

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

20200302000080360
03/02/2020 08:44:09 AM
DEEDS 1/6

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **D & D, L.L.C.**, an Alabama limited liability company (as "Grantor"), does hereby grant, bargain, sell and convey unto **QUIKTRIP CORPORATION**, an Oklahoma corporation (herein referred to as "Grantee"), its successors and assigns, 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 herein by reference ("Property").

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference ("Specific Exceptions").

For ad valorem tax purposes only, the mailing address of Grantee is P.O. Box 3475, Tulsa, Oklahoma 74101, Attn: Tax Department.

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.

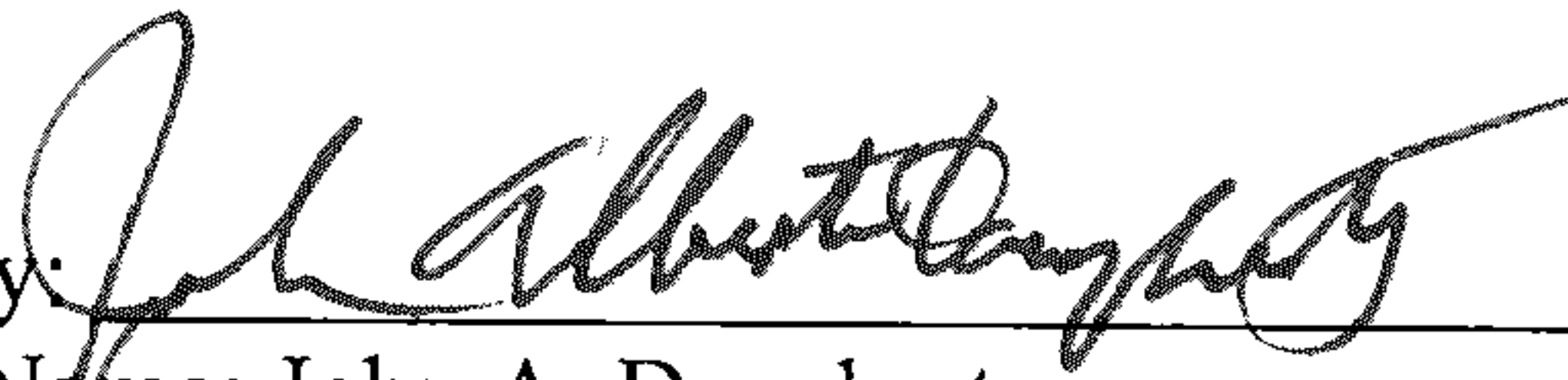
TO HAVE AND TO HOLD, the Property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns FOREVER.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

[EXECUTION ON FOLLOWING PAGE]

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

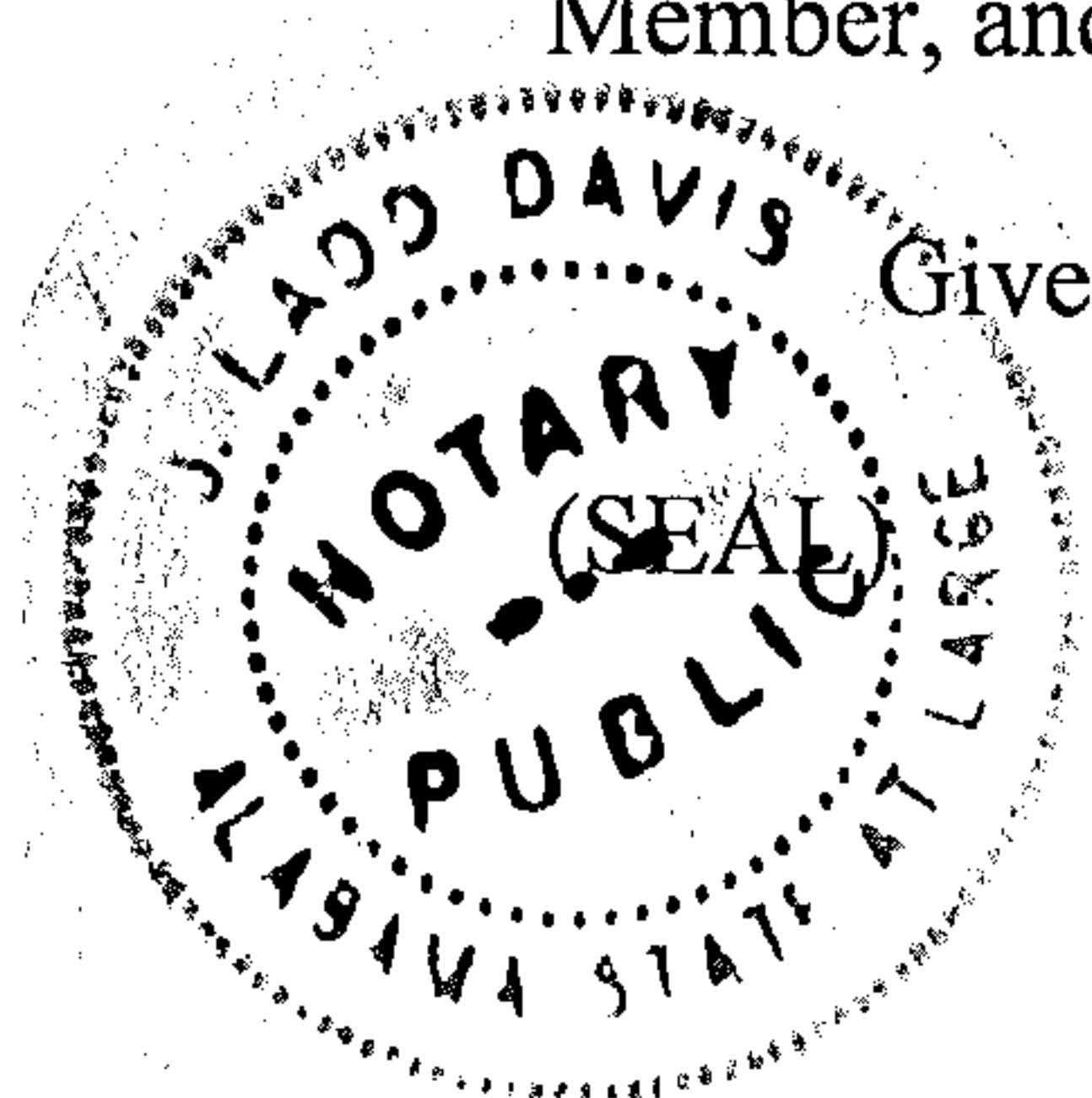
D & D, L.L.C.,
an Alabama limited liability company

