

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

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 Grantors, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **BOBBY WHITAKER, JR., CHRISTINE WHITAKER AND PAULA WHITAKER, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF REGUSTA WHITAKER, DECEASED, CARRIE MAE HAYNES**, a widowed, unmarried individual and **HENRY LEE HAYNES**, a married individual, (herein collectively referred to as "Grantors"), do 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.

Bobby Whitaker, Jr. Christine Whitaker and Paula Whitaker are Personal Representatives of the Estate of Regusta Whitaker, Deceased, and are authorized to convey the Property pursuant to Corrected Order Approving Sale of Real Property as filed in the Office of the Judge of Probate of Shelby County, Alabama as Case No. PR-2020-000198.

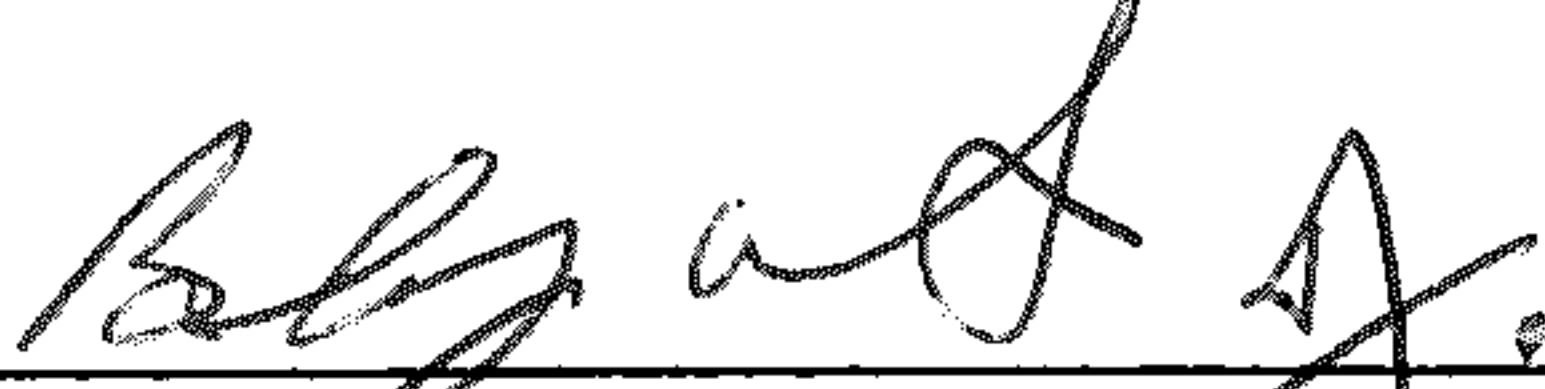
The Property does not constitute the homestead of Grantors or Grantors' spouses.

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.

And the said Grantors do for themselves, their respective heirs, successors and assigns, covenant with the said Grantee, its successors and assigns, that, except as hereinabove provided, they are lawfully seized in fee simple of the Property conveyed hereby; that the Property is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said Grantee, its successors and assigns; and the Grantors will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 22 day of May, 2020.


Bobby Whitaker, Jr. as Personal
Representative of the Estate of Regusta
Whitaker, deceased

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of Los Angeles) §

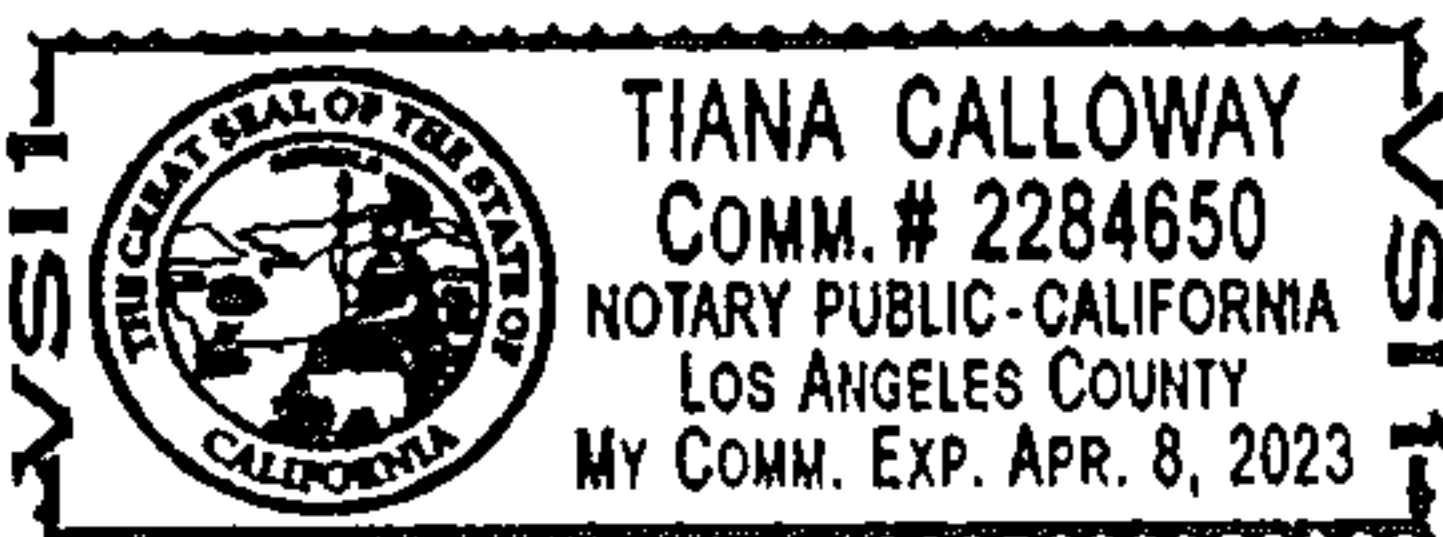
On May 22nd, 2020, before me, Tiana Calloway a Notary Public, personally appeared Bobby Whitaker, Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.


