

20210202000053450
02/02/2021 08:51:10 AM
DEEDS 1/6

Grantee's Address:
JJGMEE, LLC
204 Houston Mill Road
Rome, GA 30161

This instrument prepared by
and when recorded return to:
McRae, Smith, Peek,
Harman & Monroe, LLP
111 Bridgepoint Plaza, Suite 300
Rome, GA 30161

SEND TAX BILLS TO
Circle K Stores Inc.
1100 Situs Court, Suite 100
Raleigh, North Carolina 27606

STATE OF ALABAMA)
SHELBY COUNTY)
NCS1036851

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and NO/100 Dollars (\$100.00) and other good and valuable consideration paid to the undersigned, **JARRETT E. SHADDA**, a resident of the State of Georgia, whose address is 204 Houston Mill Road, Rome, GA (the "Grantor"), by **JJGMEE, LLC**, a Georgia limited liability company, whose address is 204 Houston Mill Road, Rome, GA 30161 (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama and particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Together with all improvements thereon and the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Grantor does covenant with said Grantee, and the successors, legal representatives and assigns of Grantee that it is lawfully seized in fee simple of said real estate, and that Grantor shall warrant and forever defend the right and title to said real estate unto Grantee, and the successors, legal representatives and assigns of Grantee, against the lawful claims of all persons.

The drafters of this deed, by virtue of its preparation, make no representations whatsoever regarding the status of title, encroachments, acreage, easements or other access, or the accuracy of the boundary calls for the real property described herein, this instrument being prepared solely from the directions, metes and bounds description and other information provided by the Grantor and the Grantee named in this deed.

TO HAVE AND TO HOLD said real estate and related rights unto the Grantee and its successors and assigns, forever.

[Signature Page Follows]

[Signature Page to Warranty Deed – Pelham, Alabama – Circle K]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 29th day of January, 2021.

GRANTOR:



JARRETT E. SHADDAY

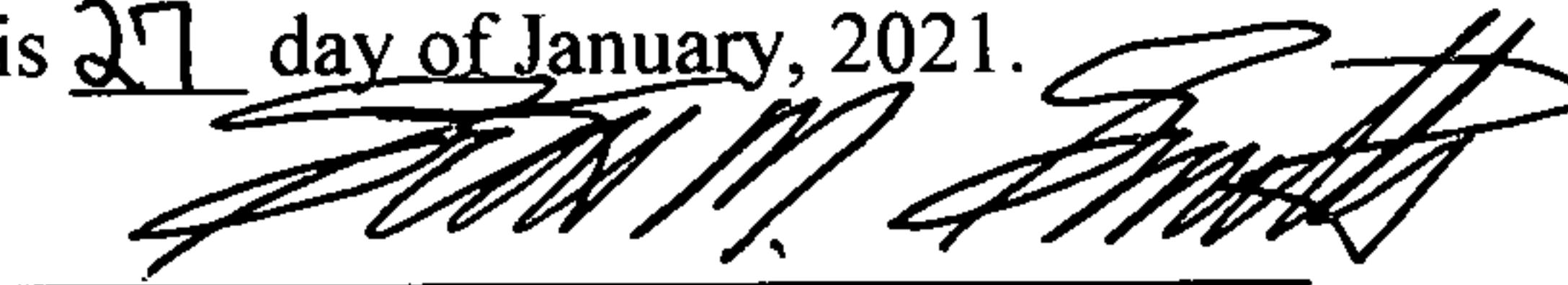
[Notary Page Follows]

[Notary Page to Warranty Deed – Pelham, Alabama – Circle K]

STATE OF GEORGIA)
COUNTY OF FLOYD)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JARRETT E. SHADDAY**, a Georgia resident, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance he with full authority, executed the same voluntarily, as **Grantor**, as aforesaid.

Given under my hand and official seal this 27 day of January, 2021.


Notary Public

My commission expires: 7-17-2022

AFFIX SEAL



[Notary Page to Warranty Deed – Pelham, Alabama – Circle K]

Legal Description

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND RUN NORTH 00 DEGREES 04 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 541.25 FEET; THENCE RUN NORTH 55 DEGREES 42 MINUTES 20 SECONDS EAST A DISTANCE OF 600.66 FEET, MORE OR LESS, TO AN EXISTING CAPPED IRON MARKED SURVCONN9049 AND THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY #119 AND THE PAVED SERVICE ROAD ALONG SAID HIGHWAY. FROM SAID POINT OF BEGINNING CONTINUE NORTH 55 DEGREES 42 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 130.65 FEET TO AN IRON WESTERLY RIGHT OF WAY LINE OF I-65 AND THE PAVED SERVICE ROAD ALONG SIDE SAID I-65; THENCE RUN NORTH 05 DEGREES 49 MINUTES 19 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 350.00 FEET TO AN EXISTING PK NAIL IN ASPHALT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY EAST; THENCE RUN SOUTH 66 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 424.84 FEET TO AN EXISTING CAPPED IRON MARKED CA0010, SAID POINT BEING NORTH 59 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 269.18 FEET FROM THE MOST NORTHERLY CORNER OF LOT C-2 OF THE CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13, PAGE 140, SHELBY COUNTY PROBATE OFFICE; THENCE RUN SOUTH 44 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 349.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 2001-49861, SHELBY COUNTY PROBATE OFFICE, LYING AND BEING IN THE CITY OF PELHAM, 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 Jarrett E. Shadday
Mailing Address 204 Houston Mill Rd.
Rome, GA 30161

Grantee's Name JJ GIMEE, LLC
Mailing Address 204 Houston Mill Rd.
Rome, GA 30161

Property Address 115 Cahaba Valley Rd.
Pelham, AL 35124

Date of Sale 112912021
Total Purchase Price \$
or
Actual Value \$
or
Appraiser's Market Value \$ 1,144,705.00 / 50% interest

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

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 11/29/2021

Unattested



Print
Filed and Recorded
Official Public Records
Judge of Probate ~~Sign~~ ~~Shelby~~
~~Clerk~~
Shelby County, AL
02/02/2021 08:51:10 AM
\$1182.00 CHERRY
20210202000053450

~~Clerk~~ 29
d by) Shelby County, AL
02/02/2021 08:51:10 AM
\$1182.00 CHERRY

Print Scott M. Smith

Recorded
Public Records
Probate, Shelby County, Alabama, County

(Grantor/Grantee/Owner/Agent) circle one

Alli S. Bayl