

SEND TAX NOTICE TO:

Circle K Stores Inc.
P.O. Box 52085
Phoenix, Arizona 85072
Attention: Property Tax Department

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this 24th day of August, 2020, by **JDW PROPERTIES II, LLC**, an Alabama limited liability company ("Grantor"), to **CIRCLE K STORES INC.**, a Texas corporation (herein referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, Grantor's right, title and interest in and to that certain real estate situated in Shelby County, Alabama, and more particularly described in the attached Exhibit A (the "Property"):

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining.

The conveyance is made subject to the following:

1. Taxes and assessments for the year 2020, and subsequent years;
2. Mineral and mining rights not owned by Grantor;
3. Building line(s) as shown by recorded map;
4. Easement(s) as shown by recorded map;

5. Easement for public road recorded in Deed Book 286, Page 338 in the office of the Judge of Probate Shelby County, Alabama;

6. Rights of way to Alabama Power Company recorded in Deed Book 103, Page 166, Deed Book 119, Page 259, Deed Book 134, Page 533 and Instrument 2002-18666, in the office of the Judge of Probate of Shelby County, Alabama;

7. Right of way to Postal Telegraph Cable Co., recorded in Deed Book 80, Page 40, in the office of the Judge of Probate of Shelby County, Alabama;

8. Easement and Agreement recorded in Instrument 2001-30696, in the office of the Judge of Probate of Shelby County, Alabama;

9. Agreement of Cross Easement recorded in Instrument 2001-30697, in the office of the Judge of Probate of Shelby County, Alabama;

10. Easement to City of Calera, recorded in Instrument 20090430000159070, in the office of the Judge of Probate of Shelby County, Alabama; and

11. The following matters as set out and delineated on the survey prepared by Rodney K. Young with U.S. Surveyor, dated 7/6/2020, Job No. SS354157.DWG:

- (a) Prime sign over south property line;
- (b) 35' building setback along south and west line and 15' building setback along east and north line;
- (c) 8' utility easement along south line;
- (d) 5' sanitary sewer easement along north line;
- (e) Curb cuts over property line along north, south and west line;
- (f) 10' cross easement along north line;
- (g) Concrete over property line along west and south line;
- (h) Easement into northeast corner as shown; and
- (i) Vent pipes over south property line and into right of way.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

[Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned has caused this Statutory Warranty Deed to be executed on the date first above written.

GRANTOR:

JDW PROPERTIES II, LLC, an Alabama limited liability company

By: James D. Wadsworth
Name: James D. Wadsworth
Title: Manager

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Wadsworth, whose name as a manager of JDW Properties II, LLC, 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 said instrument, he as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

GIVEN under my hand and official seal this the 24th day of August, 2020.

Mindy Austin
NOTARY PUBLIC
My Commission Expires: 6/29/2021

[SEAL]



This Document Prepared By:

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Exhibit A

Legal Description

Lot 1B, according to Wadsworth Resurvey as recorded in Map Book 40, Page 59 in the Probate Office of Shelby County, Alabama.

