



20220801000300240 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
08/01/2022 03:00:46 PM FILED/CERT

Prepared by:

Carl E. Chamblee, Jr., Esq.
CHAMBLEE & MALONE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, AL 35235

STATE OF ALABAMA)
SHELBY COUNTY)

AMENDED GROUND LEASE

This AMENDED GROUND LEASE AGREEMENT ("Lease") is made and entered on the 28TH day of JULY, 2022, by and between M & M PARTNERSHIP, LLP, an Alabama Limited Partnership ("Lessor"), of 3637 Altadena Drive, Birmingham, Alabama 35243, and INA, LLC, an Alabama Limited Liability Company ("Lessee"), of 6246 Black Creek Loop North, Hoover, Alabama 35244. Lessor's address for all purposes of notice, payment of rent, or any other purposes hereunder shall be 3637 Altadena Drive, Birmingham, Alabama 35243.

The purpose of this Amendment is to correct the property legal description and address as provided by the City of Helena recently to Lessor. All other terms and conditions of the Ground Lease dated June 1, 2022 and recorded at Instrument Number 20220727000294330 on July 27, 2022, in the Office of the Judge of Probate of Shelby County, Alabama, shall remain in full force and effect.

ARTICLE 1 PREMISES

For and in consideration of the rental to be paid by Lessee and the covenants to be performed by Lessee hereunder, Lessor does hereby lease, demise and let to Lessee, for



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the location of a gasoline station and/or convenience store thereon and such other purpose as may be granted and approved, the vacant land located at 10 AND 20 Ruffin Road, Helena, Alabama 35080 as described as follows:

Parcel 1:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53' to the Point of Beginning; thence continue along the last described course, a distance of 183.00' to a point on the Northerly ROW line of Ruffin Road; thence S 72°43'29" E and along said ROW line, a distance of 237.00'; thence N 02°06'09" E and leaving said ROW line, a distance of 190.00'; thence N 75°11'23" W, a distance of 248.00' to the Point of Beginning.

Parcel 2:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53' to the Point of Beginning; thence N 40°57'17" E, a distance of 119.91'; thence S 65°11'34" E, a distance of 167.00' to a point on the Northwesternly ROW line of Helena Road and the beginning of a non-tangent curve to the left, having a radius of 646.64, a central angle of 25°13'17" and subtended by a chord which bears S 33°12'32" W, and a chord distance of 282.36'; thence along the arc of said curve and said ROW line, a distance of 284.65' to the Northerly ROW line of Ruffin Road; thence N 72°43'29" W, leaving said Helena Road and along said Ruffin Road ROW line, a distance of 85.77'; thence N 02°06'09" E and leaving said ROW line, a distance of 190.00' to the Point of Beginning.

Parcel 3:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53'; thence S 75°11'23" E, a distance of 248.00'; thence N 40°57'17" E, a distance of 119.91' to the Point of Beginning; thence N 23°00'00" E, a distance of 25.42'; thence N 39°46'03" E, a distance of 171.23'; thence S 40°52'47" E, a distance of 82.51'; thence S 02°11'34" E, a distance of 136.22' to a point on the Northwesternly ROW line of Helena Road; thence S 44°23'31" W and along said ROW line, a

distance 19.73' to a curve to the left, having a radius of 646.64, a central angle of 01°36'53", and subtended by a chord which bears S 46°46'37" W, and chord distance of 18.22'; thence along the arc of said curve and said ROW line, a distance of 18.22'; thence N 65°11'34" W and leaving said ROW line, a distance of 167.00' to the Point of Beginning.