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

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.

20200302000080360 03/02/2020 08:44:09 AM DEEDS 3/6
Exhibit "A"

("Property")

TRACT 1 – PARCEL 1

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

Commencing at a point lying at the Southwest Corner of Section 4, thence running South 89 degrees 43 minutes 17 seconds East along the Southerly line of Section 4 for a distance of 2,622.84 feet to a found 1/2 inch rebar with cap lying at the South 1/4 Corner of Section 4; thence run North 00 degrees 21 minutes 03 seconds West along the West line of the Southeast 1/4 of Section 4 for a distance of 667.08 feet to a point, said point being the POINT OF BEGINNING; thence run North 00 degrees 21 minutes 03 seconds West along the aforementioned West line of the Southeast 1/4 of Section 4 for a distance of 535.18 feet to a 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 51.42 feet to a point; thence leaving said Right of Way run North 88 degrees 27 minutes 13 seconds West for a distance of 451.97 feet to the POINT OF BEGINNING.

TRACT 1 – PARCEL 2

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

Commencing at a point lying at the Southwest Corner of Section 4, thence running South 89 degrees 43 minutes 17 seconds East along the Southerly line of Section 4 for a distance of 2,622.84 feet to a found 1/2 inch rebar with cap lying at the South 1/4 Corner of Section 4; thence run North 00 degrees 21 minutes 03 seconds West along the West line of the Southeast 1/4 of Section 4 for a distance of 1,282.51 feet to found 5/8 inch rebar, lying on the Northerly Right-of-Way of Highway 84 (having a 80' Public R/W), said point being the POINT OF BEGINNING; thence run North 00 degrees 20 minutes 38 seconds West along the aforementioned West line of the Southeast 1/4 of Section 4 for a distance of 50.74 feet to a point lying at the Northwest Corner of the Southwest 1/4 of the Southeast 1/4 of Section 4; thence run South 88 degrees 13 minutes 37 seconds East for a distance of 332.10 feet to a found iron pin; thence run South 40 degrees 17 minutes 37 seconds West for a distance of 34.70 feet to a found 5/8 inch rebar lying on the aforementioned Northerly Right-of-Way of Highway 84, said point is also lying on a curve to the left, said curve having a radius of 329.67 feet, a central angle of 24 degrees 34 minutes 12 seconds, a chord bearing of North 85 degrees 50 minutes 30 seconds West, and a chord distance of 140.29 feet; thence run along the arc of said curve and said Right of Way for a distance of 141.37 feet to a point;

thence run South 81 degrees 52 minutes 24 seconds West for a distance of 170.99 feet to the POINT OF BEGINNING.

TRACT 1 – PARCEL 3

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

Commencing at a point lying at the Southwest Corner of Section 4, thence running South 89 degrees 43 minutes 17 seconds East along the Southerly line of Section 4 for a distance of 2,622.84 feet to a found 1/2 inch rebar with cap lying at the South 1/4 Corner of Section 4; thence run North 00 degrees 21 minutes 03 seconds West along the West line of the Southeast 1/4 of Section 4 for a distance of 202.15 feet to a point, said point begin the POINT OF BEGINNING; thence run North 00 degrees 21 minutes 03 seconds West along the aforementioned West line of the Southeast 1/4 of Section 4 for a distance of 464.94 feet to a point; thence run South 88 degrees 27 minutes 13 seconds East for a distance of 451.97 feet to a point, said point lying on the Westerly Right of Way of Highway 84 (having a Variable Width Public R/W); thence run South 14 degrees 01 minutes 25 seconds West along said Right of Way for a distance of 255.70 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 18.01 feet to a point; thence leaving said Right of Way run North 73 degrees 20 minutes 12 seconds West for a distance of 186.13 feet to a found 1 inch open top pipe; thence run South 09 degrees 07 minutes 52 seconds West for a distance of 105.05 feet to a found 1 inch crimp top pipe; thence run North 73 degrees 20 minutes 23 seconds West for a distance of 302.68 feet to a found 1/2 inch rebar with cap; thence run North 73 degrees 20 minutes 23 seconds West for a distance of 65.53 feet to the POINT OF BEGINNING.

Exhibit "B"

("Specific Exceptions")

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 103, Page 162, Deed Book 103, Page 163 and Deed Book 213, Page 358.
2. Denial of all existing, future, or potential common law or statutory rights of access between the Land and I-65.
2. Matters as shown on Survey of David L. Anderson dated October 20, 2018, Project No. 18003188.

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 \$ 2,801,600.00
 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
☐ 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 2/28/20

Print D & D, L.L.C. BY JAMES ALBERT BANGS

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2020 08:44:09 AM
 \$2839.00 CHARITY
 20200302000080360

(verified by)

Allen S. Bond