

20190906000329370
09/06/2019 01:35:20 PM
DEEDS 1/4

After Recording Return to:

Nancy Shirar
Chicago Title
3100 Monticello, Suite 800
Dallas, Texas 75205

This Instrument Prepared by:

Faegre Baker Daniels LLP
311 S. Wacker Dr., Suite 4300
Chicago, Illinois 60606

Send Tax Notice to:

Lehigh Gas Wholesale
Services, Inc.
Real Property Tax Division
600 W. Hamilton, Suite 500
Allentown, PA 18101

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered this 5th day of Sept, 2019 by **CIRCLE K STORES INC.**, a Texas corporation as successor by merger to The Pantry, Inc., a Delaware corporation (“**GRANTOR**”), in favor of **LEHIGH GAS WHOLESALE SERVICES, INC.**, a Delaware corporation (“**GRANTEE**”).

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property and improvements situated in **Shelby County, Alabama**, more particularly described on Exhibit A attached hereto, subject to (a) the lien for real property taxes and assessments on the Subject Property for the current assessment year and all subsequent assessment years, not yet due and payable, (b) all applicable zoning, building and land use restrictions and other governmental regulations, laws, and ordinances, and (c) all liens, encumbrances, easements, covenants, restrictions, and other matters of record (the “**Property**”).

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

And Grantor does for themselves, and their heirs, personal representatives, and assigns, covenants with Grantee and its successors and assign, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances, if any, identified herein, and that Grantor will warrant and defend the right and title to the above described Property unto the Grantee against the lawful claims and demand of all persons claiming by, through, or under Grantor, but none other.

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first written above.

GRANTOR:

CIRCLE K STORES INC., a Texas corporation

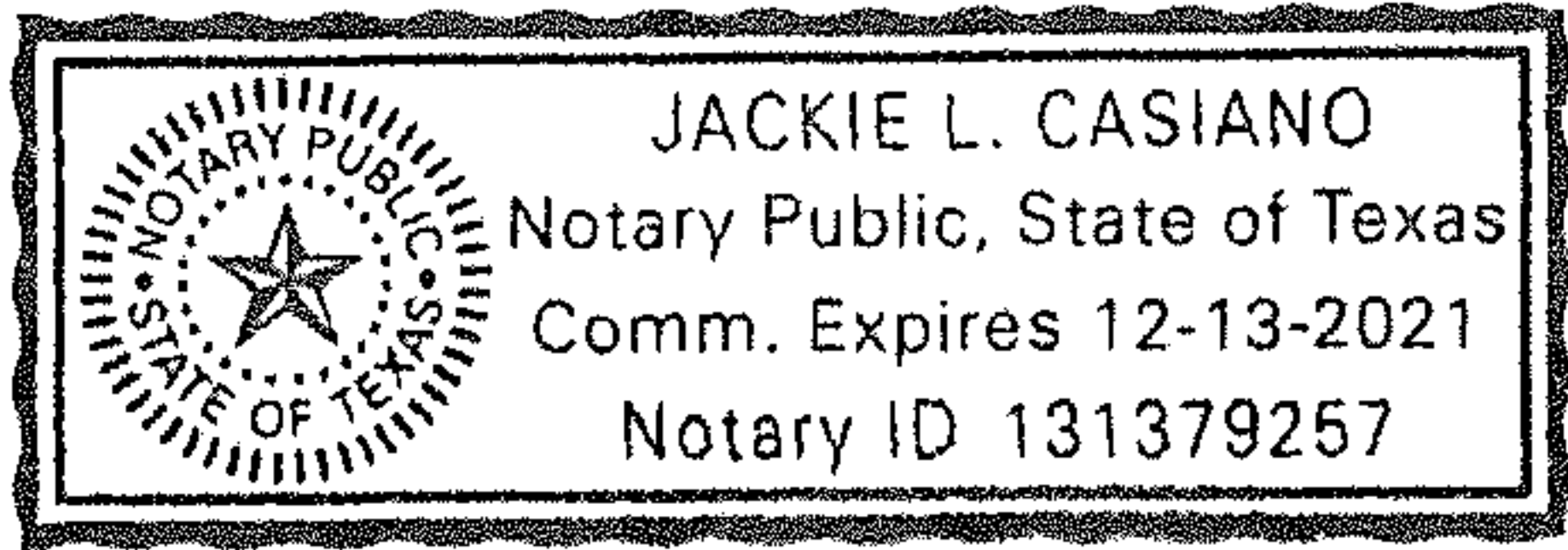
By: [Signature]

Name: Patrick Panzarella

Title: Assistant Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 28 day of August, 2019, by Patrick Panzarella, the Assistant Secretary of Circle K Stores Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary public in and for the
State of Texas
My commission expires: 12-13-2021

EXHIBIT A

Legal Description

Part of the northwest quarter of the northwest quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the northwest corner of said 1/4-1/4 section run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 442.60 feet to an existing iron pin being on the southeasterly right-of-way line of State Highway No. 261 and being the point of beginning; thence continue along last mentioned course for a distance of 150.00 feet to an existing iron pin; thence turn an angle to the right of 124°06'08" and run in a southwesterly direction for a distance of 331.82 feet to an existing iron pin being on the curved northeast right-of-way line of North Chandalar Drive, said curve being concave in a northeasterly direction and having a central angle of 13°41'10" and a radius of 185.68 feet; thence turn an angle to the right (98°59' to chord or 92°08'25" to tangent) and run in a northwesterly direction along the arc of said curved right-of-way line for a distance of 44.35 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 105.41 feet to a point of curve, said second curve being concave in an easterly direction and having a central angle of 86°04'48" and a radius of 25.00 feet; thence turn an angle to the right and run northwesterly, northerly and northeasterly directions for a distance of 37.56 feet to the end of said curve; thence run in a northeasterly direction along the southeasterly right-of-way line of State Highway No. 261 for a distance of 186.87 feet to the point of beginning, being situated in Shelby County, Alabama.

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

Grantor's Name Circle K Stores Inc.
Mailing Address P.O. Box 52085
Phoenix, AZ 85072

Grantee's Name Lehigh Gas Wholesale Services, Inc.
Mailing Address 600 W. Hamilton, Suite 500
Allentown, PA 18101

Property Address P.O. Box 52085
Phoenix, AZ 85072

Date of Sale September 5, 2019
Total Purchase Price \$1,211,858.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2019 01:35:20 PM
\$1243.00 CHARITY
20190906000329370

Alicia S. Bayl

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 August 28, 2019

Print: Patrick Panzarella, Assistant Secretary

Unattested

Jackie L. Casiano

Sign: _____

Grantor

