

20171204000434320

12/04/2017 03:18:49 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 963447-CAP(22)

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 Four Thousand Three Hundred Fifty and 00/100 Dollars (\$584,350.00) and other good and valuable consideration to the undersigned **R. G. NORRIS, LLC, 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 3071 Pelham Pkwy., Pelham, AL 35124 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.

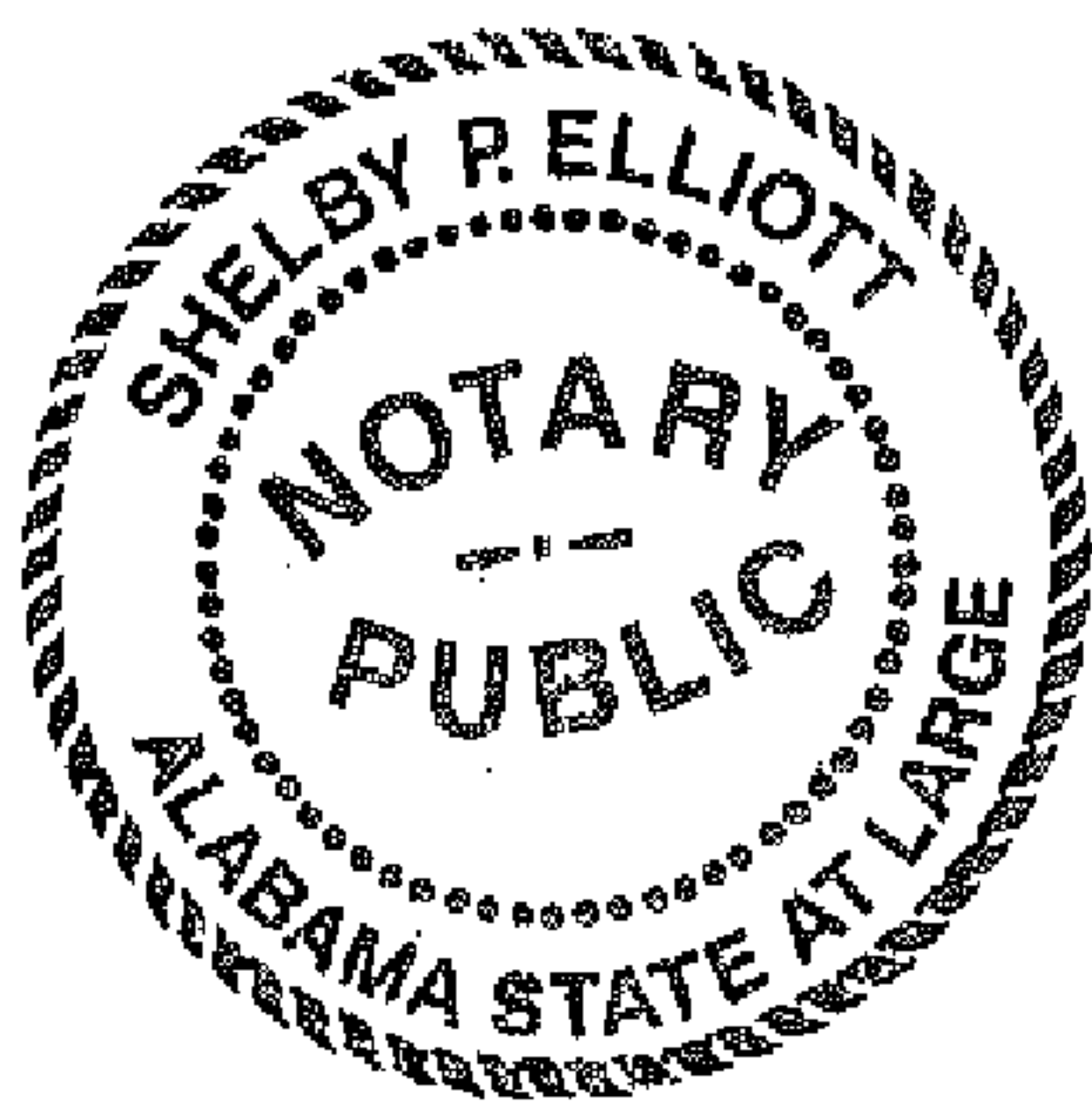
R. G. NORRIS, LLC, an Alabama limited liability company

By: *Robert G. Norris*
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.



Shelby P. Elliott
NOTARY PUBLIC

Commission Expires: 11/4/2018

EXHIBIT A

Legal Description

THE SOUTH 1/2 OF LOT 7 AND ALL OF LOT 8, BLOCK 1, ACCORDING TO THE SURVEY OF PELHAM ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT RESERVED IN BOOK 345, PAGE 632, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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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. Subject to a perpetual, non-exclusive 30.42 foot easement for the purpose of ingress and egress granted in Real 345, Page 632 in the Probate Office of Shelby County, Alabama.
9. Subject to a perpetual, non-exclusive 6 foot easement for the purpose of erection of a sign granted in Real 345, Page 632 in the Probate Office of Shelby County, Alabama.
10. Right of way to Shelby County, recorded in Deed Volume 101, Page 263, in the Probate Office of Shelby County, Alabama.
11. Transmission line permit to Alabama Power Company, recorded in Deed Volume 101, Page 517, as amended by disclaimer recorded in Real 51, Page 199, in the Probate Office of Shelby County, Alabama.
12. Easement to Plantation Pipeline Co., as recorded in Deed Volume 112, Page 217, as amended by Deed Volume 169, Page 68, in the Probate Office of Shelby County, Alabama.
12. Transmission line permit to Alabama Power Company, recorded in Deed Volume 129, Page 65 as amended by disclaimer recorded in Real 51, Page 199, in the Probate Office of Shelby County, Alabama.
13. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 145, Page 315 as amended by disclaimer recorded in Real 51, Page 199 in the Probate Office of Shelby County, Alabama.
14. All matters shown on ALTA/NSPS Land Title Survey prepared by U.S. Surveyor dated 11/06/17, Job No. SS52294.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 03:18:49 PM
\$608.50 DEBBIE
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A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name of the Probate Judge.