Parcel 4:



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Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75°11'23"E, a distance of 248.00'; thence N40°57'17"E, a distance of 119.91'; thence N23°00'00"E, a distance of 25.42'; thence N39°46'03"E, a distance of 171.23' to the POINT OF BEGINNING; thence N23°39'26"E, a distance of 67.47'; thence S74°18'00"E, a distance of 221.31' to a point on the Northwesternly R.O.W. line of Helena Road and the beginning of a non-tangent curve to the right, having a radius of 1558.70, a central angle of 06°47'20", and subtended by a chord which bears S40°59'51"W, and a chord distance of 184.58'; thence along the arc of said curve and said R.O.W. line, a distance of 184.69'; thence S44°23'31"W and along said R.O.W. line, a distance of 85.51'; thence N02°11'34"W and leaving said R.O.W. line, a distance of 136.22'; thence N40°52'47"W, a distance of 82.51' to the POINT OF BEGINNING.

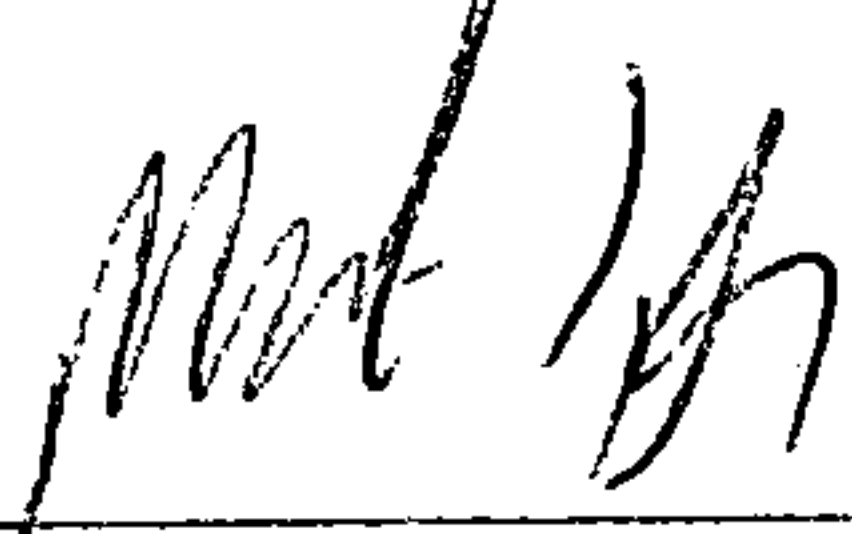
Also identified as:

TAX PARCEL ID NUMBER: 13 5 15 2 001 007.000
TAX PARCEL ID NUMBER: 13 5 15 2 001 007.001
TAX PARCEL ID NUMBER: 13 5 15 2 001 008.000
TAX PARCEL ID NUMBER: 13 5 15 2 001 009.000

together with all rights and appurtenances pertaining thereto, upon the following terms and conditions.

IN WITNESS WHEREOF, the parties hereto have executed this Amended Ground Lease on the day and year written above.

M & M PARTNERSHIP, LLP

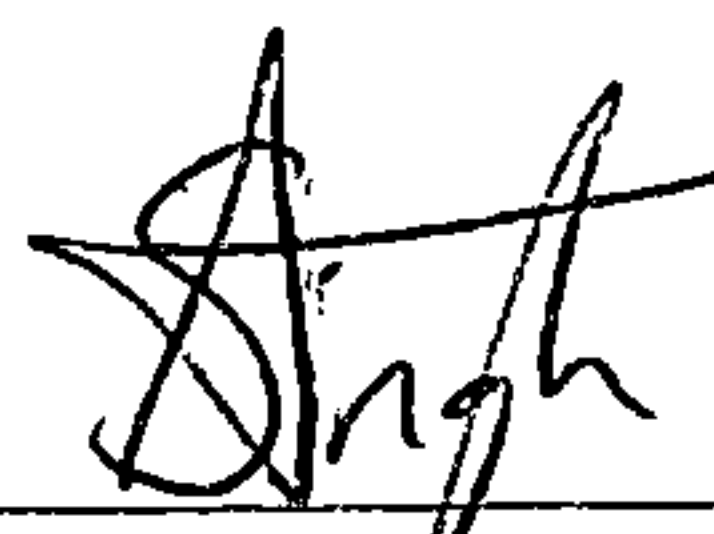
BY: 

