

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Circle K Stores Inc.
19500 Bulverde Road, Suite 100
San Antonio, TX 78259
Attn: James W. Hollis Jr., Head of Legal Affairs, USA

SEND TAX NOTICE TO:

Circle K Stores Inc.
P.O. Box 52085
Phoenix, AZ 85072
Attn: Property Tax

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to
Section 40-22-1 of the Code of Alabama (1975):

Grantor's name and mailing address:

MAPCO EXPRESS, INC.
801 Crescent Centre Dr, Suite 300
Franklin, TN 37067
Attn: Real Estate

Grantee's name and mailing address:

CKNEWCO LLC
P.O. Box 52085
Phoenix, AZ 85072
Attn: Real Estate

Property address: 3000 Pelham Pkwy, Pelham, AL 35124

Date of Transaction: _____

Purchase Price: \$2,333,965.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:
___ Bill of Sale ___ Sales Contract ___ Closing Statement ___ Appraisal ___ Assessed Value ___X___ Other

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this
1st day of November, 2023, by MAPCO EXPRESS, INC., a Delaware corporation
("Grantor"), in favor of CKNEWCO LLC, a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Ten and No/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 (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever.

Subject to the Permitted Exceptions, Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 1st day of November, 2023.

GRANTOR:

MAPCO EXPRESS, INC.,
a Delaware corporation

By: Katie West
Name: Katie West
Title: Secretary

By: Keith Slater
Name: Keith Slater
Title: Treasurer

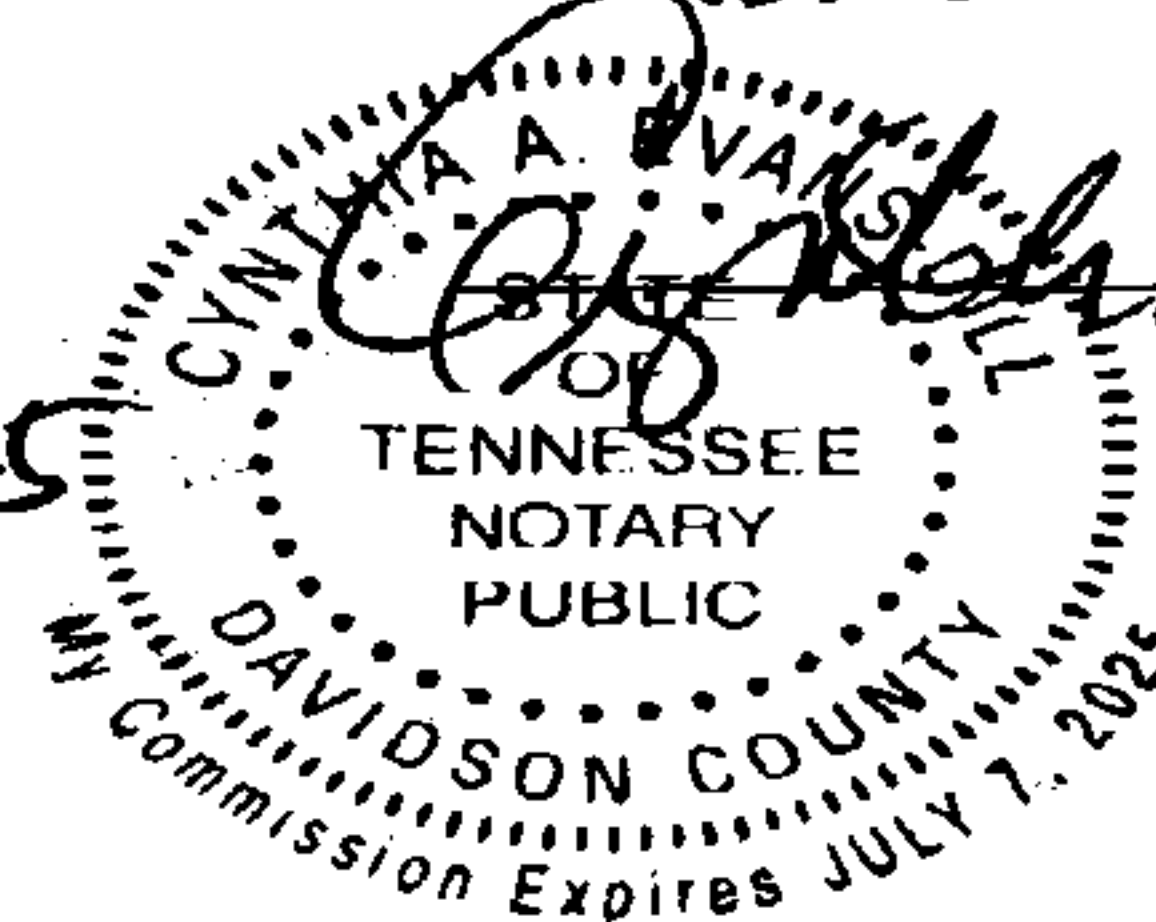
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Keith Slater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Treasurer of Mapco Express, Inc., a Delaware corporation, and is authorized by the corporation, to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20th day of October, 2023.

