



20170720000259420 1/7 \$983.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:13:11 AM FILED/CERT

Return to:
Edna Waits
First National Financial Title Services, Inc.
120 Interstate North Parkway, Suite # 108
Atlanta, GA 30339
770-916-4356
File No. 251705061WF

This instrument was prepared by:

Troutman Sanders LLP
600 Peachtree Street NE
Suite 5200
Atlanta, Georgia 30308
Attn: John Buehner, Esq.

Send tax notice to:

IMO US GEORGIA, LLC
6300 S. Syracuse Way
Suite 290, Centennial, CO 80111

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to **DLR ASSOCIATES, L.L.C.**, a Georgia limited liability company, whose address is 545 Hall Drive, Hamilton, Georgia 31881 (hereinafter referred to as "Grantor"), by **IMO US GEORGIA, LLC**, a Delaware limited liability company, whose address is 6300 S. Syracuse Way, Suite 290, Centennial, Colorado 80111 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents bargain, sell and convey unto the said Grantee, the following real estate, to wit:

ALL THOSE TRACTS OR PARCELS OF LAND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (hereinafter referred to as the "Property").

SUBJECT TO THOSE MATTERS LISTED AS PERMITTED TITLE EXCEPTIONS AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF (AND ANY OTHER MATTERS CREATED, REQUESTED, OR CAUSED BY, OR CONSENTED TO BY GRANTEE, IF ANY, WHETHER OR NOT OF RECORD) (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereto, unto Grantee, its successors, successors-in title and assigns, forever IN FEE SIMPLE.

EXCEPT for Grantor's warranty of title as set forth herein, this conveyance is made and given with no representation or warranty of any kind (express or implied), and is subject to the Permitted Exceptions, each of which is expressly excluded herefrom.

Shelby County, AL 07/20/2017
State of Alabama
Deed Tax: \$950.00

BY ACCEPTANCE of this Special Warranty Deed, Grantee hereby assumes all obligations and liabilities with respect to the Property whatsoever, prior to even date and hereafter.

IN WITNESS WHEREOF, the Grantor, by and through its duly authorized officer, has hereto set its signature and seal, as of the 10th day of July, 2017.



20170720000259420 2/7 \$983.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:13:11 AM FILED/CERT

DLR ASSOCIATES, L.L.C.,
a Georgia limited liability company

By: Roger Lamar Beck Sr.
Name: Roger Lamar Beck, Sr.
Title: Operating Manager

STATE OF Georgia

COUNTY OF Cobb

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Roger Lamar Beck, Sr. whose name as Operating Manager of DLR ASSOCIATES, L.L.C., a Georgia limited liability company, 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 officer and with full authority, exacted the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 10 day of July, 2017.

Susan Cheryl Arnold

Notary Public

My Commission Expires: May 12, 2019



20170720000259420 3/7 \$983.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:13:11 AM FILED/CERT

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 02 7 36 0 001 026.001

All that lot, tract or parcel of land lying, situate and being located in part of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly shown and identified as LOT "B", 56,750 SQ. FT. ±, 1.303 ACRES ± on that certain plat of survey entitled "SPECTRUM - 280 SUBDIVISION," dated April 29, 2003, prepared by Laurence D. Weygand, Reg. RE. & L.S. # 10373, which plat of survey was recorded on January 27, 2004, in Map Book 32, page 111, in the Office of the Probate Judge of Shelby County, Alabama, to which plat reference is made for the more particular description of said LOT B.



20170720000259420 4/7 \$983.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:13:11 AM FILED/CERT


EXHIBIT "B"

Permitted Exceptions

This conveyance and foregoing warranty of title are expressly subject to the conditions, restrictions, reservations and easements affecting the Property that are contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title that may have not expired by a time limitation contained therein or otherwise become ineffective, including those matters more particularly set forth below, and by this reference made a part hereof:

1. Matters that would be disclosed by an accurate and complete survey of the Property.
2. All taxes for the current year not yet due and payable.
3. Title to the coal, oil, gas and other minerals underlying the surface of the Property and all rights and easements in favor of the holder of the coal, oil, gas and mineral estate or by any party claiming by, through or under said holder.
4. Use and Operating Restrictions contained in Limited Warranty Deed (Alabama) between BP Exploration & Oil, Inc. (Grantor) and Spectrum Realty, Inc. (Grantee) dated December 26, 2000, and recorded January 26, 2001, in Instrument No. 2001-02850, Shelby County Judge of Probate, Alabama records.
5. All covenants, restrictions, conditions, easements, reservations, agreements, right-of-way, use restrictions and terms and conditions as contained in and as reserved in Limited Warranty Deed between Spectrum Realty, Inc. (Grantor) and DLR Associates, LLC (Grantee) dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212370, aforesaid records.
6. Easements, rights of way, and boundary lines, and improvements, as set forth on Plat filed on June 18, 1984, in Map Book 9, Page 11, in the office of the Probate Judge of Shelby County, Alabama records.
7. Easements, rights of way, and boundary lines, improvements, notes and conditions as set forth on Plat filed on January 27, 2004, Instrument No. 20040127000043140, in Map Book 32, Page 111, in the office of the Probate Judge of Shelby County, Alabama records.
8. All covenants, restrictions, conditions, easements, reservations, agreements, right-of-way, use restrictions, and non-exclusive easement for ingress and egress and terms and conditions contained in Warranty Deed between Dewberry Real Estate Company, Inc. (Grantor) and Gulf Oil Corporation (Grantee) dated June 28, 1979, and recorded July 2, 1979, in Book 320, Page 427, aforesaid records.

