

20171204000434220

12/04/2017 02:49:18 PM

DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

Greer B. Mallette, Esq.
CHRISTIAN & SMALL LLP
505 20th Street, N., Suite 1800
Birmingham, AL 35203

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
2 Liberty Place, 50 S 16th St., Suite 2600
Philadelphia, PA 19102
File No. NCS 103047-1A74

SEND TAX NOTICE TO:

CrossAmerica Partners LP
515 Hamilton St., Suite 200
Allentown, PA 18101
Attn: Real Estate Dept.

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Eighty Seven Thousand Seven Hundred Sixty and 00/100 Dollars (\$587,760.00) and other good and valuable consideration to the undersigned **R. G. NORRIS, LLC, INC., an Alabama limited liability company (Grantor)**, having an address at 9481 U.S. Highway 278 E., Holly Pond, AL 35083, paid by **LGP REALTY HOLDINGS LP, a Delaware limited partnership (Grantee)**, having an address at 515 Hamilton Street, Suite 200, Allentown, PA 18101, the receipt whereof is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the real estate commonly known as 2310 Pelham Pkwy., Pelham, AL 35124 a/k/a 3071 Pelham Pkwy., Pelham, AL 35134 and described on **Exhibit A** which is attached hereto and made a part hereof as if set out in *haec verba* and situated in Shelby County, Alabama; subject, however, to the rights, easements, restrictions, liens, encumbrances, exceptions and other matters described on **Exhibit B** which is attached hereto and made a part hereof as if set out in *haec verba*.

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

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Grantor has executed this instrument this 20th day of November, 2017. The effective date of this conveyance is the 28 day of November, 2017.

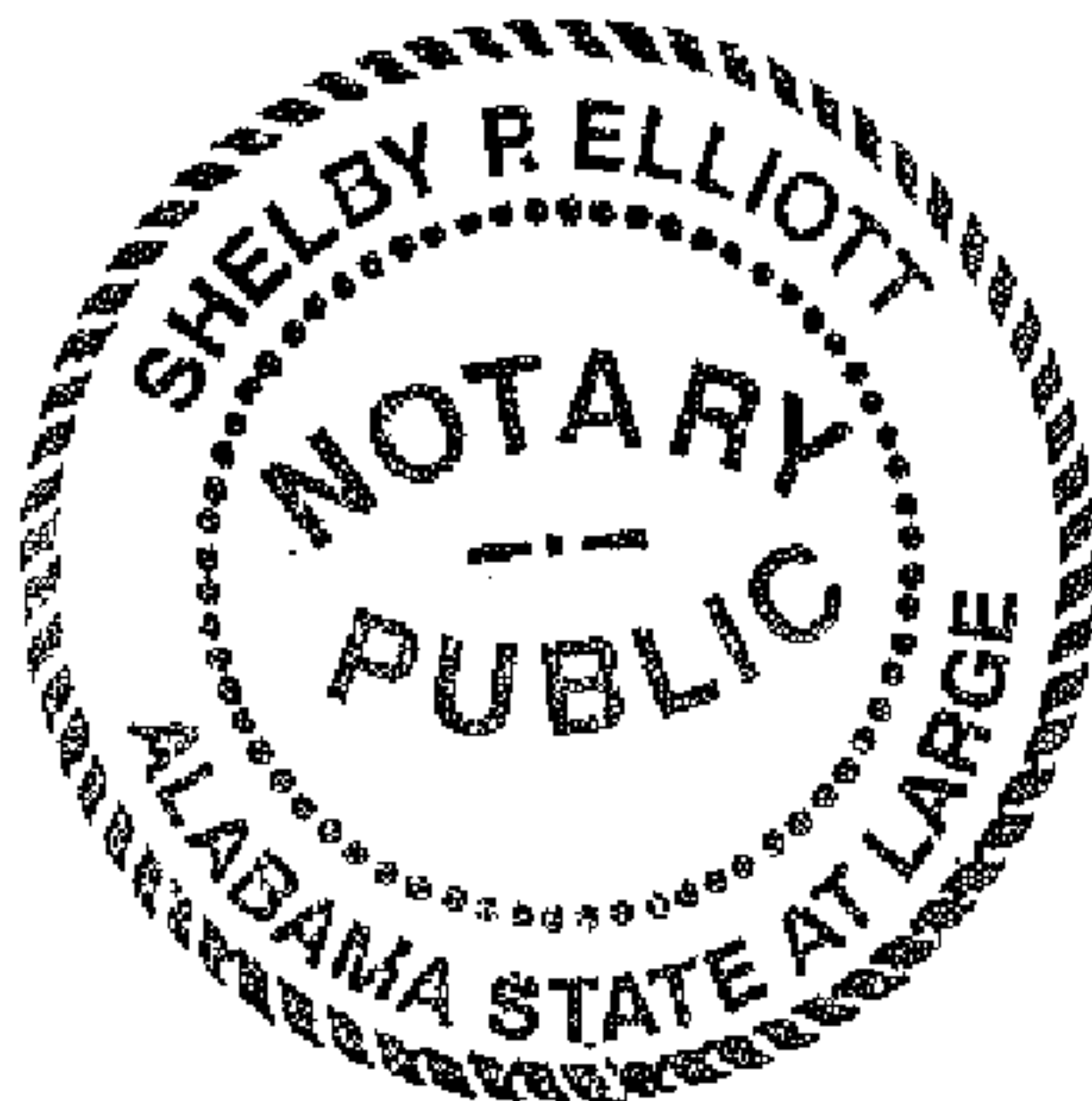
R. G. NORRIS, LLC, an Alabama limited liability company