Signature of Notary

(Affix seal here)



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 22 day of May, 2020.

Christine Whitaker
Christine Whitaker as Personal Representative
of the Estate of Regusta Whitaker, deceased

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of LOS Angeles) §

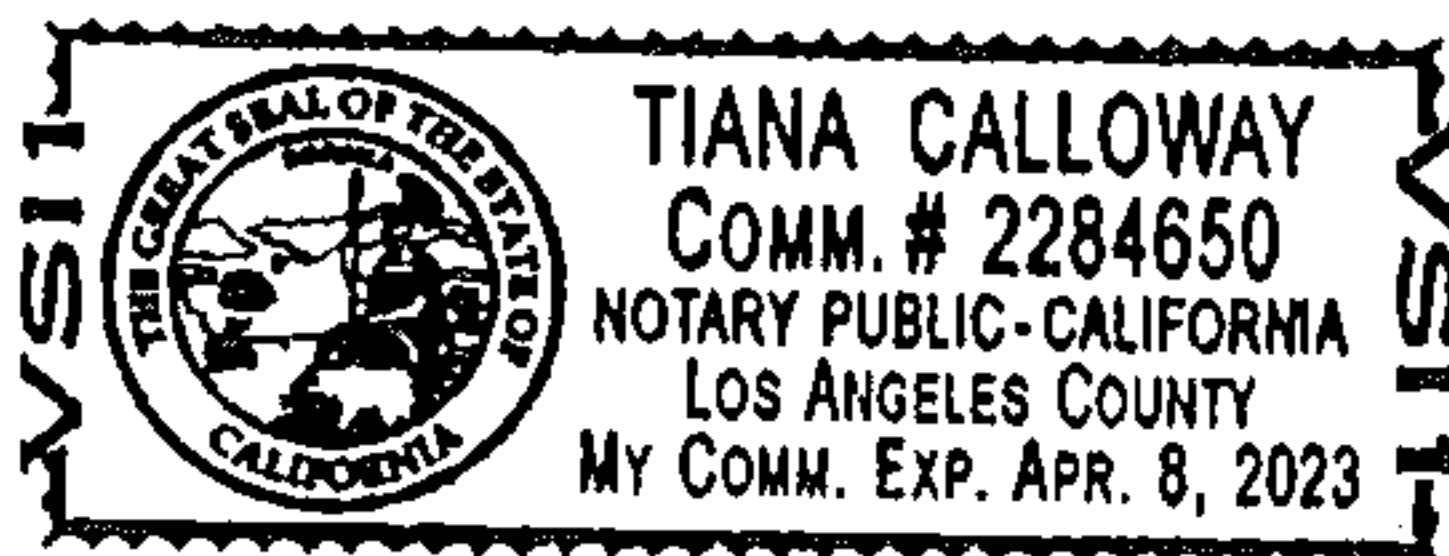
On May 22nd, 2020, before me, Tiana Calloway a Notary Public, personally appeared Christine Whitaker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Tiana Calloway
Signature of Notary

(Affix seal here)



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 22 day of May, 2020.

