

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

20200302000080350
03/02/2020 08:44:08 AM
DEEDS 1/6

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of One and No/100 Dollars (\$1.00) and good and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **D & D, L.L.C.**, an Alabama nonprofit corporation (herein referred to as “Grantor”), does hereby remise, release, quitclaim and convey unto **QuikTrip Corporation**, an Oklahoma corporation (herein referred to as “Grantee”), its successors and assigns, all its right, title and interest in and to the following described real estate situated in the County of Shelby and the State of Alabama, to-wit:

See Exhibit “A”, attached hereto and incorporated hereinby reference (“Property”).

This deed is being executed for the purpose of perfecting the title to real estate.

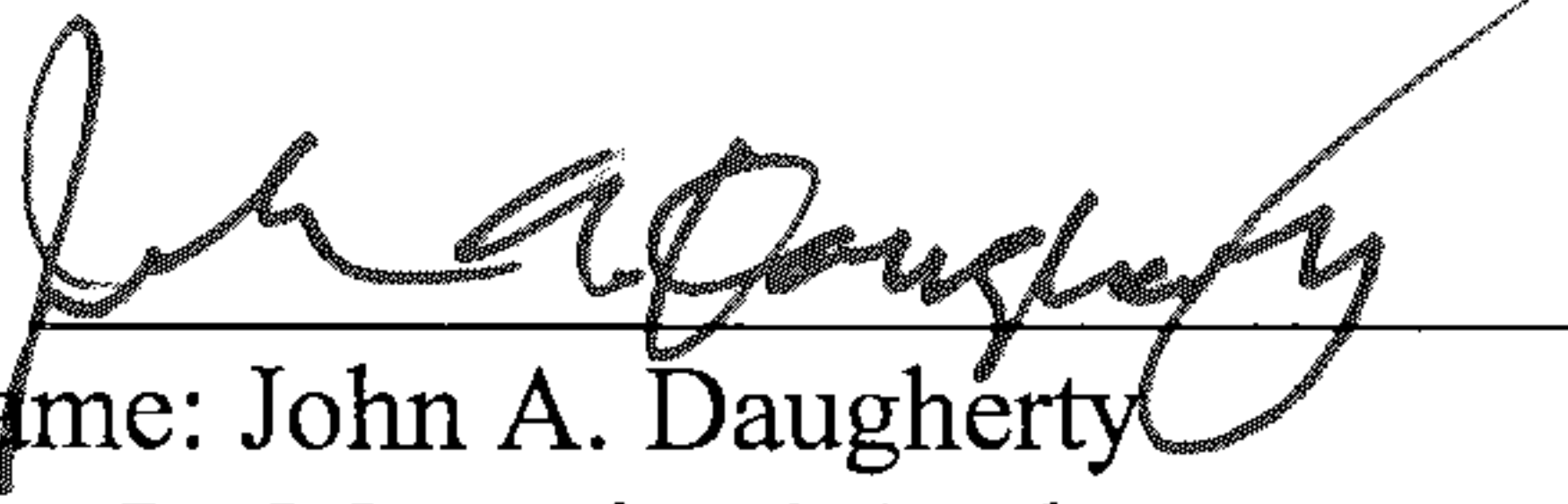
The Grantor herein is one and the same as D & D, L.L.C., the grantee in those certain Deed recorded on December 12, 2016 at Instrument Number 20161212000451690 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the Property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns, FOREVER.

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 28th day of February, 2020.

