

20200324000115500
03/24/2020 09:16:48 AM
DEEDS 1/5

For Recording Use Only

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 20 day of March, 2020 (the "Conveyance Date"), in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned **PNC BANK, NATIONAL ASSOCIATION, successor in interest to First American Bank of Pelham**, herein referred to as the Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto **MAPCO EXPRESS, INC., a Delaware corporation**, herein referred to as the Grantee, in fee simple, the following described real estate lying and being in the County of Shelby, State of Alabama (the "Property"), to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 13 Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest Corner of said 1/4 - 1/4 Section; thence Easterly along the south line of said 1/4 - 1/4 Section a distance of 126.08 feet to an iron pin; thence left 81 degrees 53 minutes 40 seconds in a Northerly direction a distance of 275.00 feet to an iron pin being the Point of Beginning; thence left 54 degrees 43 minutes 40 seconds in a Northerly direction a distance of 49.10 feet to an iron pin; thence right 57 degrees 00 minutes 00 seconds in a Northerly direction a distance of 245.25 feet to an iron pin on the Southerly right-of-way of Shelby County Highway 105; thence 84 degrees 54 minutes 11 seconds right in an Easterly direction along said right-of-way a distance of 229.58 feet to an iron pin; thence right 50 degrees 20 minutes 36 seconds in a Southeasterly direction a distance of 59.80 feet to an iron pin on the Westerly right-of-way of U.S. Highway 31; thence right 46 degrees 54 minutes 03 seconds in a Southerly direction along said Westerly right-of-way of U.S. Highway 31 a distance of 211.49 feet to an iron pin; thence right 77 degrees 58 minutes 58 seconds and leaving said Westerly right-of-way in a Westerly direction a distance of 225.00 feet to the Point of Beginning.

Source of title: Book 077, Page 252

TO HAVE AND TO HOLD THE Property, together with all easements, rights-of-way, privileges, appurtenances and other rights, if any, benefiting the Property, including, without limitation, the Drainage and Sewer Easement, of record in Book 040, page 789, of the Probate Office of Shelby County, Alabama, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the Property, all buildings, structures and other improvements thereon, unto the Grantee and to its successors and assigns forever.

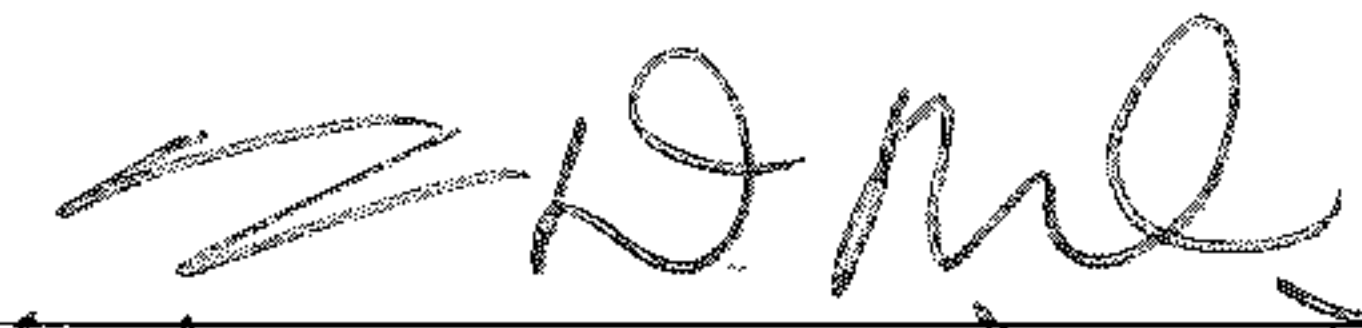
The Property being subject, however, to the matters described on Exhibit A, attached hereto.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever. And the Grantor does hereby covenant and agree that it shall forever warrant and defend unto the Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its duly authorized representative on the date set forth below.

GRANTOR:

