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04/01/2021 03:34:39 PM  
DEEDS 1/5

## FIRST AMERICAN TITLE

THIS INSTRUMENT PREPARED BY:  
J. Craig Cartwright, Esq.  
Buchalter, PC  
16435 North Scottsdale Road, Suite 440  
Scottsdale, Arizona 85254

Send tax notices to:  
FCPT Holdings, LLC  
c/o Four Corners Property Trust  
591 Redwood Highway, Suite 3215  
Mill Valley, CA 94941

STATE OF ALABAMA )  
SHELBY COUNTY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **VAQUERO PELHAM PARTNERS, LP**, a Texas limited partnership ("Grantor"), by **FCPT HOLDINGS, LLC**, a Delaware limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Land"), together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (collectively, the "Property").

**TO HAVE AND TO HOLD** the Property unto Grantee, and Grantee's successors and assigns, forever.

**SUBJECT TO** the liens of taxes and assessments not yet due and payable, easements, restrictions of record and all other matters of public record affecting the Property as shown in the Probate Office of Shelby County, Alabama, together with any matters that would be disclosed by a true and accurate survey or physical inspection of the Property (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Vaquero Pelham Partners, LP	FCPT Holdings, LLC
2900 Wingate Street, Suite 200	591 Redwood Highway, Suite 3215
Fort Worth, Texas 76107	Mill Valley, California 76107
Property Address:	240 Cahaba Valley Road Pelham, AL 35124
Date of Sale:	
Purchase Price:	\$2,294,400.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

*[Signature on following page]*

**IN WITNESS WHEREOF**, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

**GRANTOR:**

VAQUERO PELHAM PARTNERS, LP,  
a Texas limited partnership

By: Vaquero Ventures Management, LLC,  
General Partner

By: W.A. Landreth  
W.A. Landreth, Manager

STATE OF TEXAS )  
COUNTY OF TARRANT )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that W.A. Landreth, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2021.  
Emily L. Crockett  
 Notary Public

AFFIX SEAL

My commission expires: 2-9-2024

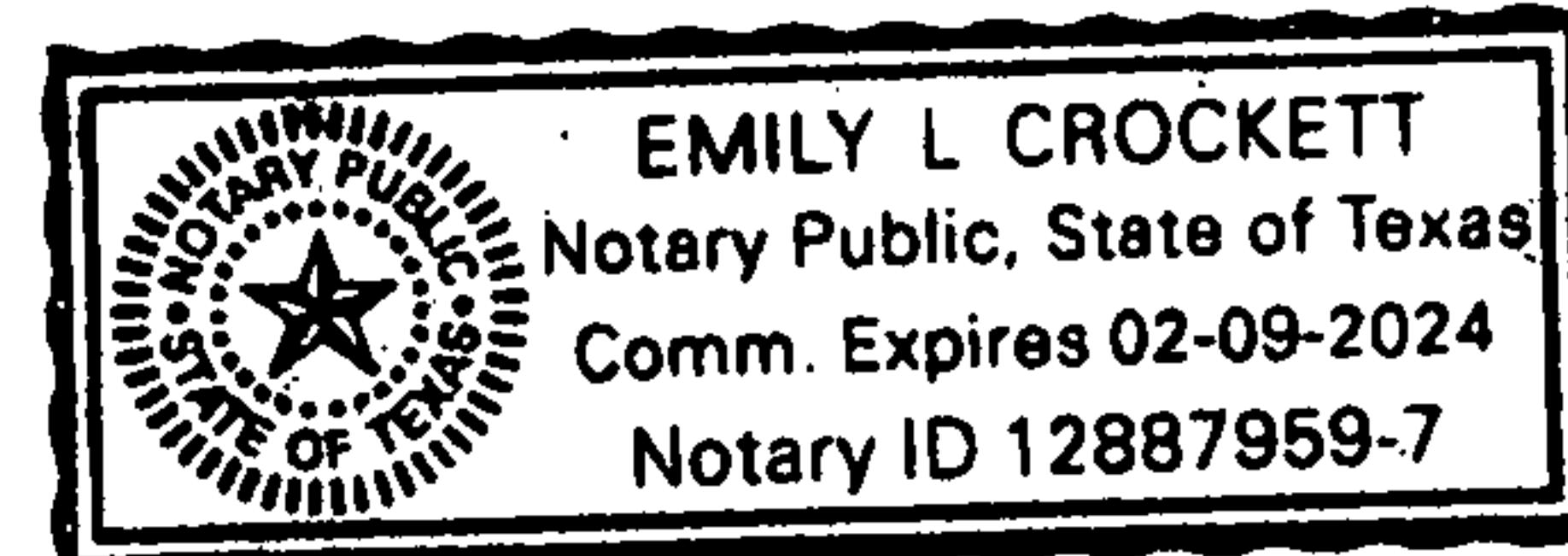


EXHIBIT A TO  
SPECIAL WARRANTY DEED

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE QUARTER LINE 506.79 FEET; THENCE LEFT 121°25'36" SOUTHWESTERLY 517.90 FEET; THENCE RIGHT 106°46'08" NORTHWESTERLY 188.10 FEET; THENCE LEFT 82°42'48" WESTERLY 27.00 FEET; THENCE LEFT 90°00'00" SOUTHERLY 79.46 FEET TO THE POINT OF BEGINNING; THENCE RIGHT 86°49'01" WESTERLY 129.18 FEET; THENCE RIGHT 89°48'11" NORtherly 228.42 FEET TO THE SOUTHERLY NEW RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 119, BEING 70 FEET SOUTH OF THE ROADWAY CENTERLINE; THENCE RIGHT 88°35'19" NORtheasterly TO THE CHORD OF A CURVE CONCAVE NORtherly WITH A RADIUS OF 1979.89 FEET, A CENTRAL ANGLE OF 3°41'43" AND A CHORD LENGTH OF 127.68 FEET; THENCE RUN EASTERLY, THEN NORtheasterly ALONG THE ARC OF SAID CURVE 127.69 FEET; THENCE TURN AN INTERIOR ANGLE LEFT 92°27'44" FROM THE CHORD OF SAID CURVE SOUTHERLY 73.39 FEET; THENCE LEFT 90°00'00" EASTERLY 2.98 FEET; THENCE RIGHT 97°15'13" SOUTHERLY 83.61 FEET; THENCE LEFT 90°00'00" EASTERLY 3.00 FEET; THENCE RIGHT 90°00'00" SOUTHERLY 75.46 FEET TO THE POINT OF BEGINNING.

# Real Estate Sales Validation Form

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

Grantor's Name Vaquero Pelham Partners, LP  
Mailing Address 2900 Wingate St., Ste. 200  
Fort Worth, TX 76107

Grantee's Name FCPT Holdings, LLC  
Mailing Address 591 Redwood Highway, Ste. 3215  
Mill Valley, CA 94941

20210401000163230 04/01/2021 03:34:39 PM DEEDS 5/5

Property Address 240 Cahaba Valley Road  
Pelham AL 35124

Date of Sale 03/30/2021  
Total Purchase Price \$2,294,400.00  
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 03/30/2021

Print: JAP Johnson

Unattested

Sign: JAP Johnson

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama, County  
Clerk  
Shelby County, AL  
04/01/2021 03:34:39 PM  
\$2328.50 CHERRY  
20210401000163230

Allen S. Bayl