9. Terms and Conditions of that certain Easement Agreement between Spectrum Realty, Inc., and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212310, aforesaid records; as affected by Lender Consent and Subordination to Easement Agreement between Spectrum Realty, Inc., and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212350, aforesaid records.
10. Right of Way Easement between Dewberry Real Estate Company, Inc., and South Central Bell and South Central Bell Telephone Company dated June 9, 1965, and recorded in Book 0258, Page 0470, aforesaid records.
11. Easement Deed between Waldrige Terrace Land Company and Alabama Power Company dated August 6, 1940, and recorded August 17, 1940, in Deed Record 0109, Page 0059, aforesaid records.
12. Agreement between Mark E. Osborn, and DLR Associates, LLC, dated February 7, 2004, and recorded May 4, 2005, in Instrument No. 20050504000212320, aforesaid records.
13. General Indenture of Conveyance, Assignment and Transfer from Service Station Holdings, Inc., to BP Exploration & Oil, Inc., dated November 19, 1997, and recorded December 12, 1997, in Instrument No. 1997-40439, aforesaid records.
14. All covenants, restrictions, conditions, easements, reservations, agreements, right-of-way, use restrictions and terms and conditions contained in Special Warranty Deed between BP Oil Company (formerly Sohio Oil Company, formerly BP Oil, Inc.) (Grantor) and Service Station Holdings, Inc. (Grantee) dated June 30, 1989, and recorded December 27, 1989, in Book 271, Page 667, aforesaid records.


20170720000259420 6/7 \$983.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:13:11 AM FILED/CERT

Real Estate Sales Validation Form

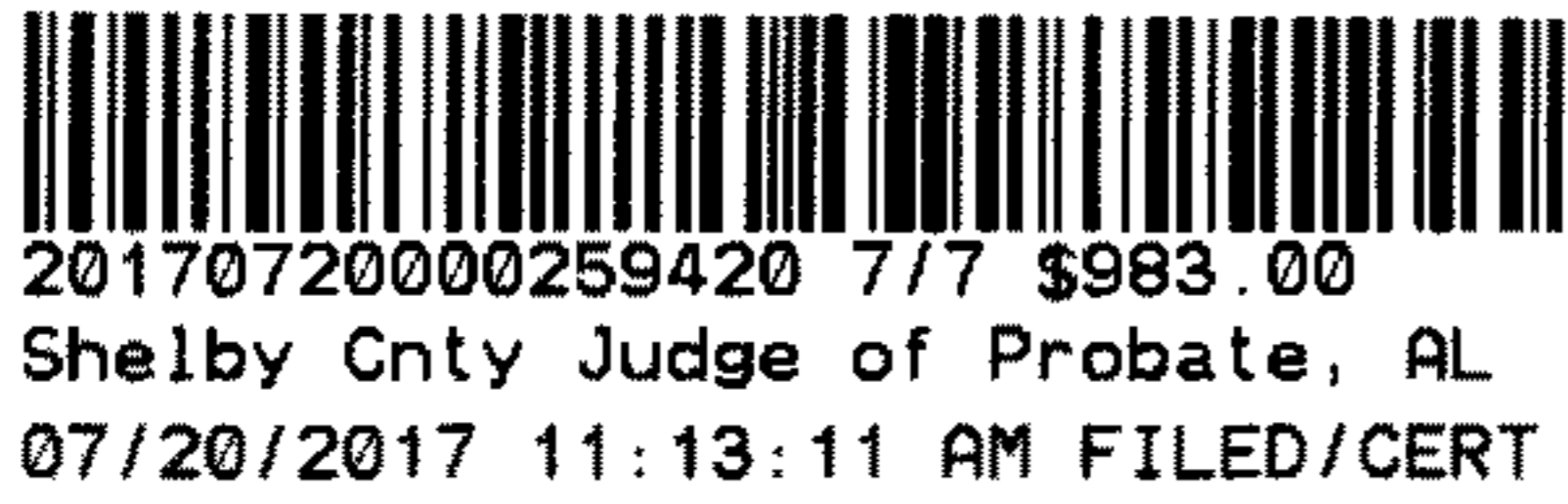
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name DLR Associates, L.L.C.
Mailing Address 545 Hall Drive
Hamilton, Georgia 31811

Grantee's Name IMO US Georgia LLC
Mailing Address 6300 S. Syracuse Way
Suite 290
Centennial, CO 80111

Property Address 4758 US Hwy 280
Birmingham, Alabama 35242

Date of Sale July 10, 2017
Total Purchase Price \$ 950,000.00



Actual Value \$
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

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

Print JEFF MAIZE

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one