Paula Whitaker
Paula Whitaker as Personal Representative of
the Estate of Regusta Whitaker, deceased

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of LOS ANGELES) §

On May 22nd, 2020, before me, Tiana Calloway a Notary Public, personally appeared Paula Whitaker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Tiana Calloway
Signature of Notary

(Affix seal here)



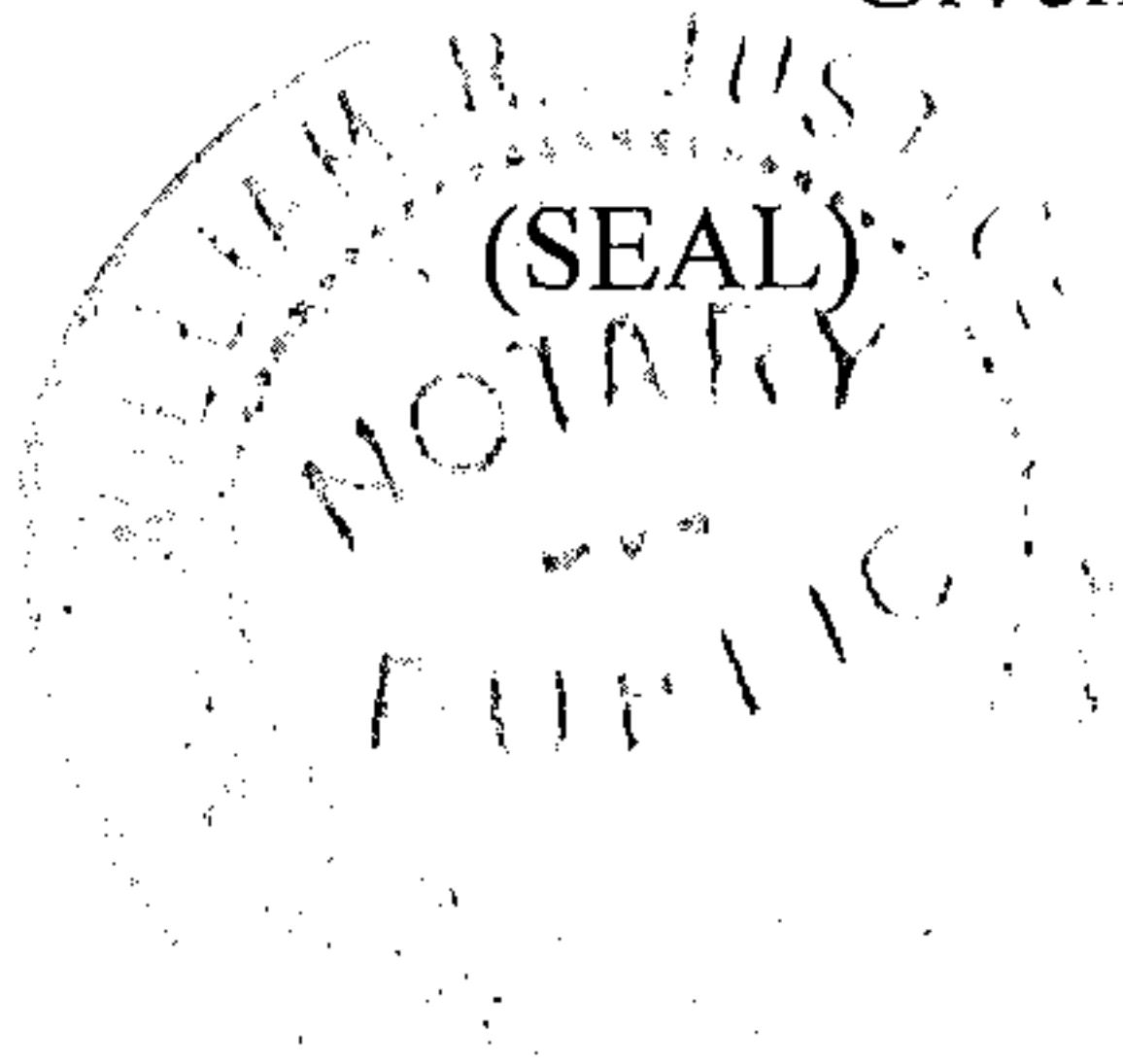
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 26th day of May, 2020.

Carrie Mae Haynes
CARRIE MAE HAYNES

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carrie Mae Haynes, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of May, 2020.