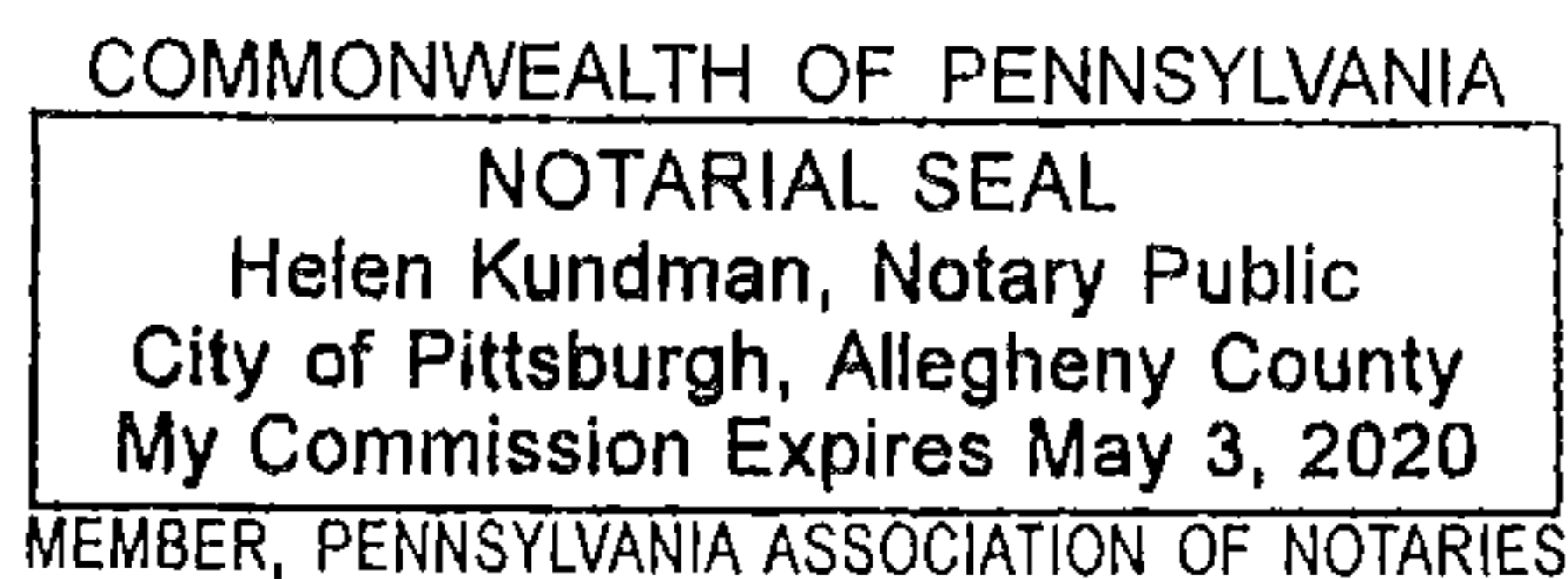
**PNC BANK, NATIONAL ASSOCIATION,
successor in interest to First American Bank of
Pelham**

By: 
Name: Thomas D. Fard
Title: Vice President

STATE OF PennsylvaniaCOUNTY OF Allegheny

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Thomas DBird whose name as Vice President of the PNC BANK, NATIONAL ASSOCIATION, successor in interest to First American Bank of Pelham, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of PNC BANK, NATIONAL ASSOCIATION, successor in interest to First American Bank of Pelham.

GIVEN under my hand and official seal this the 20th day of March, 2020.



Helen Kundman
Notary Public
My Commission Expires: May 3rd 2020

This Instrument was Prepared By:
Michael B. Noble, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

20200324000115500 03/24/2020 09:16:48 AM DEEDS 4/5
EXHIBIT "A"

1. Possible additional assessments for real property taxes, either prospective or retroactive, for new construction or for any major improvements completed after the Conveyance Date, as well as for property taxes for the year 2020 and subsequent years levied or to be levied against the Property and not yet certified and payable.
2. Rights, public and private, in and to any portion of the Property that lies within the right of way of any public street or alley abutting the Property.
3. Zoning and building laws, ordinances, and regulations.
4. From the Conveyance Date and continuing thereafter for a period of five (5) years, the Property shall not be used for the purpose of conducting or in connection with (A) the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation, the installation and operation of an automated teller machine or machines and/or operation of a night depository and safe deposit boxes, provided, however, that Grantor and its successors and assigns shall not be subject to such restrictions; or (B) any marijuana-related use (including, without limitation, a medical marijuana dispensary). Grantor shall have the ability to enforce such restrictions by injunctive relief in addition to other rights and remedies available at law or in equity.
5. Any prior reservation or conveyance, together with any prior release of damages, of minerals of every kind and character of record, existing as of the Effective Date, including but not limited to, oil, gas, sand and gravel in, on or under the Property, and mining, drilling and access rights, if any, relating thereto.
6. Release of damages as recorded in Book 76, Page 259; Book 102, Page 517 and Book 255, Page 554.
7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 327, Page 791.
8. Terms and conditions of Drainage and Sewer Easement recorded in Book 40, Page 769.
9. The following matters shown on survey by Barton F. Carr on behalf of Carr & Associates Engineers, Inc., dated October 24, 2019, last revised March 17, 2020, and designated as DWG No.: 1015.1932-01:
 - a. Encroachment of Daycare Playground and Wrought Iron Fence along the West property line.
 - b. Overhead Power & Phone lines traversing the property.
 - c. Encroachment of Two Story Brick Building into 50' Front Setback line.
 - d. Encroachment of Guy Anchor along East property line.
 - e. Encroachment of asphalt drive along the West property line.

Real Estate Sales Validation Form

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

Grantor's Name	PNC Bank, National Association	Grantee's Name	Mapco Express, Inc.
Mailing Address	c/o PNC Realty Services The Tower at PNC Plaza - 22nd Floor 300 Fifth Avenue PT-PTWR-22-1 Pittsburgh, PA 15222-2401	Mailing Address	801 Crescent Centre Drive Suite 300 Franklin TN 37067
Property Address	3000 Pelham Parkway Pelham, Shelby County AL 35124	Date of Sale	March 23, 2020
		Total Purchase Price	\$1,300,000.00
		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
 ☐ 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 March 20, 2020

☒ Unattested

(verified by) _____

PNC BANK, NATIONAL ASSOCIATION

By: _____

Thomas Byrd, Vice President



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2020 09:16:48 AM
 S1334.00 CHERRY
 20200324000115500

Allen S. Byrd

Form RT-1