MANJEET SINGH, MANAGING PARTNER
LESSOR

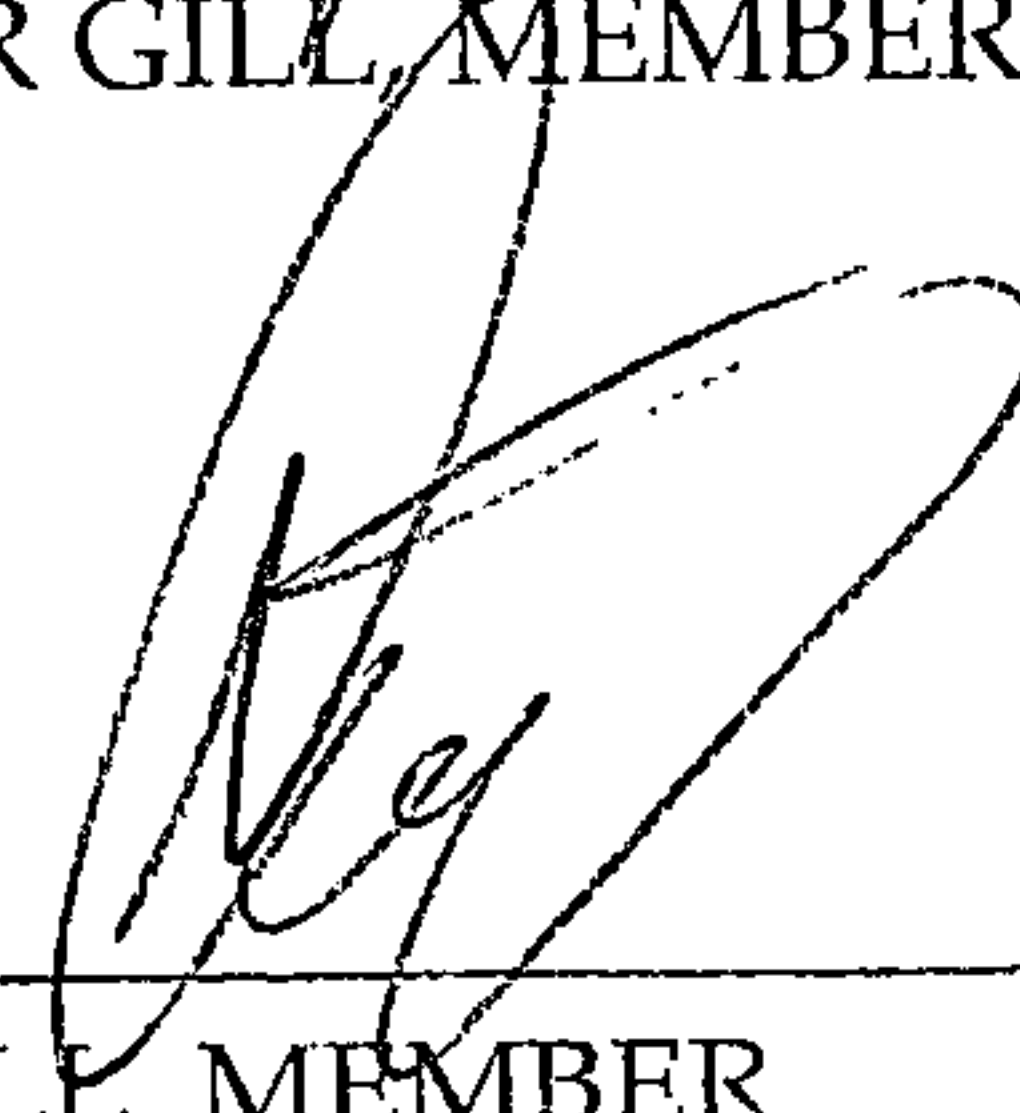


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INA, LLC

BY: 
AMINDER GILL, MEMBER
LESSEE

INA, LLC

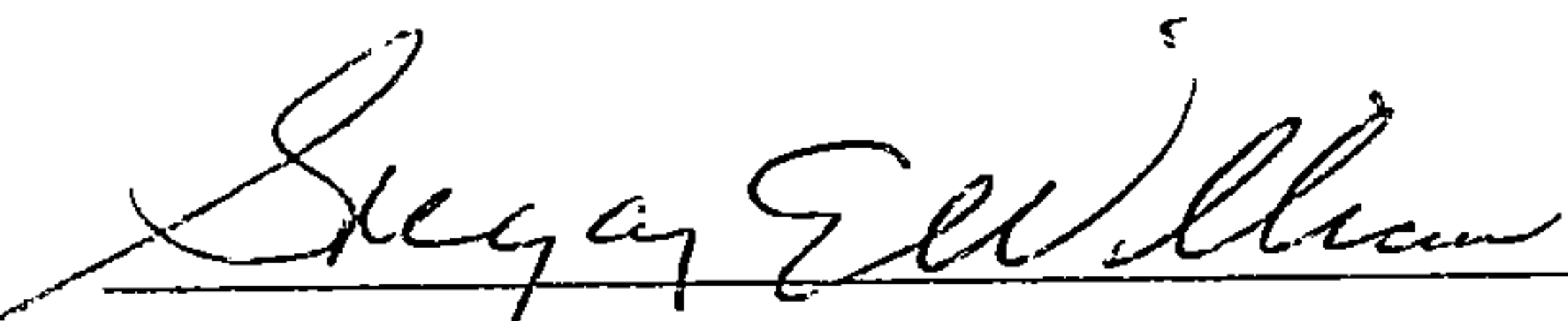
BY: 
ANUP GILL, MEMBER
LESSEE

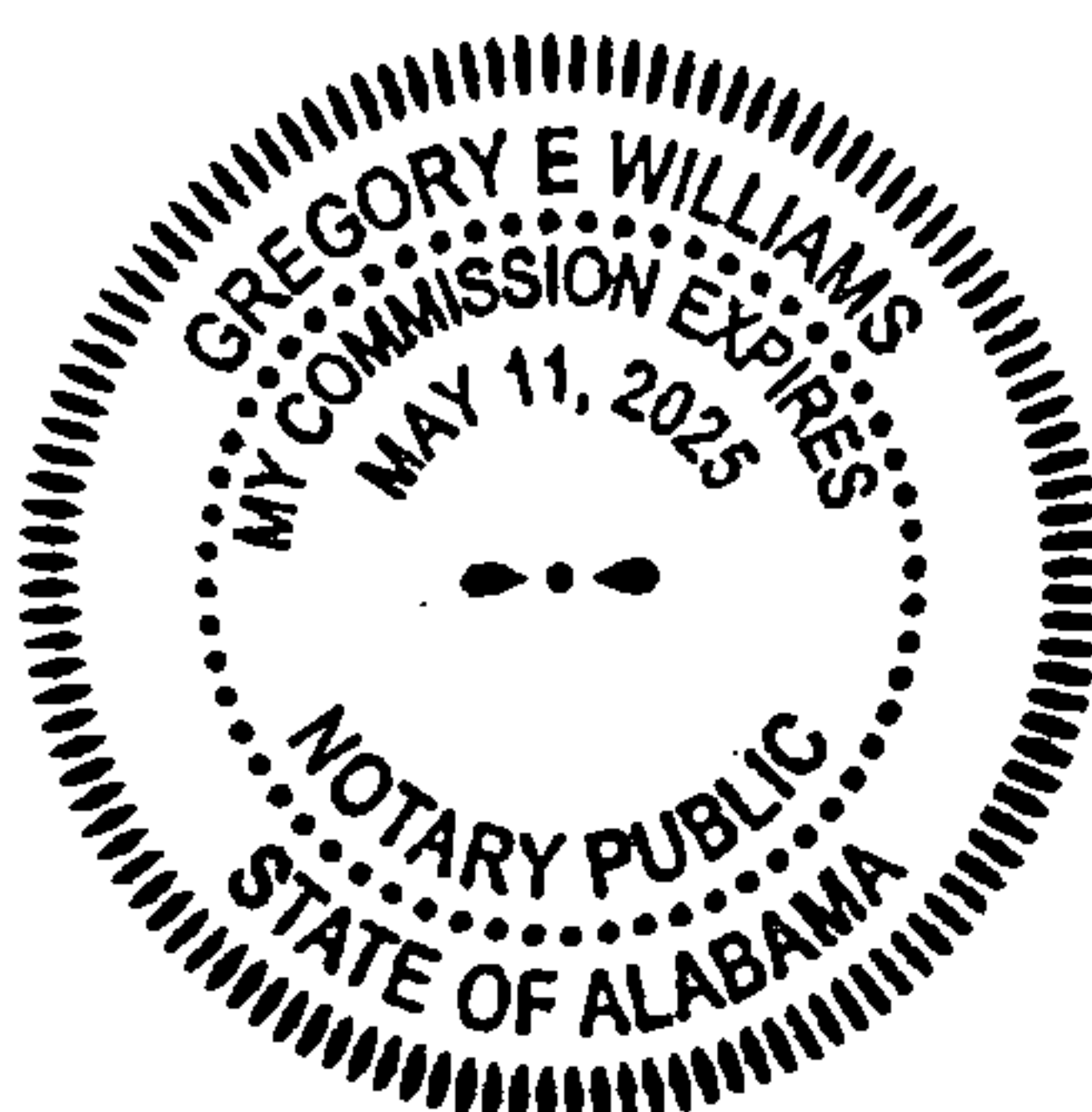
ACKNOWLEDGEMENT FOR LESSOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MANJEET SINGH, whose name as Managing Partner of M & M Partnership, LLP, an Alabama Limited Liability Partnership, is signed to the foregoing AMENDED GROUND LEASE, and who is known to me, acknowledged before me on this day that, being informed of the contents of the AMENDED GROUND LEASE, he as such Managing Partner and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this 31st day of JULY, 2022.