By: [Signature]
Robert G. Norris
Managing Member

State of Alabama
County of Cullman

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Robert G. Norris, whose name as Managing Member of R. G. Norris, 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, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Managing Member on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2017.



[Signature]
NOTARY PUBLIC

Commission Expires: 6/4/2018

EXHIBIT A

Legal Description

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION FOR 369.52 FEET; THENCE 90°00'00" RIGHT AND RUN SOUTHERLY FOR 1,089.47 FEET TO A POINT ON A TRAVERSE LINE OF OLD BISHOP CREEK SHOWN ON A SURVEY OF 740 ACRE TRACT, DATED JULY 11 1978, MADE BY JOHN E. NORTON, ALA. RAG. P.E. AND L.S. NO. 10287; THENCE 57°15'38" LEFT AND RUN SOUTHEASTERLY ALONG SAID TRAVERSE FOR 317.57 FEET; THENCE 26°59'56" LEFT AND CONTINUE ALONG SAID TRAVERSE FOR 170.50 FEET; THENCE 29°51'32" LEFT AND RUN ALONG SAID TRAVERSE FOR 99.28 FEET; THENCE 54°36'27" LEFT AND RUN ALONG SAID TRAVERSE FOR 293.24 FEET TO POINT OF SPIRAL OF A CURVE OF U.S. HIGHWAY 31 SOUTH; THENCE 05°40'36" LEFT TO THE RIGHT OF WAY TANGENT OF SAID HIGHWAY; THENCE REVERSE COURSE AND FROM SAID TANGENT EXTENDED SOUTHERLY TURN AN ANGLE TO THE RIGHT OF 05°40'36" AND RUN ALONG SAID TRAVERSE LINE FOR 77.84 FEET TO THE POINT OF BEGINNING; THENCE 88°22'28" RIGHT AND RUN WESTERLY FOR 203.00 FEET; THENCE 88°59'05" LEFT AND RUN SOUTHERLY FOR 278.73 FEET TO A POINT ON SAID AFOREMENTIONED TRAVERSE LINE 50.87 FEET EAST OF THE 26°59'56" LEFT CALL, SAID POINT BEING ALSO IN OLD BISHOP CREEK; THENCE RUN ALONG THE CENTERLINE OF SAID OLD BISHOP CREEK FOR 261 FEET, MORE OR LESS, TO THE SPIRAL CURVE RIGHT OF WAY LINE OF U.S. HIGHWAY 31 SOUTH; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE FOR 181 FEET MORE OR LESS; THENCE RUN WESTERLY FOR 5.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Permitted Encumbrances

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Less and except any portion lying in a public road or right of way.
3. Rights of tenants in possession.
4. Real and personal property taxes, charges, assessments which are not yet due and payable.
5. Charges or assessments related to Sewer Districts, if any.
6. Charges or assessments related to Fire Districts, if any.
7. Charges or assessments related to Municipal Districts, if any.
8. Right of Way to Alabama Power Company as recorded in at Deed Volume 101, page 506 in the Probate Office of Shelby County, Alabama.
9. Right of way to Postal Telegraph Cable Company as recorded in Deed Volume 80, page 39 in the Probate Office of Shelby County, Alabama.
10. Sewer Easement Agreement as recorded in Instrument 1993-785 and amendment to Sewer Easement Agreement as recorded in Instrument 1993-35726 in the Probate Office of Shelby County, Alabama.
11. Easement for Sewage pumping station and rights of ingress and egress thereto as recorded in Instrument 1993-35726 in the Probate Office of Shelby County, Alabama.
12. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Old Bishop Creek.
13. All matters shown on ALTA/NSPS Land Title Survey prepared by U.S. Surveyor dated 10/30/17, Job No. SS52085.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 02:49:18 PM
\$612.00 DEBBIE
20171204000434220

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.