

Send Tax Notice to:  
WB Real Estate LLC  
Attn: Real Estate Department  
300 Concord Plaza Drive  
San Antonio, Texas 78216

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**Whataburger Real Estate LLC,**  
a Texas limited liability company,  
whose mailing address is 300 Concord Plaza Drive, San Antonio, TX 78216

(herein referred to as the "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**WB Real Estate LLC**  
a Texas limited liability company,  
whose mailing address is 300 Concord Plaza Drive, San Antonio, TX 78216

(herein referred to as the "Grantee"), the following described real property situated in Shelby County, Alabama.

**Property (including any improvements):** That certain tract of land which is located in the City of Chelsea, Shelby County, Alabama ("**Property**"), and is more particularly described in Exhibit A which is attached hereto and is made a part hereof by reference for all purposes.

Grantor, for the Consideration and subject to the Permitted Exceptions (as defined below), grants, sells, and conveys to Grantee the Property, together with all strips and gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with, all and singular, all improvements thereon and all rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Seller in and to adjacent roads, alleys, rights-of-way, drainage facilities, easements, utility facilities, water rights and all permits, authorities, licenses, consents, and bonds, if any, pertaining thereto, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors, and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, subject to (i) any and all restrictions, covenants, easements, conditions, encumbrances and exceptions to title appearing of record as of the date of this conveyance, (ii) rights of tenants, and (iii) all matters that would be shown as of the date of conveyance on a true and accurate survey of the Property (items (i), (ii) and (iii) being collectively referred to as "**Permitted Exceptions**").

CHICAGO TITLE GF# *Courtesy* -DB

THE SALE OF THE PROPERTY IS BEING MADE ON AN "AS IS, WHERE IS AND WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT (EXCEPT AS EXPRESSLY PROVIDED HEREIN) GRANTOR HAS NOT MADE, AND IS NOT MAKING, ANY WARRANTY OR REPRESENTATION OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY OR ANY PORTION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN), HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ABSENCE OF ENVIRONMENTAL VIOLATION OR OTHER DEFECT. GRANTEE ACKNOWLEDGES THAT THE FOREGOING DISCLAIMER IS AN INTEGRAL PART OF THIS TRANSACTION AND THAT GRANTOR WOULD NOT HAVE BEEN WILLING TO CONVEY THE PROPERTY TO GRANTEE FOR THE CONSIDERATION RECEIVED ABSENT SUCH DISCLAIMER.

Ad valorem taxes have been paid through the year 2018, and ad valorem taxes for the year 2019 have been prorated and Grantee, by acceptance of this Deed, assumes the obligation to pay all such taxes for the year 2019 and all taxes and assessments for subsequent years, but not subsequent taxes and assessments for 2019 and prior years due to change in land usage or ownership, or both, the payment of which Grantor assumes.

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

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal by and through its duly authorized Manager on this 26 day of July, 2019.

“Grantor”

Whataburger Real Estate LLC,  
a Texas limited liability company

*JK*

By: *[Signature]*  
Name: Preston Atkinson  
Title: Manager

STATE OF TEXAS            )  
  )  
COUNTY OF BEXAR        )

I, the undersigned, a Notary Public, in and for said State, hereby certify that Preston Atkinson, whose name as Manager of Whataburger Real Estate LLC, a Texas limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and seal of office this 26 day of July, 2019.

*[Signature]*  
Notary Public  
Print Name: Letisia Aldape  
My Commission Expires: July 31, 2019

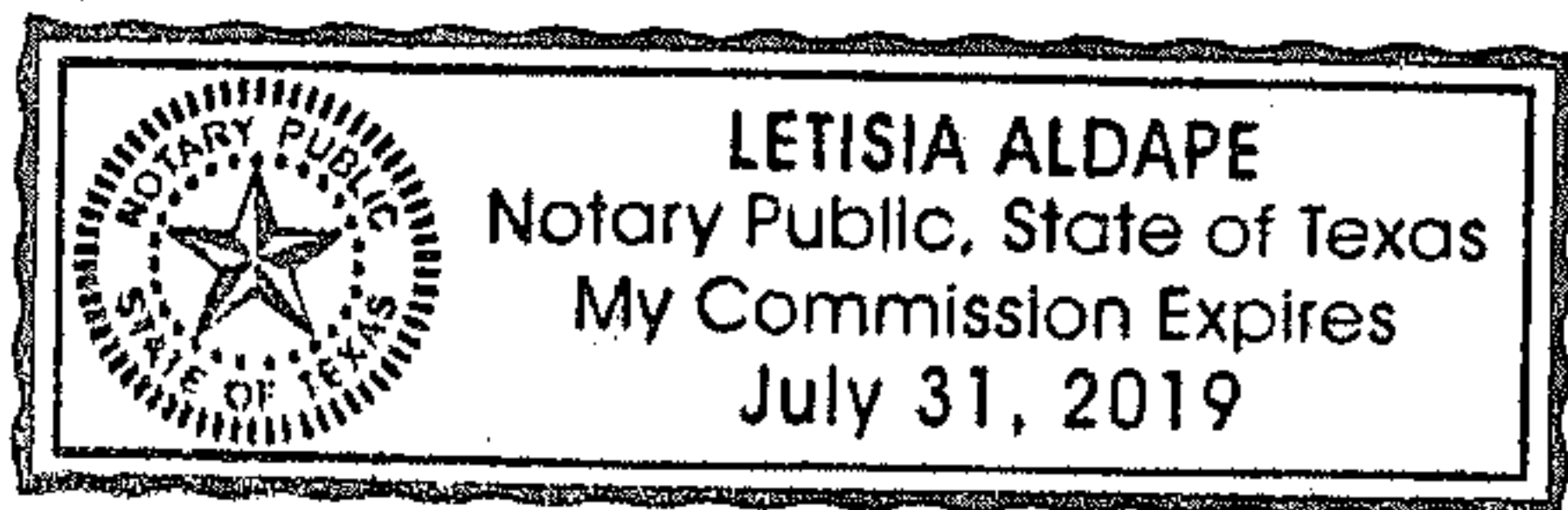


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL I:

Outparcel 3-A, according to the Survey of Outparcel 3-A & 3-B, Chelsea Crossings, as recorded in Map Book 39, Page 26 in the Probate Office of Shelby County, Alabama.

PARCEL II:

Access Easements granted in Plat Book 39, Page 26 and Instrument 20070329000141960, all being recorded in the Probate Office of Shelby County, Alabama.

The street address of the above described property is 16064 Highway 280, Chelsea, AL 35043.

Real Estate Sales Validation Form

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

Grantor's Name WHATABURGER REAL ESTATE LLC
Mailing Address 300 CONCORD PLAZA DRIVE
SAN ANTONIO, TX 78216

Grantee's Name WB REAL ESTATE LLC
Mailing Address 300 CONCORD PLAZA DRIVE
SAN ANTONIO, TX 78216

Property Address 16064 Highway 280
Chelsea, Shelby County, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$

20190731000274640 07/31/2019 10:34:49 AM DEEDS 5/5 or
Assessor's Market Value \$ 707,370.00

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 JULY , 2019
Print WB REAL ESTATE LLC
MICHAEL H. GIBBS, MANAGER
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)