NOTARY PUBLIC
MY COMMISSION EXPIRES: MAY 11, 2025





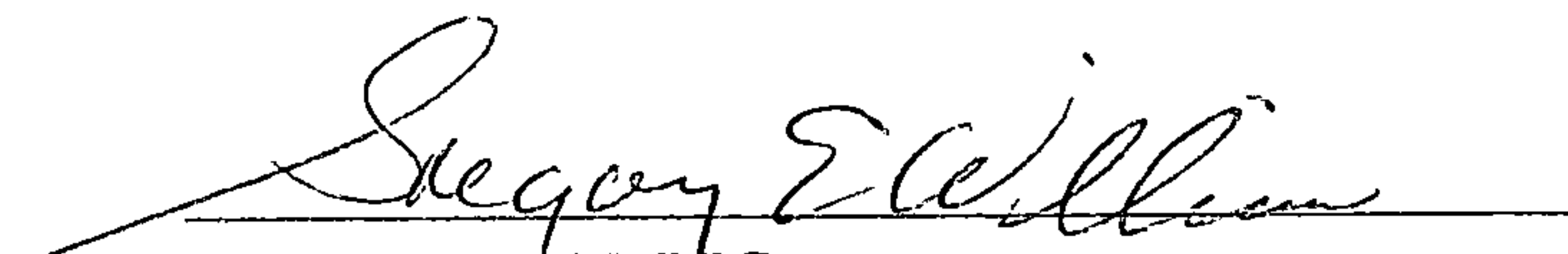
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ACKNOWLEDGEMENT FOR LESSEE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that AMINDER GILL AND ANUP GILL, whose names as Members of INA, LLC, an Alabama Limited Liability Company, are signed to the foregoing AMENDED GROUND LEASE, and who are known to me, acknowledged before me on this day that, being informed of the contents of the AMENDED GROUND LEASE, they as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 31 day of JULY, 2022.


NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 11, 2025

