

**SEND TAX NOTICES TO:**

MOORE OIL CO., INC.

Attn: Ronald J. Moore, Sr.

1800 Centerpoint Parkway

Birmingham, Alabama 35215

**WARRANTY DEED**



20191206000452660 1/5 \$2429.00  
Shelby Cnty Judge of Probate, AL  
12/06/2019 03:27:17 PM FILED/CERT

STATE OF ALABAMA )

)

:

COUNTY OF SHELBY )

)

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Burnie A. Higginbotham, Jr., a married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto MOORE OIL CO., INC., an Alabama corporation (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF  
GRANTOR OR OF GRANTOR'S SPOUSE.]


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

**AND THE GRANTOR** does for himself and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE.]

[WARRANTY DEED – SIGNATURE PAGE]

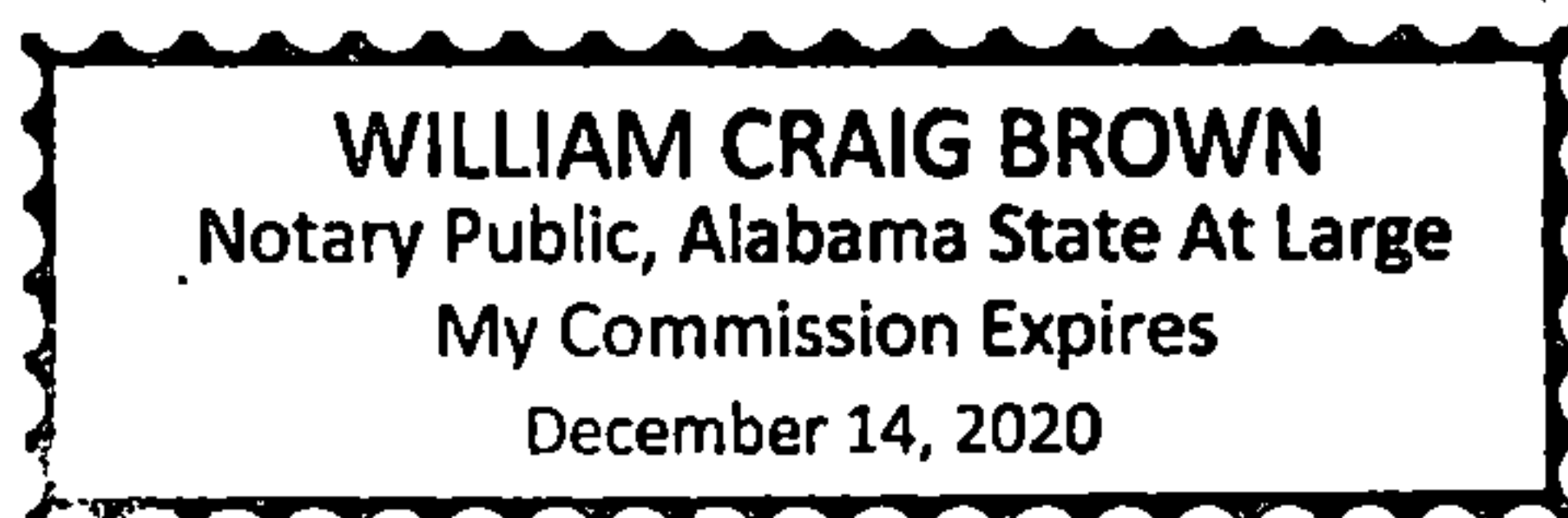
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 26 day of November, 2019.

  
Burnie A. Higginbotham, Jr. L.S.  
(Individually)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burnie A. Higginbotham, Jr., whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26 day of November, 2019.




  
NOTARY PUBLIC

My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William C. Brown  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

  
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## EXHIBIT "A"

[Sunny Food Store #21, Riverchase Parkway E. Hoover, Alabama 35244]

### PARCEL 1:

The following is a description of a tract of land situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama.

COMMENCE at the northeast corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence run west along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section N 87 degrees 57'42" W a distance of 192.20 feet to the POINT OF BEGINNING; thence turn an angle of 52 degrees 14'43" to the right and run in a northwesterly direction a distance of 93.56 feet; thence turn an angle of 90 degrees to the left and run in a southwesterly direction of distance of 50.00 feet; thence turn an angle of 90 degrees to the left and run in a southeasterly direction a distance of 258.00 feet to a point on the northerly right-of-way of Shelby County Hwy. #17 (Valleydale Road) and a curve to the left, said curve having a central angle of 0 degrees 15'09" and radius of 11,349.16 feet; thence turn an angle of 90 degrees left to the tangent of said curve and run along the arc of said curve and said right-of-way in a northeasterly direction a distance of 50 feet; thence turn an angle of 89 degrees 44'51" left from the tangent of said curve and leaving said right-of-way run in a Northwesterly direction a distance of 164.33 feet to the POINT OF BEGINNING.

### PARCEL 2:

The following is a description of a tract of land situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama.

COMMENCE at the NE corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 30, Township 19, South, Range 2 West; thence west along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  N 87 degrees 57'42" W 255.44 feet to the POINT OF BEGINNING; thence 52 degrees 14'43" right, 54.84 feet to a point; thence 90 degrees left, 216.77 feet to a point on the NE right-of-way line of Riverchase Parkway East, thence 98 degrees 53'01" left and alongside the right-of-way 91.58 feet to a curve to the right, said curve having a central angle of 11 degrees 00'00" and a radius of 562.83 feet; thence along said curve and right-of-way 108.06 feet to a point; thence tangent and along said right-of-way 8.11 feet to a point, said point being the intersection of said Riverchase Parkway East right-of-way line and the northwesterly right-of-way line of Shelby County Highway 17; thence 56°37'37" left and along Shelby County Highway 17 right-of-way 87.88 feet to a curve to the left; thence 34 degrees 51'30" left tangent to said curve, said curve having a central angle of 00 degrees 37'52" and a radius of 11,349.16 feet; thence along said curve and right-of-way 125.00 feet to a point; thence 90° left from tangent and leaving said right-of-way 203.16 feet to the POINT OF BEGINNING.



PARCEL 3:

Part of the NW 1/4 of the SE 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said NW 1/4 of SE 1/4 run in a westerly direction along the north line of said 1/4 - 1/4 section for a distance of 192.20 feet; thence turn an angle to the left of 127 degrees 45 minutes 17 seconds and run in a southeasterly direction for a distance of 104.47 feet to an existing iron pin being the POINT OF BEGINNING; thence continue along last mentioned course in a southeasterly direction for a distance of 59.86 feet to an existing iron pin being on the northwest right-of-way line of Valleydale Road; thence turn an angle to the left of 92 degrees 09 minutes 23 seconds and run in a northeasterly direction along the northwest right-of-way line of said Valleydale Road for a distance of 55.0 feet to an existing iron pin; thence turn an angle to the left of 131 degrees 24 minutes 22 seconds and run in a northwesterly direction for a distance of 79.75 feet, more or less, to the POINT OF BEGINNING.



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# Real Estate Sales Validation Form

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

Grantor's Name Burnie A. Higginbotham, Jr. Grantee's Name Moore Oil Co., Inc.  
Mailing Address 555 Castlebridge Ln Mailing Address 1800 Centerpoint Pkwy.  
Birmingham, AL 35215  
35242

Property Address 100 Riverchase Pkwy. E. Date of Sale 11/26/2019  
Hoover, AL Total Purchase Price \$ 2,395,000  
35244  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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 11/26/2019

Print William C. Brown

☐ Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1