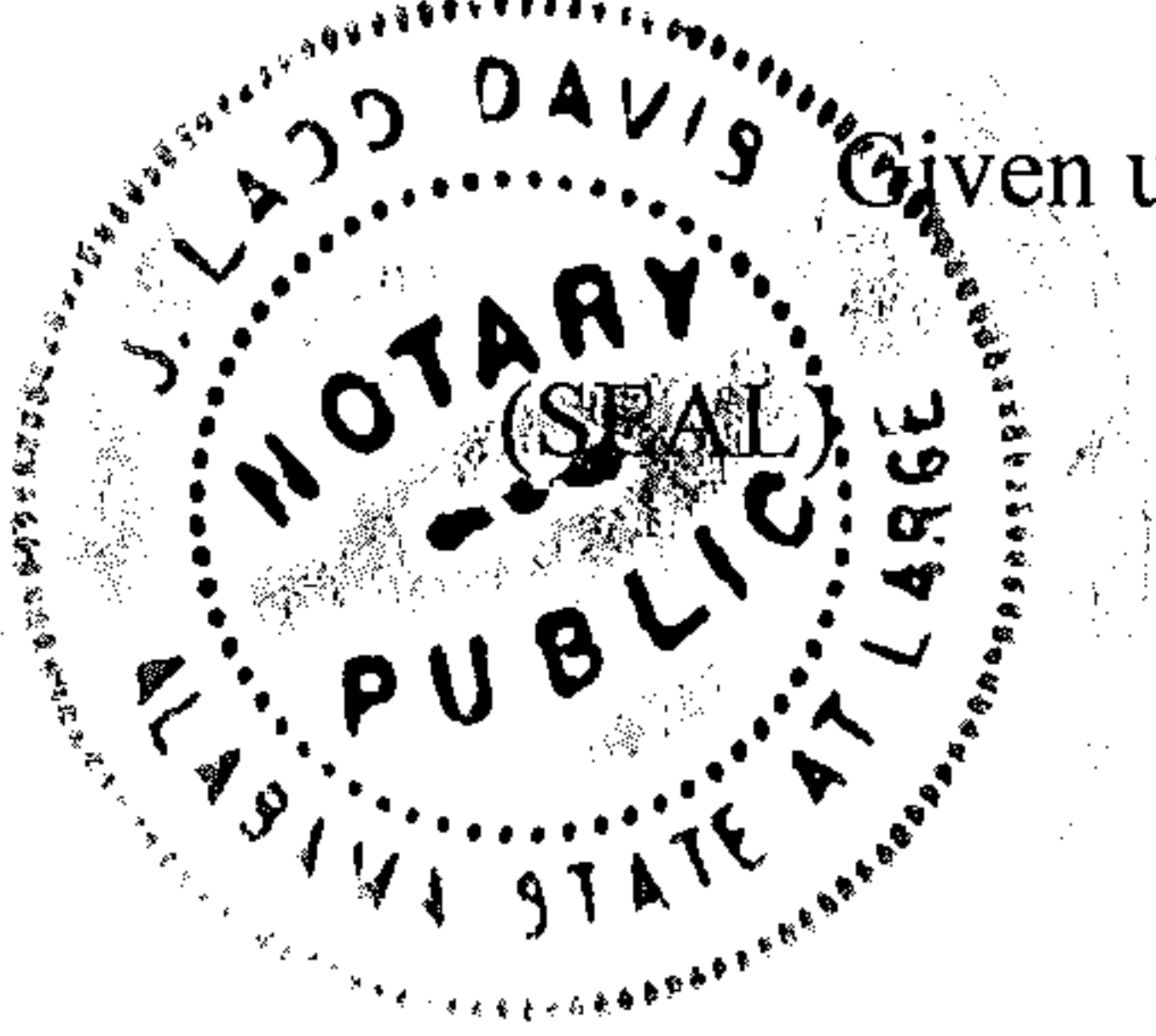
D & D, L.L.C.,
an Alabama limited liability company

