

20200326000119530
03/26/2020 01:43:04 PM
DEEDS 1/4

After Recording Return to:

Nancy Shirar
Chicago Title
3100 Monticello, Suite 800
Dallas, Texas 75205

Send Tax Notice to:

Real Property Tax Division,
600 W. Hamilton, Suite 500,
Allentown, PA 18101

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered this 25th day of March 2020 by **CIRCLE K STORES INC.**, a Texas corporation (the “**GRANTOR**”), in favor of **LGP REALTY HOLDINGS LP**, a Delaware limited partnership (“**GRANTEE**”).

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property and improvements situated in **Shelby County, Alabama**, more particularly described on Exhibit A attached hereto, subject to (a) the lien for real property taxes and assessments on the Subject Property for the current assessment year and all subsequent assessment years, not yet due and payable, (b) all applicable zoning, building and land use restrictions and other governmental regulations, laws, and ordinances, and (c) all liens, encumbrances, easements, covenants, restrictions, and other matters of record (the “**Property**”).

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

And Grantor does for themselves, and their heirs, personal representatives, and assigns, covenants with Grantee and its successors and assign, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances, if any, identified herein, and that Grantor will warrant and defend the right and title to the above described Property unto the Grantee against the lawful claims and demand of all persons claiming by, through, or under Grantor, but none other.

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first written above.

GRANTOR:

CIRCLE K STORES INC., a Texas corporation

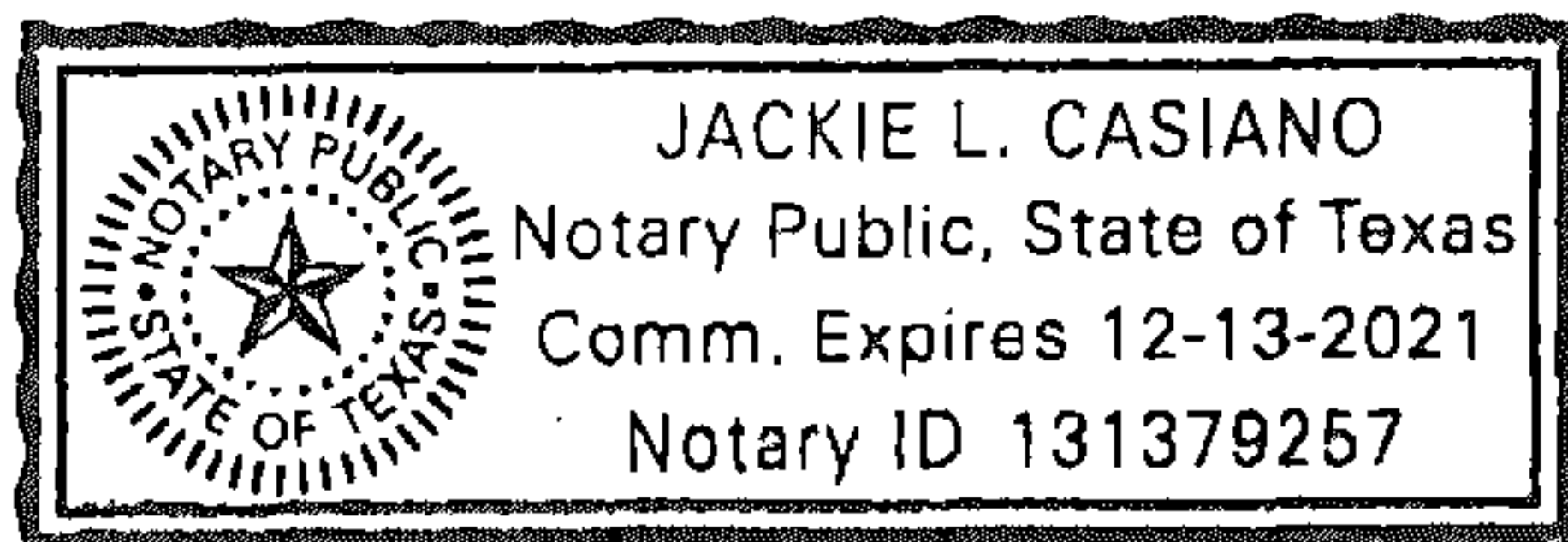
By: _____

Name: Patrick Panzarella

Title: Assistant Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 12 day of March, 2020, by Patrick Panzarella, the Assistant Secretary of Circle K Stores Inc., a Texas corporation, on behalf of said corporation.



Jackie L. Casiano

Notary public in and for the
State of Texas

My commission expires: 12-13-2021

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EXHIBIT A

Legal Description

Lot 1, according to the Survey of Helena Market Subdivision, as recorded in Map Book 26, page 20, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Circle K Stores Inc.
 Mailing Address P.O. Box 52085
Phoenix, AZ 85072

Grantee's Name LGP Realty Holdings LP
 Mailing Address 600 W. Hamilton, Suite 500
Allentown, PA 18101

Property Address 4925 Highway 17
Helena, AL

Date of Sale March 25, 2020
 Total Purchase Price \$755,304

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/26/2020 01:43:04 PM
 \$786.50 CHERRY
 20200326000119530

Allen S. Boyd

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).

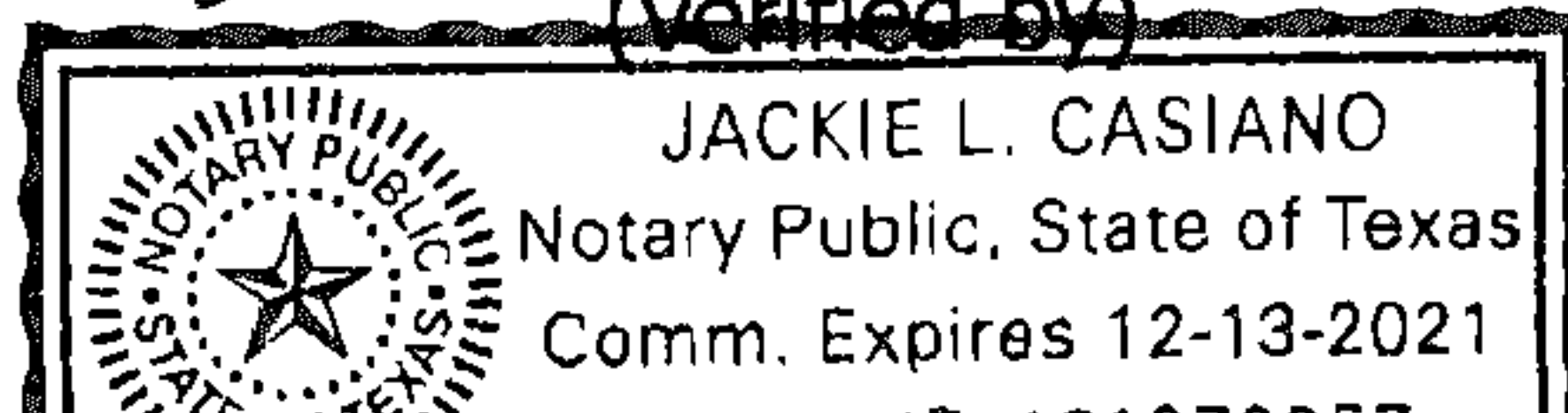
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date March 12, 2020

Print: Circle K Stores Inc.

☐ Unattested

Jackie L. Casiano
 (verified by)



Sign: _____
 By: Patrick Panzarella, Assistant Secretary

Form RT-1