

SEND TAX NOTICES TO:
MOORE OIL CO., INC.
Attn: Ronald J. Moore, Sr.
1800 Centerpoint Parkway
Birmingham, Alabama 35215

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



20191223000474050 1/4 \$1238.50
Shelby Cnty Judge of Probate, AL
12/23/2019 09:31:10 AM FILED/CERT

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, HIGGINBOTHAM OIL COMPANY, INC., an Alabama corporation (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.

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

AND THE GRANTOR does for its 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 its 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.

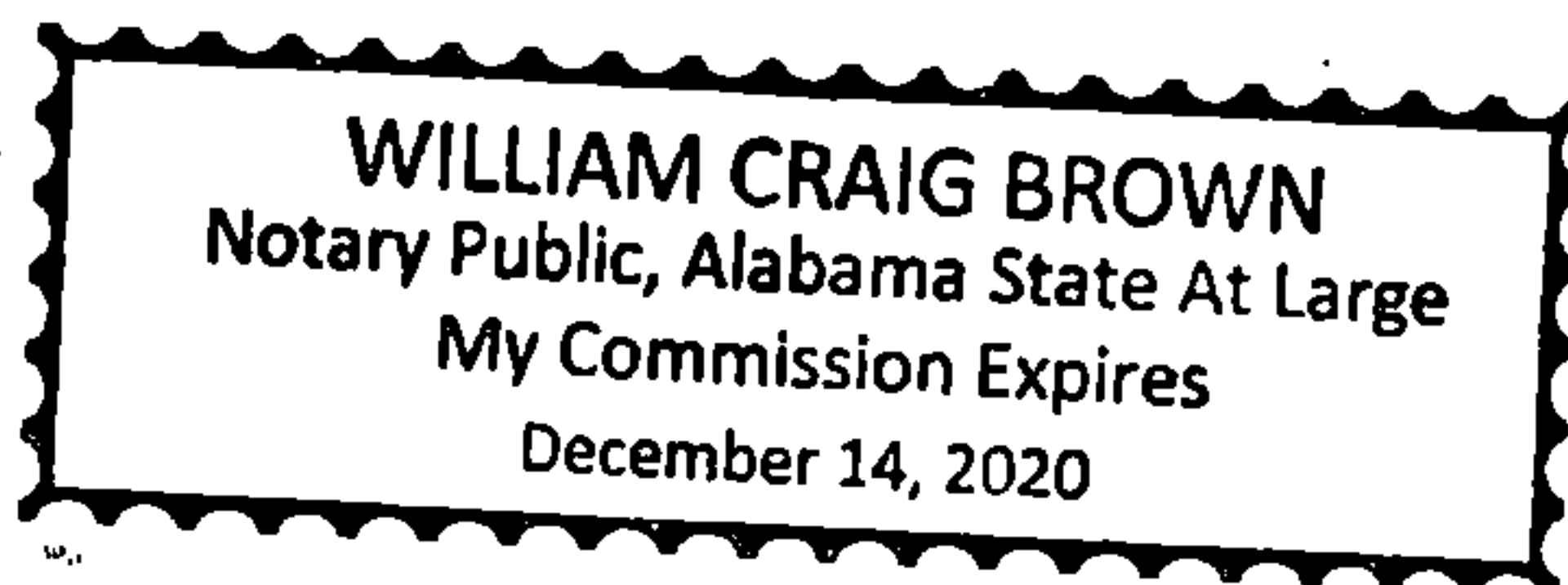
HIGGINBOTHAM OIL COMPANY, INC., an Alabama corporation

BY: [Signature]
Burnie A. Higginbotham, Jr. (Its President)

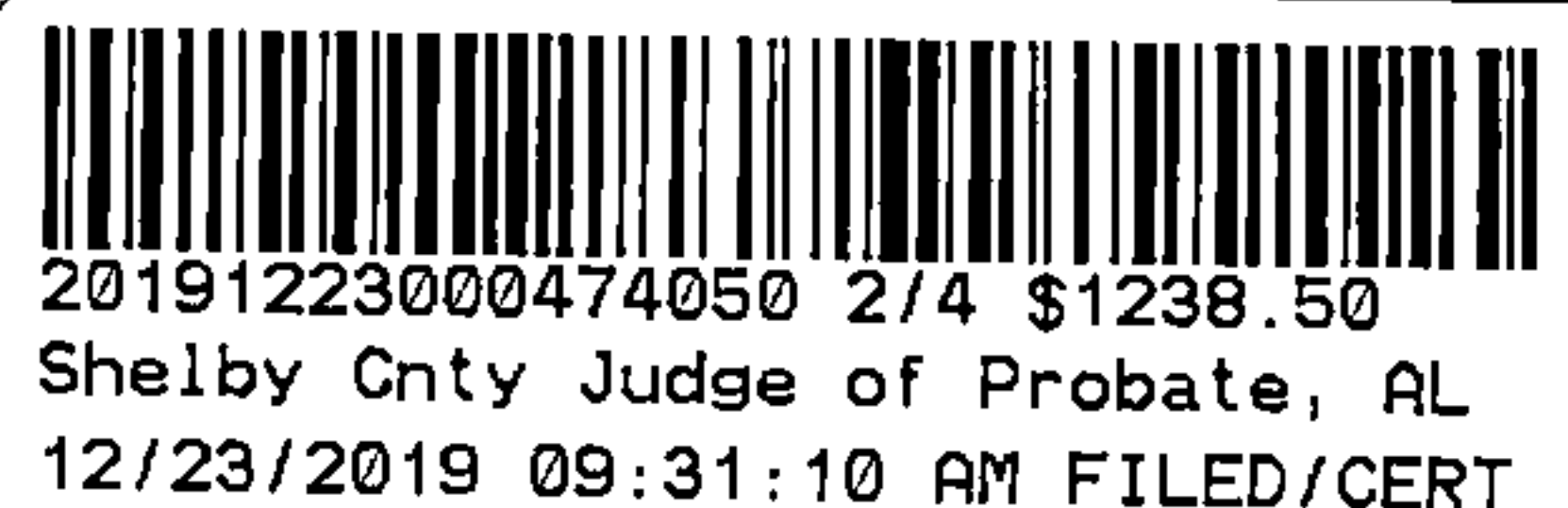
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burnie A. Higginbotham, Jr., whose name as President of HIGGINBOTHAM OIL COMPANY, INC., an Alabama corporation, 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, as such office, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

