

This document prepared by:
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Dentons Sirote PC
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P. O. Box 55727
Birmingham, Alabama 35255-5727
(205) 930-5326

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Dunnavant Valley Chevron, LLC
c/o Ajlouny Investments, L.L.C.
3605 8th Avenue South
Birmingham, Alabama 35222

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 31st day of July, 2022, for and in consideration of the **sum of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00)**, as can be verified by purchase contract, and other good and valuable consideration to

THORNTON DUNNAVANT VALLEY HOLDINGS, LLC,
an Alabama limited liability company,
having a mailing address of **2 Office Park Circle, Suite 110, Birmingham, Alabama 35223**

(herein referred to as "Grantor"), in hand paid by

DUNNAVANT VALLEY CHEVRON, LLC,
an Alabama limited liability company,
having a mailing address of **3605 8th Avenue South, Birmingham, Alabama 35222**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "**Property**"; the Property having a **property address of 1314 Dunnavant Valley Road, Birmingham, Alabama 35242**), to-wit:

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot C5-A, according to Resurvey 1 of the Dunnavant Square Commercial Subdivision, as recorded in Map Book 49, Page 65, in the Office of the Judge of Probate in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in , on and under subject property.
3. Any and all continuing liens encumbering the subject property which may be created by potential future assessments of The Dunnivant Square Improvement District. Such potential assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act") and any accompanying resolution and/or assessment report being filed with the Shelby County Commission.
4. Any and all continuing liens encumbering the subject property which may be created by potential future assessments of The Dunnivant Square Cooperative District of Shelby County, Alabama. Such potential assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act") and any accompanying resolution and/or assessment report being filed with the Shelby County Commission.
5. Subject to all matters as set forth as shown on the plat as recorded in Map Book 39, Pages 119A, B, and C, Map Book 48, Page 79 and Map Book 49, Page 65, in the Office of Judge of Probate of Shelby County, Alabama, as may be affected by vacations as set forth in Instrument 20180427000142690 and Instrument 20180314000082440.
6. Powers and provisions as set out in the Articles of Incorporation of Dunnivant Square Owners Association Inc as recorded in Instrument 20080423000166360, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
7. Powers and provisions as set out in the Articles of Incorporation of The Dunnivant Square Cooperative District of Shelby County, Alabama as recorded in Instrument 20160803000275280, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
8. Powers and provisions as set out in the Articles of Incorporation of The Dunnivant Square Improvement District as recorded in Instrument 20160608000197000, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
9. Memorandum of Sewer Agreement regarding Dunnivant Square in favor of Double Oak Water Reclamation LLC, as recorded in Instrument 20121102000422200, in the Office of Judge of Probate of Shelby County, Alabama.
10. Declaration of Covenants, Conditions and Restrictions Dunnivant Commercial as recorded in Instrument 20080822000338780, in the Office of Judge of Probate of Shelby County, Alabama.
11. Grant of Land Easements and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20080401000129920, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument 20170816000297340; Instrument 20171102000397510; Instrument 20180118000018170; and Instrument 20180322000094330, in the Office of Judge of Probate of Shelby County, Alabama.
13. Memorandum of Lease dated 12/11/2017 by and between Dunnivant Commercial, LLC and D. C. Oil Company Inc. as recorded in Instrument 20180109000009000, in the Office of Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns, in fee simple forever.

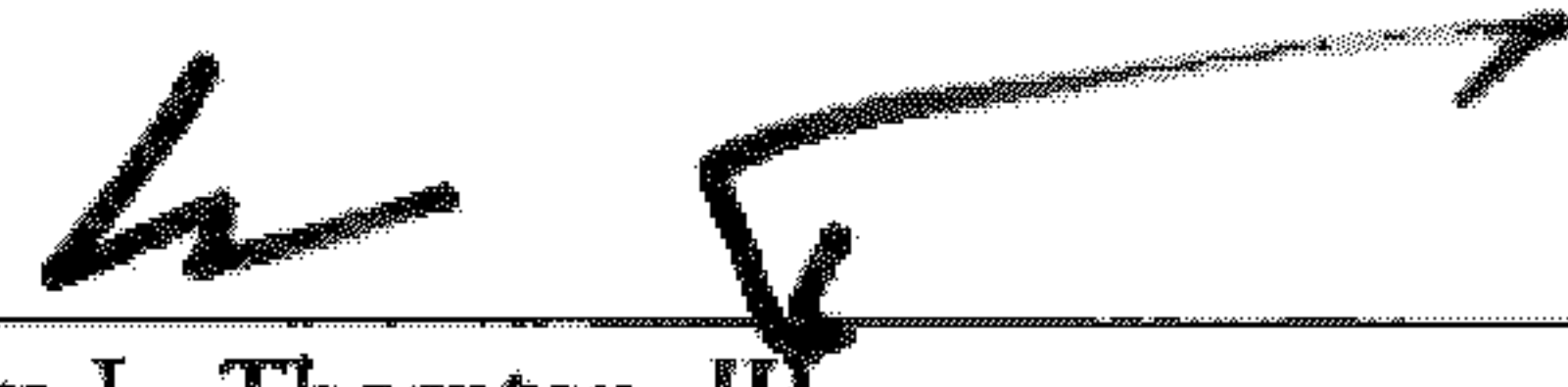
REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized representative effective as of the date first above written.

GRANTOR:

THORNTON DUNNAVANT VALLEY HOLDINGS, LLC,
an Alabama limited liability company

By: 

Name: William L. Thornton, III

Title: Sole Member

STATE OF ALABAMA)

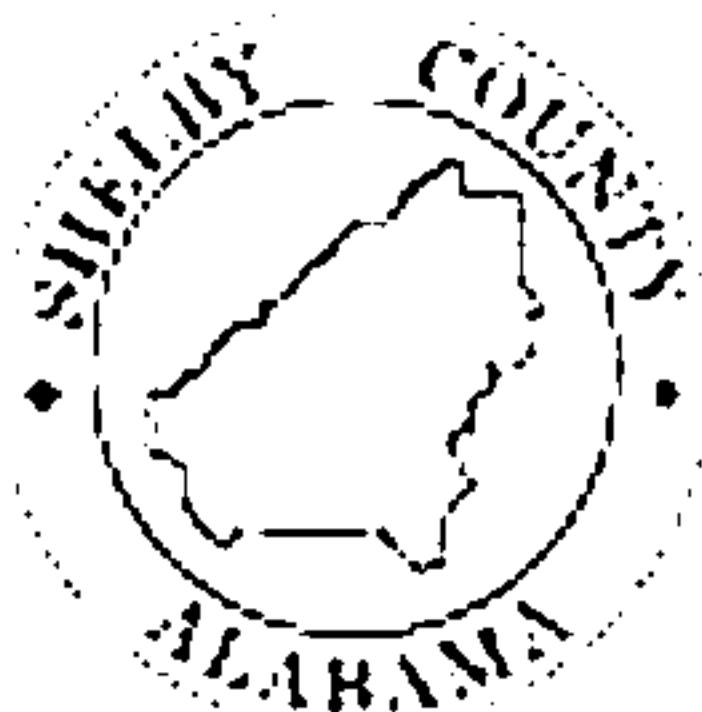
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William L. Thornton, III, whose name as Sole Member of Thornton Dunnavant Valley Holdings, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in such capacity 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 26TH day of June, 2022.



Mary Thornton Taylor
Notary Public
My Commission Expires: 5-28-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 09:58:38 AM
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Allen S. Bayl reed