

**NOTE TO THE RECORDER: THE QUITCLAIM DEED IS TO PERFECT TITLE AND NO
TRANSFER TAX IS DUE**

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)

QUITCLAIM 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), and HENRY LEE HAYNES AND MARTHA HAYNES (husband and wife)** (hereinafter referred to as "Grantor"), does hereby remise, release, quitclaim 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 South 10 degrees 41 minutes 43 seconds East, for a distance of 77.13 feet to a point; THENCE run South 25 degrees 48 minutes 34 seconds East for a distance of 83.18 feet to a point; THENCE run South 65 degrees 35 minutes 50 seconds West for a distance of 16.09 feet to a point, said point located on the Northeasterly Right of Way line of Shelby County Highway 213; THENCE along the said Right of Way line with a curve to the left, said curve having a radius of 588.09 feet, a chord bearing of North 33 degrees 29 minutes 29 seconds West, and a chord distance of 181.53 feet, and an arc length of 182.26 feet to a found concrete monument marking the intersection of the Northerly right of way of Shelby County Highway 213 and the aforementioned Easterly Right of Way of U.S. Highway 31; THENCE run North 17 degrees 44 minutes 59 seconds East along said Easterly Right of Way of U.S. Highway 31 for a distance of 7.58 feet to a point; THENCE continuing along said Right of Way run North 17 degrees 44 minutes 59 seconds East for a distance of 105.25 feet to the POINT OF BEGINNING.

Said parcel contains 0.237 Acres as disclosed on that Boundary Survey for QuikTrip Corporation, Shelby County, Alabama, dated April 13, 2021, prepared by Atwell.

The foregoing Quitclaim Deed is being executed to alleviate any potential gap or gore between the legal description in the two Statutory Warranty Deeds of even date herewith and the 0.256 acre legal description of the combined two tracts.

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.

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

[SIGNATURES TO FOLLOW ON NEXT PAGE]

Henry Lee Haynes

Print Name: Henry Lee Haynes

By: Martha Ann Haynes attorney
Henry Lee Haynes

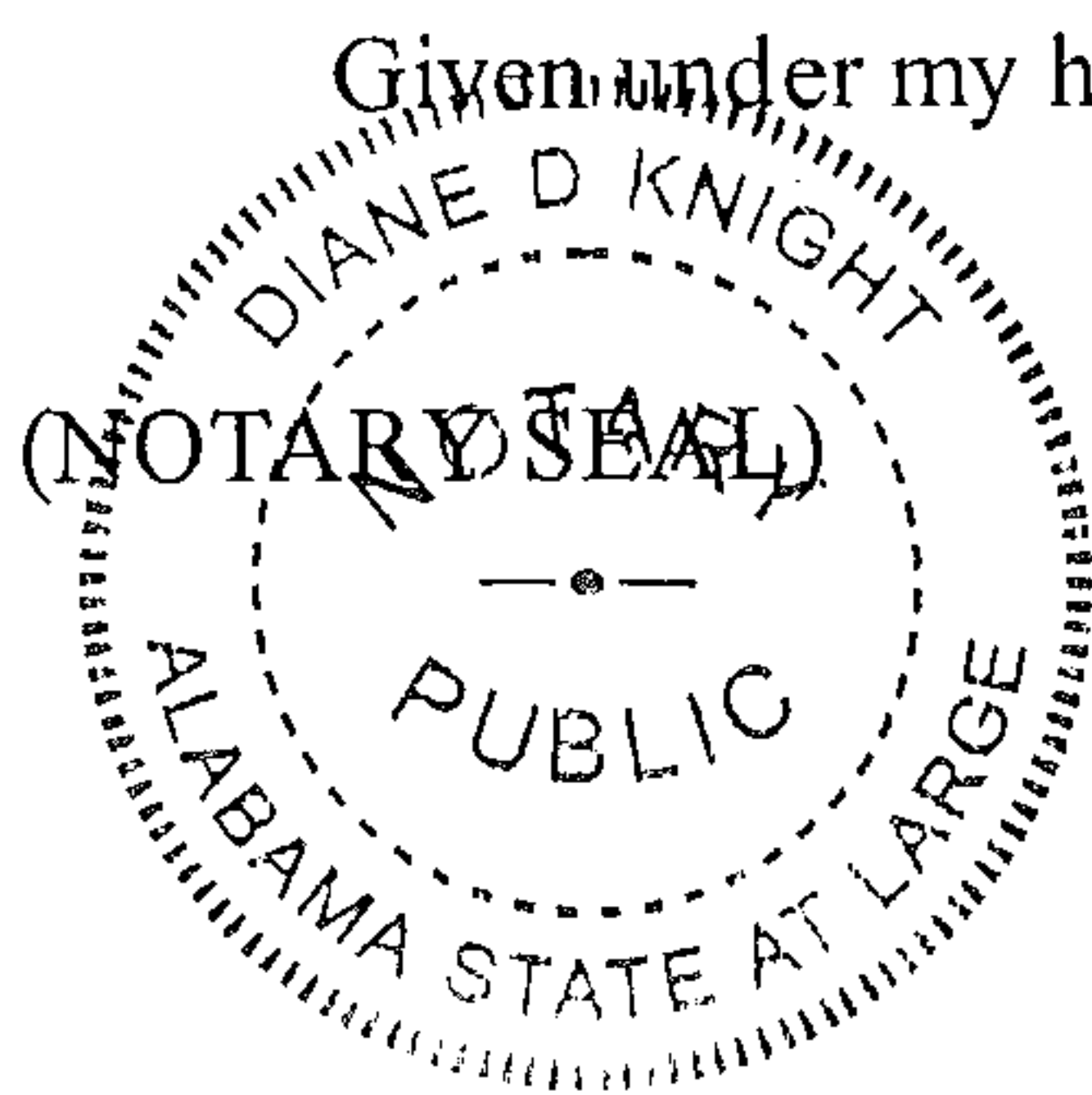
Martha Ann Haynes, attorney-in-fact for Henry Lee Haynes

