

20171204000434300

12/04/2017 03:16:03 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 96-1461-107 (17)

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 Seven Hundred Ninety Six Thousand Seven Hundred and 00/100 Dollars (\$796,700.00) and other good and valuable consideration to the undersigned **MYRT, INC., an Alabama corporation (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 160 Highway 280 E., Harpersville, AL 35078 a/k/a 477 US Hwy. 280 W., Harpersville, AL 35078 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.

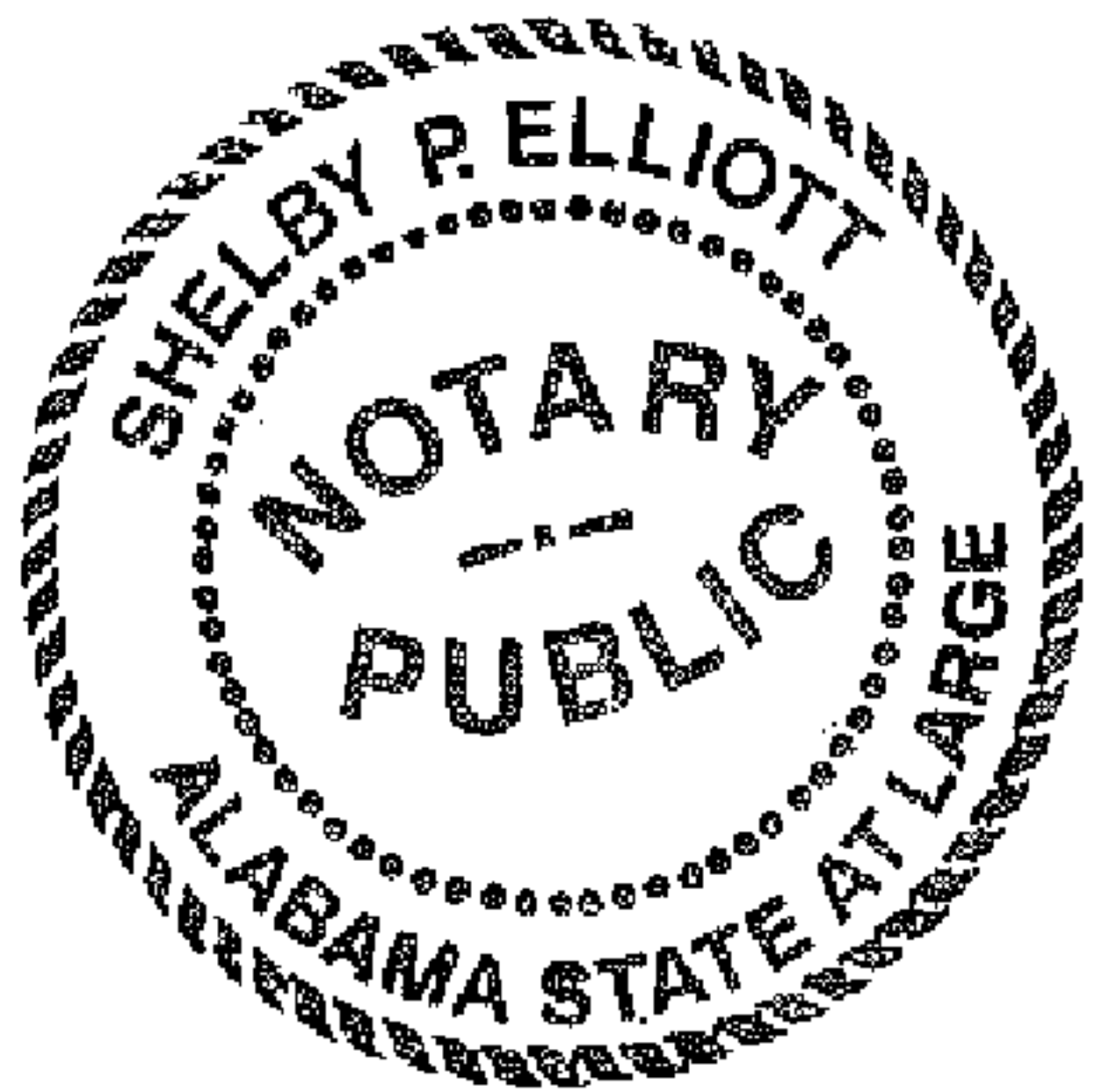
MYRT, INC., an Alabama corporation

By: [Signature]
Robert G. Norris
President

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 President of MYRT, Inc. 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 President and with full authority, executed the same voluntarily for and as the act of said President 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: 11/4/2018

EXHIBIT A

Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SE 1/4 OF SECTION 28 AND THE NORTH 1/2 OF NE 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 102.82 FEET; THENCE TURN RIGHT 89°55' AND RUN IN A NORTHERLY DIRECTION 79.92 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF KYMULGA FERRY ROAD; THENCE TURN 88°34'45" RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 29.70 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE TURN 34°23'33" RIGHT TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°50'32" AND A RADIUS OF 4544.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 225.42 FEET; THENCE FROM THE TANGENT OF LAST DESCRIBED CURVE TURN RIGHT 54°11'10" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 128.77 FEET; THENCE TURN RIGHT 90°05' AND RUN IN A WESTERLY DIRECTION 215.69 FEET; THENCE TURN 89°55' RIGHT AND RUN IN A NORTHERLY DIRECTION 175.12 FEET TO THE POINT OF BEGINNING.

PARCEL II:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 102.82 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 89°55' AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 79.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KYMULGA ROAD; THENCE TURN AN ANGLE TO THE LEFT OF 91°25'15" AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF KYMULGA ROAD FOR A DISTANCE OF 30 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88°34'35" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 199.13 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90°04'50" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 13.27 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90°02' AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 55.12 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 89°58' AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 43.32 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90°05' AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 175.12 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. Transmission line permit to Alabama Power Company, recorded in Deed Volume 107, page 472; Deed Volume 145, page 17 and Deed Volume 208, page 575, in the Probate Office of Shelby County, Alabama.
9. Release of Damages as recorded in Instrument 1994-23567, in the Probate Office of Shelby County, Alabama.
10. All matters shown on ALTA/NSPS Land Survey prepared by U.S. Surveyor dated 11/10/17, Job No. SS52093.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 03:16:03 PM
\$821.00 DEBBIE
20171204000434300

A handwritten signature in dark ink, appearing to be "J. W. Fuhrmeister", is written over a horizontal line.