William R Jester
Notary Public
My commission expires: 9-12-23

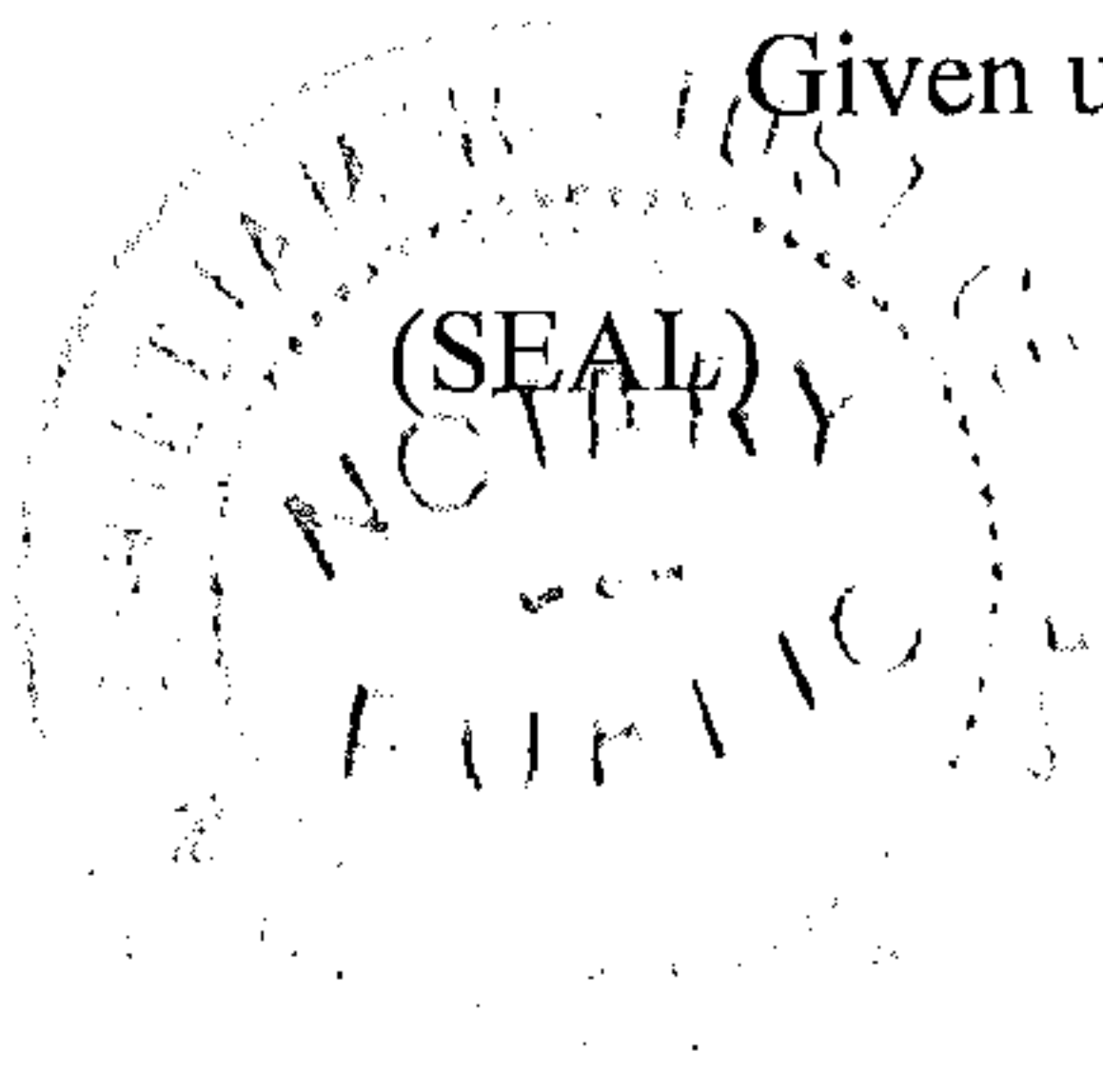
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 26th day of May, 2020.

Henry Lee Haynes
HENRY LEE HAYNES

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Henry Lee Haynes**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of May, 2020.



William R Jantner
Notary Public
My commission expires: 9-12-23

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")

TRACT 4:

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

Commencing at a found 1/2 inch rebar lying on the Northerly end of the mitered intersection of the Westerly Right of Way of Highway 31 (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 27.37 feet to a point, said point being the POINT OF BEGINNING; thence continuing along the last described course for a distance of 28.27 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; thence leaving said Northerly Right of Way of Anglewood Lane run South 89 degrees 52 minutes 22 seconds East for a distance of 83.70 feet to the POINT OF BEGINNING.

Exhibit “B”

(“Specific Exceptions”)

1. Taxes and assessments for the year **2020** and subsequent years, not yet due and payable.
2. Transmission Line Permits to Alabama Power Company as set out in instrument(s) recorded in Deed Book 103, Page 161; Deed Book 121, Page 348, and Deed Book 103, Pages 162 and 163.
3. Release of damages as set out in deed recorded in Instrument # 20161222000467610.

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

Grantor's Name Bobby Whitaker, Jr.
 Mailing Address 345 Stepney Street
Inglewood, CA 90302

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

Property Address _____
Calera, Alabama 35040
PID No.: 28-2-09-0-001-019.000

Date of Sale 06/4/2020
 Total Purchase Price \$ 95,000.00
 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
☐ 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 5/22/2020

Print BOBBY WHITAKER JR.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Print Form



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2020 02:23:25 PM
 \$141.00 CHERRY
 20200605000227850

Ann S. Byrd