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha Ann Haynes, whose name as attorney-in-fact for 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 above and foregoing instrument, she executed the same voluntarily in her capacity as attorney-in-fact and with full authority on the day the same bears date.

Given under my hand this the 15 day of April, 2021.



Diane D Knight
Notary Public

My commission expires: April 24, 2021

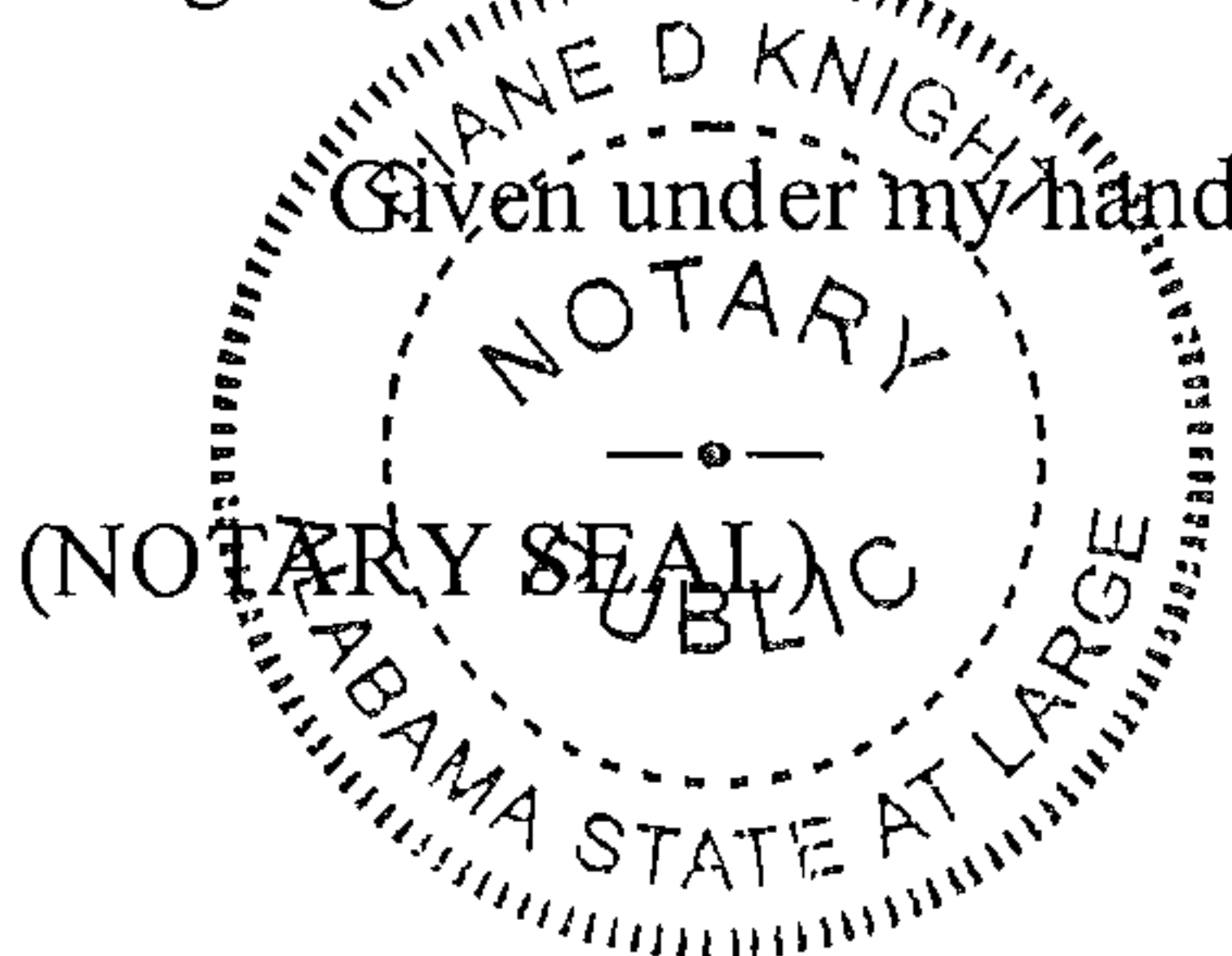
STATE OF ALABAMA)

