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Shelby Cnty Judge of Probate, AL
04/25/2023 09:07:33 AM FILED/CERT

RESOLUTION 2021-08-23-07

WHEREAS, QuikTrip Corporation, an Oklahoma corporation, does hereby offer to dedicate and grant property for right-of-way, the legal description for said property given in **Exhibit "A"**, attached, and as shown on the Property Plat as **Exhibit "B"**, also attached, and

WHEREAS, the Shelby County Commission hereby agrees to accept said property for dedication as right-of-way.

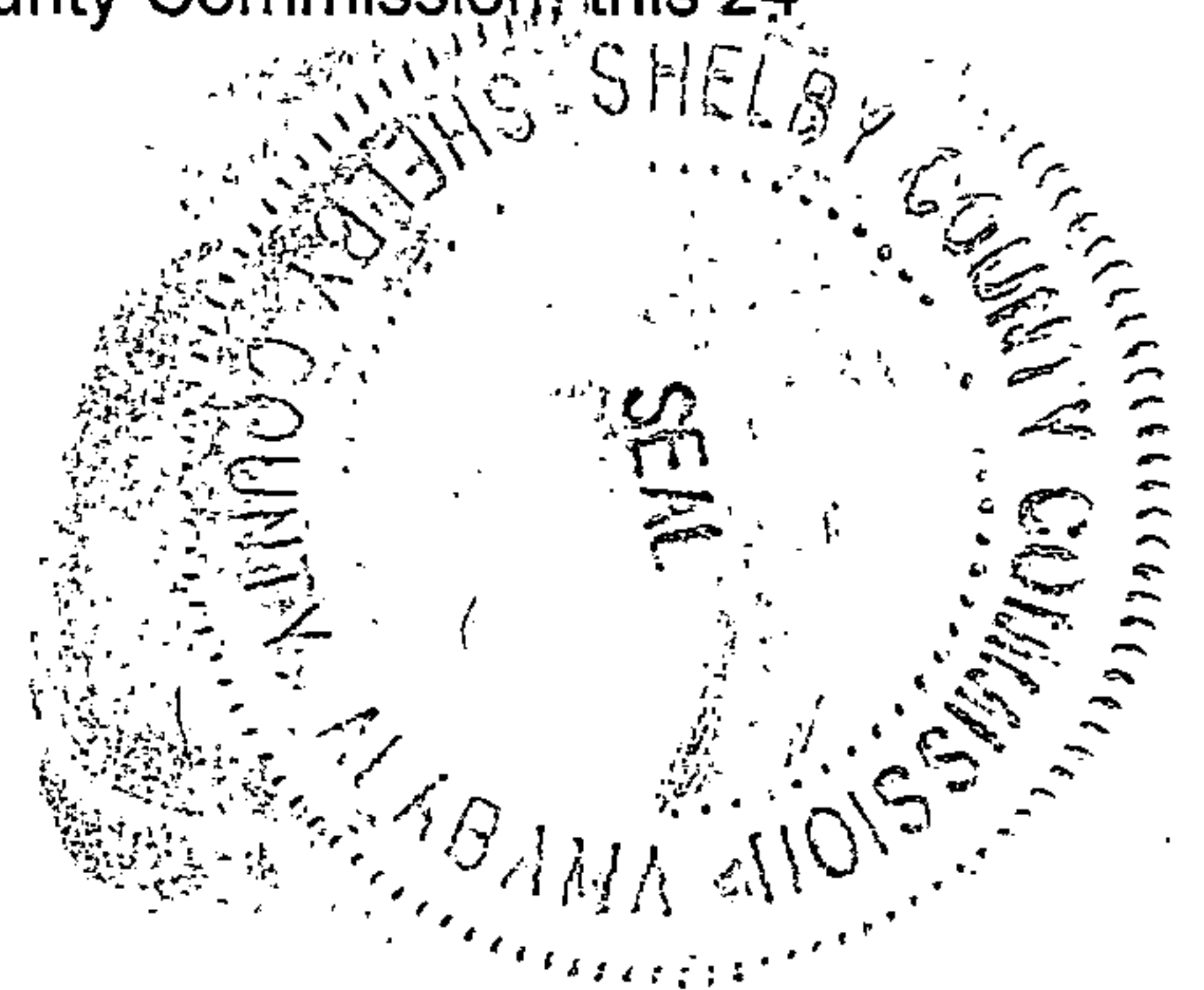
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF SHELBY COUNTY, ALABAMA AS FOLLOWS:

