

20171204000434360

12/04/2017 03:22:33 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 965947-PK(436)

SEND TAX NOTICE TO:

Circle K Stores Inc.
25 W. Cedar St., Suite M
Pensacola, FL 32502
Attn: Real Estate Dept.

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Million Four Hundred One Thousand Six Hundred Sixty Five and 00/100 Dollars (\$1,401,665.00) and other good and valuable consideration to the undersigned **STEPHANIE, LLC, an Alabama limited liability company (Grantor)**, having an address at 9481 U.S. Highway 278 E., Holly Pond, AL 35083, paid by **CIRCLE K STORES INC., a Texas corporation (Grantee)**, having an address at 25 W. Cedar Street, Suite M, Pensacola, FL 32502, the receipt whereof is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the real estate commonly known as 4925 Highway 17, Helena, AL 35080 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 29th day of November, 2017. The effective date of this conveyance is the 29 day of November, 2017.

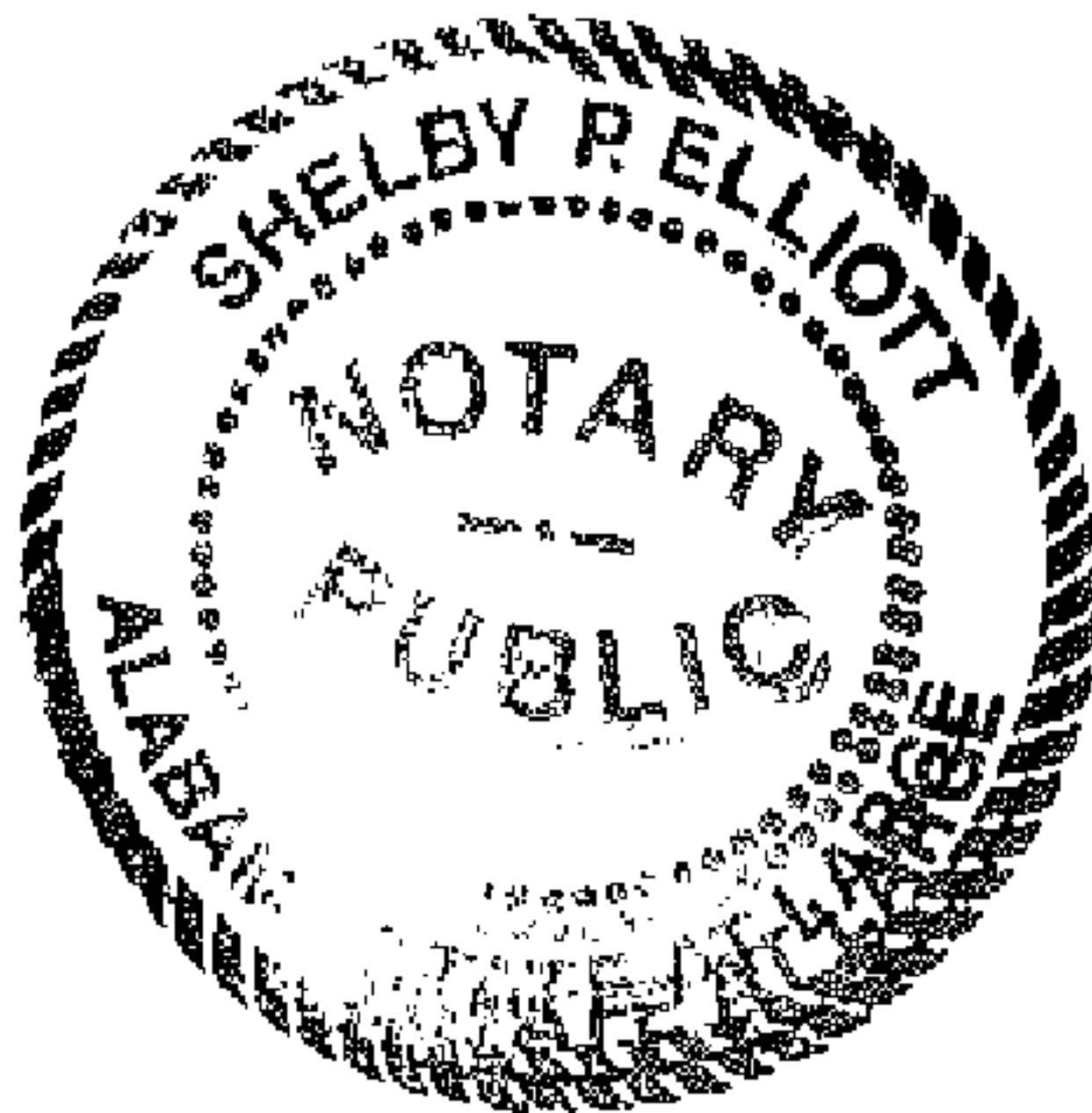
STEPHANIE, LLC, an Alabama limited liability company

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 Stephanie, 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 29th day of November, 2017.



[Signature]
NOTARY PUBLIC

Commission Expires: 6/4/2018

EXHIBIT A

Legal Description

LOT 1, ACCORDING TO THE SURVEY OF HELENA MARKET SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

436

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. The following matters as shown on map recorded in Map Book 26, Page 20, in the Probate Office of Shelby County, Alabama: (a) 35 foot building line on the West lot line, 20 building line on the North, the South and the East lot line; (b) 15 foot sewer easement in the Southeasterly portion of lot; (c) 20 foot sewer and drainage easement on the East lot line; (d) 20 foot ingress and egress easement in the Southwest corner of lot; (e) 10 foot easement on the West lot line.
9. Right of way to Alabama Gas Corporation, recorded in Instrument 1999-15940, in the Probate Office of Shelby County, Alabama.
10. Easement recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
11. Easement to Plantation Pipe Line recorded in Deed Book 113, Page 61, amended and supplemented by Deed Book 258, Page 49; Easement to Plantation Pipe Line recorded in Deed Book 180, Page 192 amended and supplemented by Deed Book 258, Page 47, in the Probate Office of Shelby County, Alabama.
12. Easement to Southern Natural Gas Company recorded in Deed Book 88, Page 551; Deed Book 147, Page 579 and Deed Book 213, Page 155, in the Probate Office of Shelby County, Alabama.
13. Easement for Alabama Power Company recorded in Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
14. Operation, Restrictions, Easement Agreement and Declaration as recorded in Instrument 1999-39085 and amended in Instrument 2000-8285 in the Probate Office of Shelby County, Alabama.
15. All matters shown on ALTA/NSPS Land Title Survey prepared by U.S. Surveyor dated 11/04/17, Job No. SS52162.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 03:22:33 PM
\$1426.00 DEBBIE
20171204000434360

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