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


EXHIBIT "A"

[Sunny Food Store #16, 560 & 562 Cahaba Valley Rd., Pelham, Alabama 35124]

A parcel of land situated in the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 31; thence in an Easterly direction, along and with the South line of Section 31, 1826.71 feet to a point; thence with a deflection of 122°59'55" left (a right interior angle of 57°00'05") a distance of 399.97 feet to a point on the Northerly right of way margin of Oak Mountain Park Road; thence continue last described course a distance of 846.69 feet to the Point of Beginning; thence continue along last course 349.11 feet to a point; thence with a deflection of 91°18'39" right, 160.0 feet to a point; thence with a deflection of 90°00'00" right 349.02 feet to a point; thence with a deflection of 90°00'00" right 152.01 feet to the Point of Beginning, forming a closing interior angle of 91°18'39".

Situated in Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
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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 Higginbotham Oil Company, Inc. Grantee's Name Moore Oil Co., Inc.
Mailing Address P.O. Box 1807 Mailing Address 1800 Centerpoint Pkwy.
Pelham, AL Birmingham, AL
35124 35215

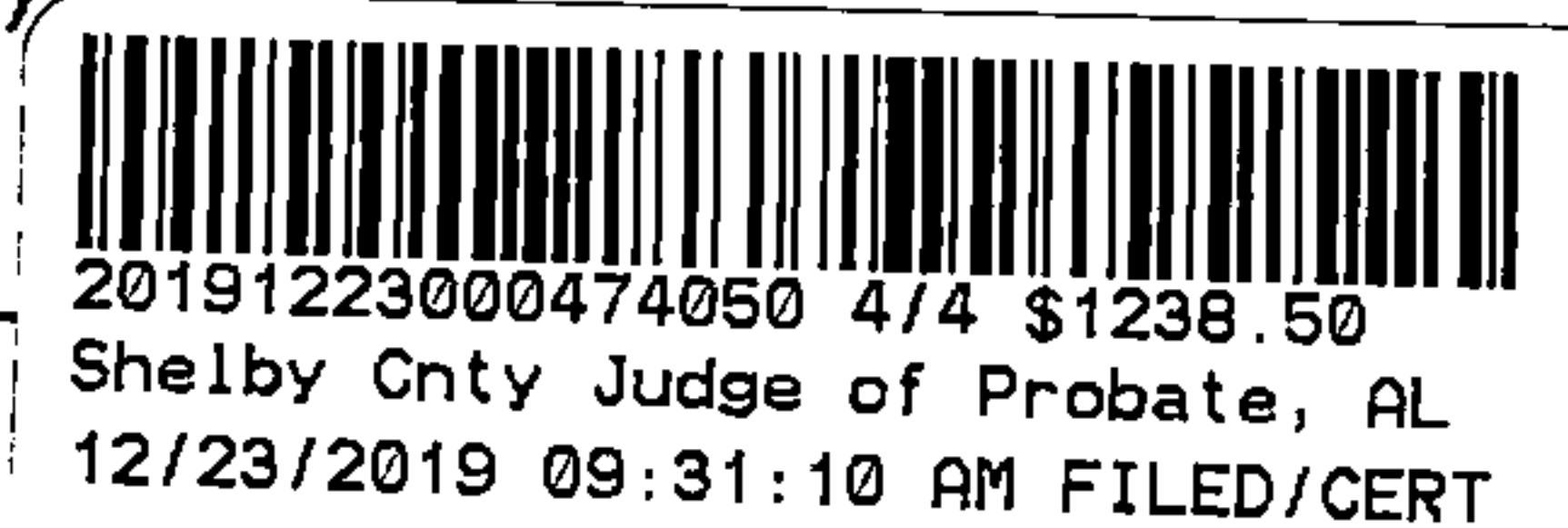
Property Address 560 & 562 Cahaba Valley Rd. Date of Sale 11/26/2019
Pelham, AL Total Purchase Price \$ 1,207,200.00
35124

Shelby County, AL 12/23/2019
State of Alabama
Deed Tax: \$1207.50

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

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1