By: 
Name: John A. Daugherty
Title: Its Managing Member

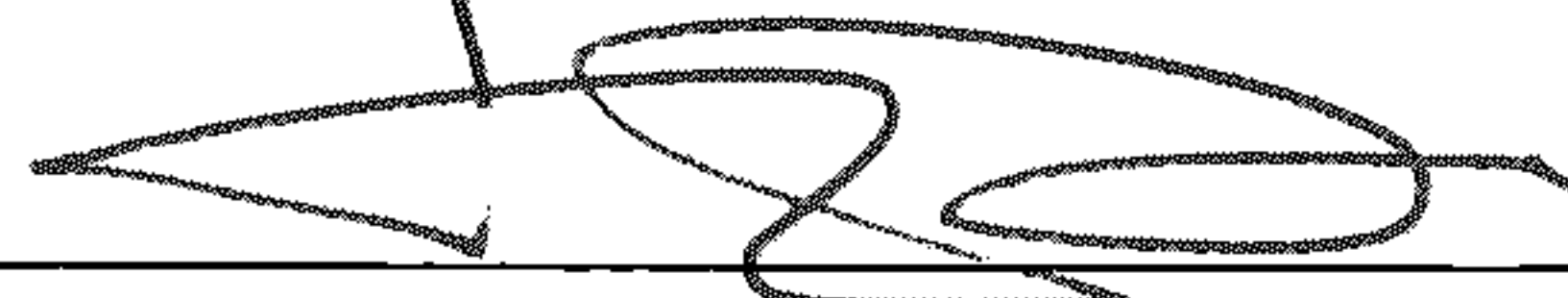
[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF ALABAMA)
 :
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John A. Daugherty, whose name as Managing Member of D & D, L.L.C., an Alabama 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 the instrument, he, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of said company.



Given under my hand this the 28th day of February, 2020.


 Notary Public

My commission expires: 11/1/2021

This instrument prepared by:

J. Ladd Davis, Esq.
 Rushton, Stakely, Johnston & Garrett, P.A.
 2100B SouthBridge Parkway, Suite 240
 Birmingham, Alabama 35209
 (205) 484-0841
 RSJ&G File No. 10296-0001

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

Exhibit "A"

("Property")

Legal Description – Overall

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 2 West, and the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Beginning at a found 1/2 inch rebar lying on the Northerly end of the mitered intersection of the Westerly Right of Way of Highway 84 (having a Variable Right of Way) and the Northerly Right of Way of Anglewood Lane (having a Prescriptive Right of Way); thence run along the Northerly Right of Way of Anglewood Lane South 61 degrees 05 minutes 10 seconds West for a distance of 55.64 feet to a found 1/2 inch rebar, said rebar also lying on a curve to the left, said curve having a radius of 247.78 feet, a central angle of 02 degrees 55 minutes 06 seconds, a chord bearing of North 77 degrees 47 minutes 46 seconds West, and a chord distance of 12.62 feet; thence run along the arc of said curve and said Right of Way for a distance of 12.62 feet to a point, said point also lying on a curve to the left, said curve having a radius of 589.37 feet, a central angle of 04 degrees 39 minutes 43 seconds, a chord bearing of North 76 degrees 30 minutes 19 seconds West, and a chord distance of 47.94 feet; thence run along the arc of said curve and said Right of Way for a distance of 47.95 feet to a point, said point lying on a curve to the left, said curve having a radius of 589.37 feet, a central angle of 00 degrees 46 minutes 57 seconds, a chord bearing of North 79 degrees 13 minutes 39 seconds West, and a chord distance of 8.05 feet; thence run along the arc of said curve and said Right of Way for a distance of 8.05 feet to a point, said point also lying on a curve to the left, said curve having a radius of 589.37 feet, a central angle of 04 degrees 10 minutes 23 seconds, a chord bearing of North 81 degrees 42 minutes 18 seconds West, and a chord distance of 42.92 feet; thence run along the arc of said curve and said Right of Way for a distance of 42.92 feet to a point, said point also lying on a curve to the left, said curve having a radius of 328.88 feet, a central angle of 18 degrees 05 minutes 29 seconds, a chord bearing of South 88 degrees 24 minutes 51 seconds West, and a chord distance of 103.42 feet; thence run along the arc of said curve and said Right of Way for a distance of 103.85 feet to a point, said point lying on a curve to the right, said curve having a radius of 877.28 feet, a central angle of 02 degrees 08 minutes 45 seconds, a chord bearing of South 82 degrees 16 minutes 06 seconds West, and a chord distance of 32.85 feet; thence run along the arc of said curve and said Right of Way for a distance of 32.86 feet to a point, said point lying on a curve to the right, said curve having a radius of 877.28 feet, a central angle of 04 degrees 20 minutes 38 seconds, a chord bearing of South 85 degrees 30 minutes 48 seconds West, and a chord distance of 66.49 feet; thence run along the arc of said curve and said Right of Way for a distance of 66.51 feet to a point, said point lying on a curve to the right, said curve having a radius of 189.39 feet, a central angle of 15 degrees 34 minutes 42 seconds, a chord bearing of North 83 degrees 53 minutes 32 seconds West, and a chord distance of 51.34 feet; thence run along the arc of said curve and said Right of Way for a distance of 51.50 feet to a point, said point lying on a curve to the right, said curve having a radius of 189.39 feet, a central angle of 14 degrees 13 minutes 01 seconds, a chord bearing of North 68 degrees 59 minutes 41 seconds West, and a chord distance of 46.87 feet; thence run along the arc of said curve and said

