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***This Instrument Prepared By, And  
After Recording Return To:***

Elizabeth Harkins  
Tacala, LLC  
3750 Corporate Woods Drive  
Birmingham, Alabama 35242  
Telephone: (205) 443-9600

***Send Tax Notices To:***

Tacala, LLC  
3750 Corporate Woods Drive  
Birmingham, AL 35242

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 6th day of September, 2023, by **WILEY SANDERS TRUCK LINES, INC.**, an Alabama corporation, ("Grantor"), to **CGP CALERA (HWY 31) TB, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS**, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

**TO HAVE AND TO HOLD** the Property unto Grantee forever in FEE SIMPLE, subject to real estate taxes not yet due and payable, matters of record (without re-imposing such matters), and matters that would be revealed by a current and accurate survey of the Property.

Grantor hereby covenants that Grantor shall not, except with the written consent of Grantee, directly or indirectly, engage in or lease or permit any premises owned or leased by Grantor within a radius of four (4) miles from the Property to be occupied as a restaurant which prepares or sells Mexican style food products, including without limitation the following “quick casual” and “fast food” restaurants: Chipotle Grill, Baja Fresh, Moe's Southwest Grill, Taco Bueno, Del Taco, Taco John, or Qdoba Mexican Grill. If Seller is a corporation, this covenant shall apply to its officers, directors, subsidiaries, and affiliates. If seller is a corporation, this covenant shall apply to its officers, directors, subsidiaries, and affiliates.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns. that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Wiley Sanders Truck Lines, Inc.  
PO Box 707  
Troy, AL 36081

Grantee's Name and Mailing Address:

CGP Calera (Hwy 31) TB, LLC  
361 Summit Blvd. Ste. 110  
Birmingham, AL 35243

Property Address: 5005 Highway 31, Calera, AL 35040-5165  
Purchase Price: \$1,250,000.00  
Date of Closing: Date first written above

The purchase price claimed in this instrument can be verified by the following documentary evidence: closing statement.

*[No further text on this page. Signature page to follow.]*

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be duly executed on this 23 day of August, 2023.

GRANTOR:

**WILEY SANDERS TRUCK LINES, INC.,**

an Alabama corporation

By: Thomas Edward Parker III

Thomas Edward Parker, III, President

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Thomas Edward Parker, III, whose name as President of Wiley Sanders Truck Lines, Inc., an Alabama corporation, 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 the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 23 day of August, 2023.

Shirley A. Ren  
NOTARY PUBLIC  
My Commission Expires: 9-24-24

Exhibit A- Legal Description

**EXHIBIT A**

Lot 1, according to the Map of Taco Bell Calera No. 1, as recorded in Map Book 58, Page 60, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/11/2023 02:00:54 PM**  
**\$1156.00 JOANN**  
**20230911000273630**

*Allen S. Bayl*