That Shelby County, Alabama does hereby accept the aforementioned property for dedication as right-of-way for Shelby County Highway 213 hereinafter described on **Exhibit "A"** attached hereto, and shown on **Exhibit "B,"** also attached.

I, the undersigned, Administrative Assistant to the County Manager, Shelby County, Alabama, keeper and Custodian of the official records and Minutes of the Shelby County Commission, the governing body of said county, do hereby certify that the attached pages numbered 1 through 5, inclusive, are a true, exact, correct and complete copy of Resolution No. 2021-08-23-07 heretofore adopted at a Regular Meeting of the Shelby County Commission held on August 23, 2021, as the same appears in the official records and minutes of the said County Commission; I do hereby further certify that said Resolution has not been withdrawn, amended, modified or changed in any way since its adoption as aforesaid and that it remains valid and in full force and effect.

Witness my signature, in the capacity noted, under the Seal of said Shelby County Commission, this 24th day of April, 2023.


Office Administrator - Commission





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PREPARED FOR REVIEW BY:

THE SCHAAF LAW FIRM
ATTN: MICHAEL L. SCHAAF, SR., ESQ.
2440 SANDY PLAINS ROAD
BUILDING 11
MARIETTA, GA 30066

FILE NO. 0468-264

STATE OF ALABAMA

COUNTY OF SHELBY

)
:
)

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, the undersigned grantor, QuikTrip Corporation, an Oklahoma corporation, have this day dedicated unto Shelby County, the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

As set forth on **Exhibit "A"**, attached hereto and incorporated herein by reference;

And as shown on the Property Plat as **Exhibit "B"**, attached hereto and made a part herein by reference.



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To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, the Grantor and its, successors and assigns covenant to and with Shelby County that Grantor is lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that Grantor has a good and lawful right to convey the same as aforesaid; that the same is free of all encumbrances, liens and claims, except the lien for advalorem taxes which attached on October 1, 2020, last past, and which is to be paid by the Grantor and any easements or covenants of record; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused it's duly authorized representative to sign and seal this deed to be effective as of this 29th day of July, 2021.

[signatures to follow on next page]

Grantor:

QuikTrip Corporation,
an Oklahoma corporation

By: [Signature]
Joseph S. Faust

Its: Assistant Secretary

STATE OF Oklahoma
COUNTY OF Tulsa

I, the undersigned Notary Public in and for said County in said State, hereby certify that **JOSEPH S. FAUST**, whose name as Assistant Secretary of QuikTrip Corporation, an Oklahoma corporation, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his official capacity as Assistant Secretary of QuikTrip Corporation, an Oklahoma corporation, and with full authority, executed the Deed voluntarily on the day the same bears date for and as the act of the Assistant Secretary of QuikTrip Corporation, an Oklahoma corporation, for and as the act of QuikTrip Corporation, an Oklahoma corporation.

Given under my hand and official notarial seal this 29th day of July, 2021.

[AFFIX NOTARIAL SEAL]
NOTARY PUBLIC

My Commission Expires: 11/06/24

<https://schaefflaw.sharepoint.com/sites/SchaeffLawData/Shared Documents/Documents/0468/docs/0468-264 Warranty Deed-Alabama.doc>





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EXHIBIT "A"

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.

EXHIBIT "B"

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