COUNTY OF Shelby)

Martha Haynes
Print Name: Martha Haynes

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha 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 day of April, 2021.



Diane D Knight
Notary Public

My commission expires: April 24, 2021

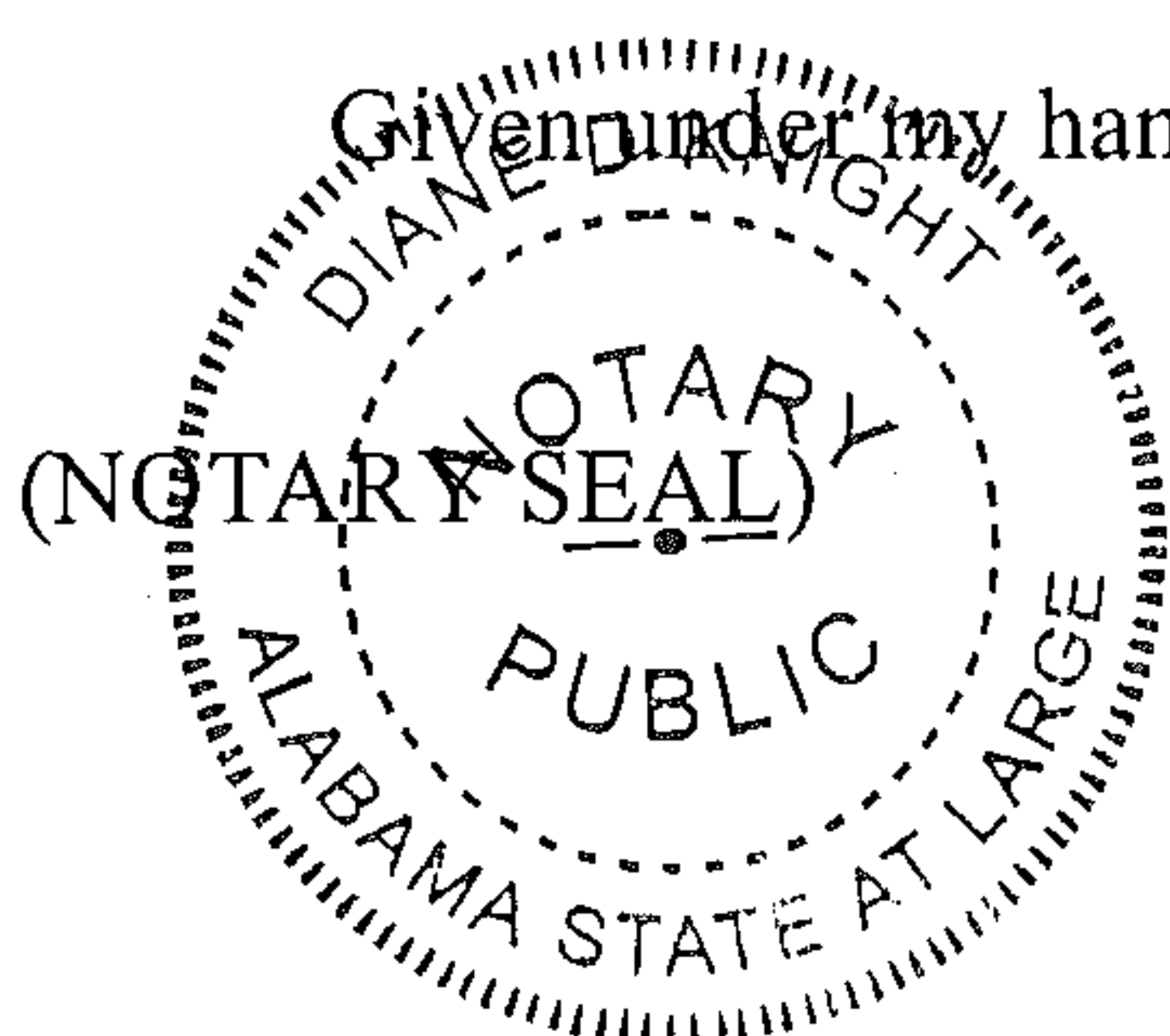
Duplicate original signature page for Quitclaim Deed from Henry Lee Haynes, Martha Haynes and Carrie Mae Haynes to QuikTrip Corporation, effective April 15, 2021.

