Calera AL 35143

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Two Thousand Eight Hundred Forty One Dollars and Eighty Nine Cents (\$222,841.89)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Petro American, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **All Inn One Food Mart, Inc.**, herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$280,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

\$20,000.00 of the purchase price was financed with the proceeds of a second mortgage TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever. closed simultaneously.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its _____ as managing member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of May, 2015.

Petro American, LLC
By: Shafiq Samji
As: managing member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Shafiq Samji as managing member of Petro American, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

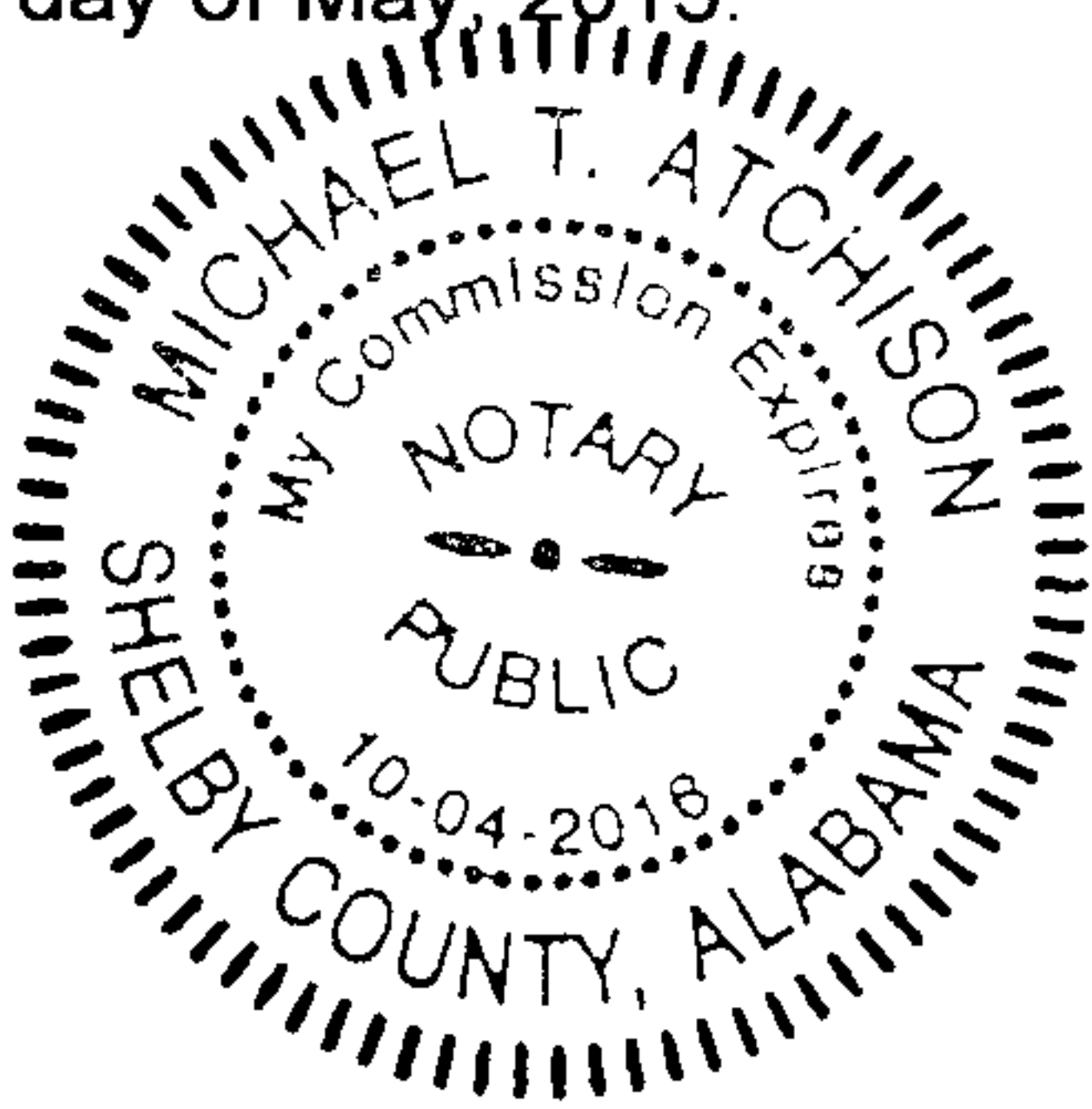


EXHIBIT "A"
LEGAL DESCRIPTION

LOT 6 AND THE SOUTH 77.0' OF LOT 5 AND THE NORTH ONE HALF OF VACATED 6TH STREET, BLOCK 45, according to the "SURVEY OF SOUTH CALERA: as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the intersection of the centerline of 6th Street according to the "Survey of South Calera" as recorded in Map Book 3, Page 40, Probate Court, Shelby County, Alabama, said 6th Street now vacated and the East right of way line of U.S. Highway No. 31 and run thence northerly along the said East right of way of said highway 31 a distance of 207.00' to a point that is 77.0' North of the southwest corner of Lot 5 of same said Survey of South Calera; thence turn a deflection angle of 90 degrees 00 minutes 03 seconds to the right and run easterly parallel with the South line of said Lot 5 a distance of 96.51' to a point on the West right of way line of the Old L&N Railroad right of way; thence turn a deflection angle of 90 degrees 12 minutes 11 seconds to the right and run southerly along said railroad right of way a distance of 207.00 feet to a point on the centerline of the said vacated 6th Street; thence turn a deflection angle of 89 degrees 47 minutes 46 seconds to the right and run westerly along centerline of said vacated street a distance of 95.78' to the point of beginning.



20150605000187030 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/05/2015 12:24:05 PM 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 Petro American, LLC

Grantee's Name All Inn One Food Mart, Inc.

Mailing Address

3054 Alton Road
Harvest AL 35244

Mailing Address

10491 Hwy 31
Calera AL 35040

Property Address 10491 Highway 31 S
Calera, AL 35040

Date of Sale May 12, 2015

Total Purchase Price \$222,841.59

or

Actual Value _____

or

Assessor's Market Value _____



20150605000187030 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/05/2015 12:24:05 PM FILED/CERT

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)

xx Bill of Sale

Sales Contract

Closing Statement

Appraisal

Other

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 of 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 May 12, 2015

Unattested

AC
(verified by)

Print

M. L. T. Atch-sin

Sign

M. L. T. Atch-sin
(Grantor/Grantee/Owner/Agent) circle one