

Reviewed for compliance with Alabama Law  
and after recording return to:

Rushton, Stakely, Johnston & Garrett, P.A.  
P.O. Box 270  
184 Commerce Street  
Montgomery, Alabama 36101-0270  
Attn: J. Ladd Davis, Esq.

Prepared for review by:

The Schaaf Law Firm  
Attn: Michael L. Schaaf, Sr., Esq.  
2440 Sandy Plains Road  
Building 11  
Marietta, GA 30066

STATE OF ALABAMA                    )  
   :  
COUNTY OF SHELBY                )

**STATUTORY 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 Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **CARRIE MAE HAYNES**, a widow, (hereinafter referred to as "Grantor"), does 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:

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

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run North 87 degrees 09 minutes 17 seconds West along the North line of said 1/4-1/4 Section a distance of 547.62 feet to a point lying on the Easterly Right of Way of U.S. Highway 31; thence run South 12 degrees 04 minutes 52 seconds West along said Right of Way for a distance of 14.65 feet to a found concrete monument; thence run South 17 degrees 44 minutes 52 seconds West for a distance of 107.08 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described;

Thence leaving said Right of Way run North 88 degrees 04 minutes 48 seconds East for a distance of 40.24 feet to a point; thence run South 04 degrees 01 minutes 17 seconds West for a distance of 103.19 feet to a found 1/2 inch disturbed rebar; thence run North 88 degrees 48 minutes 43 seconds West for a distance of 3.09 feet to a point; thence run North 88 degrees 48 minutes 43 seconds West for a distance of 61.99 feet to a point lying on the aforementioned Right of Way of U.S. Highway 31; thence run North 17 degrees 44 minutes 59 seconds East along said Right of Way for a distance of 105.25 feet to the POINT OF BEGINNING.

Said parcel contains 0.123 Acres as disclosed on that Boundary Survey for QuikTrip Corporation, Shelby County, Alabama, dated April 13, 2021, prepared by Atwell.

This conveyance is made subject to existing easements, covenants, restrictions, reservations and rights-of-way, if any, appearing of record in the Office of the Judge of Probate of Shelby County, Alabama affecting the above-described property and ad valorem taxes for the current and subsequent years not yet due and payable.

The real property conveyed hereby does not constitute the homestead of the Grantor or the spouse of Grantor.

For ad valorem tax purposes only, the mailing address of Grantee is 4705 S. 129th E. Avenue, Tulsa, Oklahoma 74134-7008.

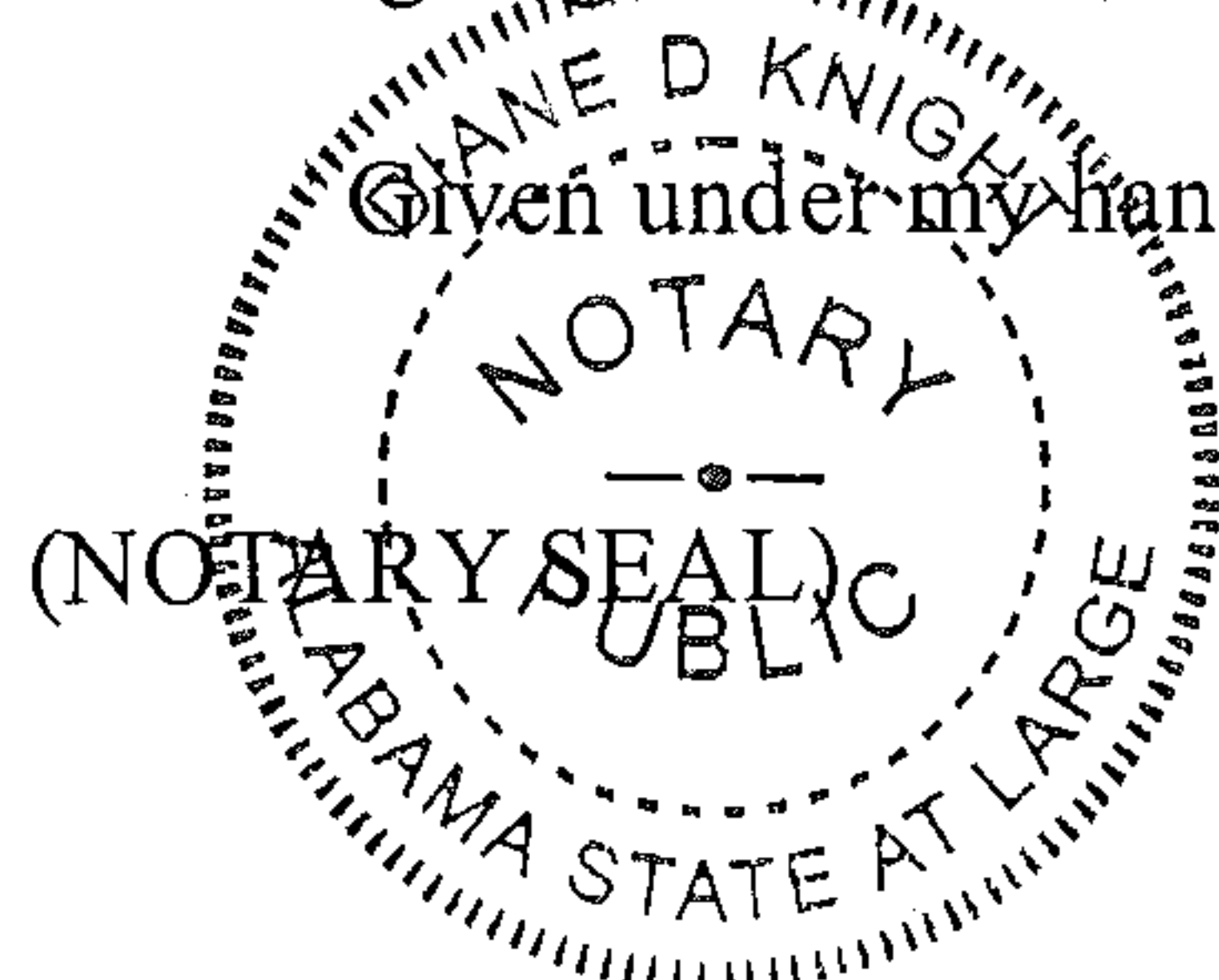
TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns, forever.

15 IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of this day of April, 2021.


  
Print Name: Carrie Mae Haynes

STATE OF ALABAMA )  
COUNTY OF Shelby )

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



Given under my hand this the 15<sup>th</sup> day of April, 2021.

  
Notary Public  
My commission expires: April 24, 2021

Original signature page for Statutory Warranty Deed from Carrie Mae Haynes to QuikTrip Corporation, effective April 15, 2021

## Real Estate Sales Validation Form

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

Grantor's Name Carrie Mae Haynes  
 Mailing Address 684 Highway 213  
 Calera, Alabama 35040

Grantee's Name QuikTrip Corporation  
 Mailing Address 4705 S. 129<sup>th</sup> E. Avenue  
 Tulsa, Oklahoma 74134

Property Address Highway 213  
 Calera, Alabama 35040

Date of Sale April 15, 2021  
 Total Purchase Price \$103,640.00

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 4-15-2021

Carrie Mae Haynes  
 Carrie Mae Haynes (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested ☐ Sign  
 (verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/22/2021 09:33:36 AM  
 \$132.00 CATHY  
 20210422000200010

Allen S. Bayl