[EXECUTION CONTINUE ON NEXT PAGE]

STATE OF ALABAMA)
COUNTY OF Shelby)

Carrie Mae Haynes
Print Name: Carrie Mae Haynes

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 day of April, 2021.

Diane D Knight
Notary Public

My commission expires: My Commission Expires:
April 24, 2021

Duplicate original signature page for Quitclaim Deed from Henry Lee Haynes, Martha Haynes and Carrie Mae Haynes to QuikTrip Corporation, effective April 15, 2021

[HTTPS://SCHAAFLAW.SHAREPOINT.COM/SITES/SCHAAFLAWDATA/SHARED DOCUMENTS/DOCUMENTS/0468/CLOSING DOCUMENTS/264/0468-264 QUITCLAIM DEED-HENRY MARTHA AND CARRIE MAE HAYNES.DOC](https://schaaflaw.sharepoint.com/sites/schaaflawdata/shared%20documents/documents/0468/closing%20documents/264/0468-264%20quitclaim%20deed-henry%20martha%20and%20carrie%20mae%20haynes.doc)

Real Estate Sales Validation Form

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

Grantor's Name Henry Lee Haynes, Martha Haynes and Carrie Mae Haynes
 Mailing Address 670 Highway 213, Calera, Alabama 35040

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

Carrie Mae Haynes
 684 Highway 213, Calera, Alabama 35040

Property Address Part of 670 Highway 213
 Calera, Alabama 35040

Date of Sale April 15, 2021

Total Purchase Price \$ -0-

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: **Quitclaim Deed for title purpose NO TAX DUE**

☐ 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).

[signatures to follow on next page]

Date 4-15-21

Henry Lee Haynes
Henry Lee Haynes (Grantor/Grantee/Owner/Agent) circle one
Martha Ann Haynes, attorney-in-fact for
By: Henry Lee Haynes
Martha Ann Haynes, attorney-in-fact for Henry Lee Haynes

Martha Haynes
Martha Haynes (Grantor/Grantee/Owner/Agent) circle one

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

____ Unattested _____ Sign
(verified by)

Duplicate original signature page for Real Estate Sales Validation From for Quitclaim Deed from Henry Lee Haynes and Martha Haynes and Carrie Mae Haynes to QuikTrip Corporation



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2021 09:33:37 AM
\$39.00 CATHY
20210422000200020

Allen S. Bayl