Right of Way for a distance of 46.99 feet to a point, said point also lying on a curve to the right, said curve having a radius of 354.99 feet, a central angle of 12 degrees 47 minutes 11 seconds, a chord bearing of North 54 degrees 52 minutes 18 seconds West, and a chord distance of 79.06 feet; thence run along the arc of said curve and said Right of Way for a distance of 79.22 feet to a point; thence leaving the Northerly Right of Way of Anglewood Lane run North 00 degrees 21 minutes 03 seconds West for a distance of 1214.93 feet to found 3/8 inch rebar lying on the Southerly Right of Way of Highway 84 (having a 80' Public R/W at this point); thence run North 81 degrees 53 minutes 19 seconds East along said Right of Way for a distance of 181.91 feet to a point, said point lying on a curve to the right, said curve having a radius of 249.65 feet, a central angle of 57 degrees 42 minutes 43 seconds, a chord bearing of South 69 degrees 15 minutes 23 seconds East, and a chord distance of 240.97; thence run along the arc of said curve and said Right of Way for a distance of 251.46 feet to point; thence run South 23 degrees 21 minutes 26 seconds East along Highway 84 (having a Variable Width Public R/W at this point) for a distance of 90.70 feet to a found 1/2 inch rebar; thence run South 09 degrees 43 minutes 26 seconds East for a distance of 122.96 feet to a found 1/2 inch rebar, said point lying on a curve to the right, said curve having a radius of 440.00 feet, a central angle of 30 degrees 46 minutes 15 seconds, a chord bearing of South 01 degrees 19 minutes 14 seconds East, and a chord distance of 233.47 feet; thence run along the arc of said curve and said Right of Way for a distance of 236.30 feet to a found 1/2 inch rebar; thence run South 14 degrees 01 minutes 25 seconds West for a distance of 307.12 feet to a found 1/2 inch rebar, said point lying on a curve to the left, said curve having a radius of 200.00 feet, a central angle of 91 degrees 56 minutes 17 seconds, a chord bearing of South 31 degrees 56 minutes 13 seconds East, and a chord distance of 287.59 feet; thence run along the arc of said curve and said Right of Way for a distance of 320.92 feet to a found PK nail; thence run South 28 degrees 34 minutes 31 seconds East for a distance of 45.03 feet to a found PK nail; thence run South 12 degrees 02 minutes 37 seconds West for a distance of 189.97 feet to the POINT OF BEGINNING. Said parcel contains 581,478 Square Feet or 13.347 Acres.

Real Estate Sales Validation Form

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

Grantor's Name D & D, L.L.C.
 Mailing Address 2720 Southview Terrace
Vestavia Hills, AL 35216

Grantee's Name Quiktrip Corporation
 Mailing Address P.O. Box 3475
Tulsa, Oklahoma 74101
Attn: Tax Department

Property Address City of Calera, Alabama 35040
PID No.: 28-2-04-0-001-018.000
PID No.: 28-2-04-0-001-026.000
PID No.: 28-2-04-0-001-028.000

Date of Sale February 28, 2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ 2,801,600.00
 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 Quitclaim Deed
☐ Closing Statement

Please Note: No consideration was given for this deed.

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 2/28/2020

Print Candace Roberson

Unattested _____

Sign Candace Roberson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2020 08:44:08 AM
 \$38.00 CHARITY
 20200302000080350

Print Form

Form RT-1



Allen S. Boyd