My Commission Expires:

July 7, 2025



Cynthia A. Evans Dill
Notary Public

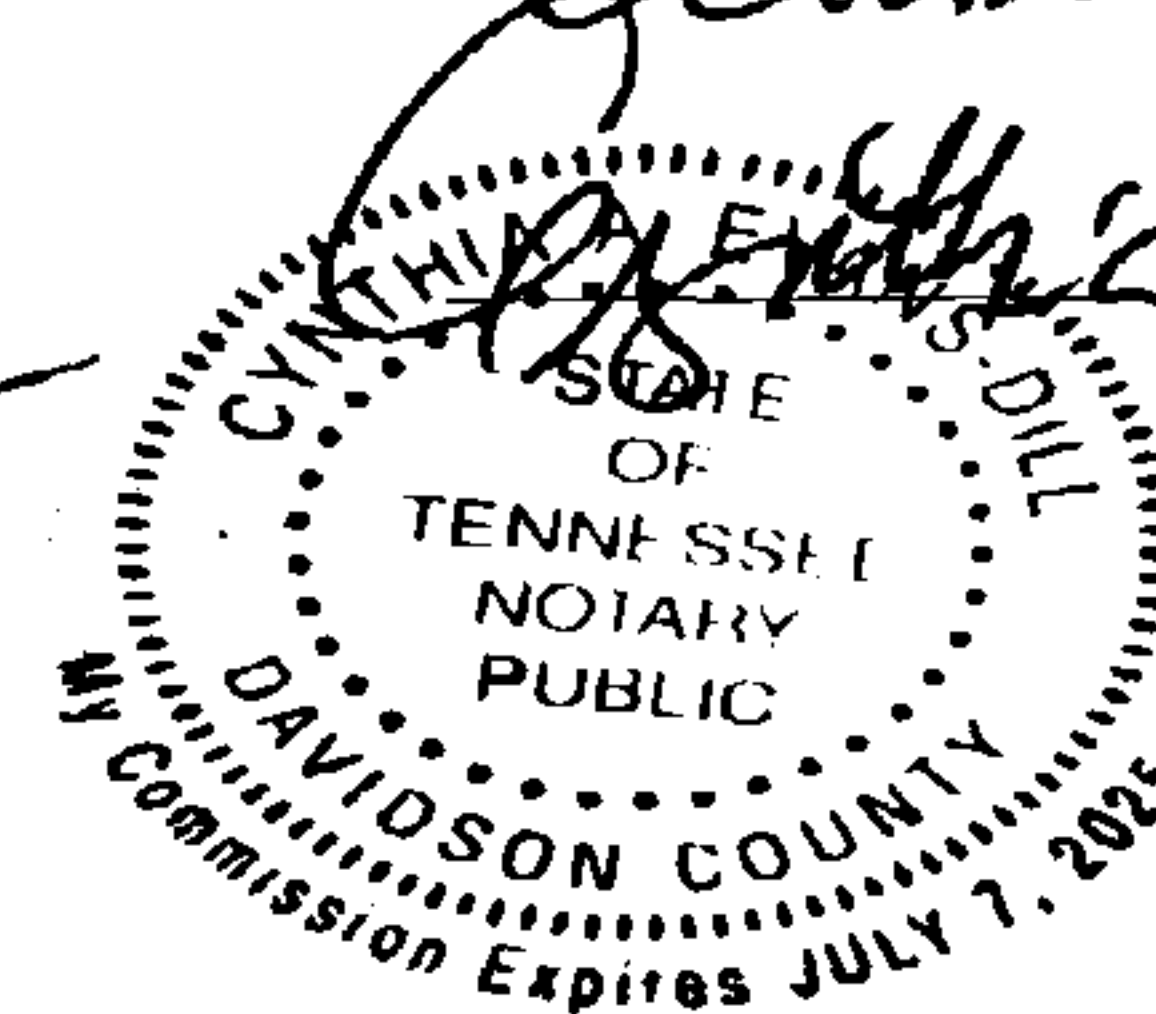
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Katie West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of Mapco Express, Inc., a Delaware corporation, and is authorized by the corporation, to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20th day of October, 2023.

My Commission Expires:

July 7, 2025



Cynthia A. Evans Dill
Notary Public

EXHIBIT A TO DEED

Property Legal Description

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 13 Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest Corner of said 1/4 - 1/4 Section; thence Easterly along the South line of said 1/4 - 1/4 Section a distance of 126.08 feet to an iron pin; thence left 81 degrees 53 minutes 40 seconds in a Northerly direction a distance of 275.00 feet to an iron pin being the Point of Beginning; thence left 54 degrees 43 minutes 40 seconds in a Northerly direction a distance of 49.10 feet to an iron pin; thence right 57 degrees 00 minutes 00 seconds in a Northerly direction a distance of 245.25 feet to an iron pin on the Southerly right-of-way of Shelby County Highway 105; thence 84 degrees 54 minutes 11 seconds right in an Easterly direction along said right-of-way a distance of 229.58 feet to an iron pin; thence right 50 degrees 20 minutes 36 seconds in a Southeasterly direction a distance of 59.80 feet to an iron pin on the Westerly right-of-way of U.S. Highway 31; thence right 46 degrees 54 minutes 03 seconds in a Southerly direction along said Westerly right-of-way of U.S. Highway 31 a distance of 211.49 feet to an iron pin; thence right 77 degrees 58 minutes 58 seconds and leaving said Westerly right-of-way in a Westerly direction a distance of 225.00 feet to the Point of Beginning.

Source of title: deed of record in Instrument No. 20200324000115500, in Office of the Judge of Probate for Shelby County, Alabama.

EXHIBIT B TO DEED

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, a lien 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 the Land; together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easement - Distribution Facilities of record in Instrument Number 20211213000589110, in the Office of the Judge of Probate for Shelby County, Alabama.
4. All matters that would be revealed by an accurate survey or inspection of the Property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/27/2023 08:53:04 AM
 \$2374.00 PAYGE
 20231127000342270

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name MAPCO EXPRESS, INC.
 Mailing Address 801 Crescent Centre Dr, Suite 300
Franklin, TN 37067
Attn: Real Estate

Grantee's Name CKNEWCO LLC
 Mailing Address P.O. Box 52085
Phoenix, AZ 85072
Attn: Real Estate

Property Address 3000 Pelham Parkway
Pelham, AL 35124

Date of Sale 11/1/2023
 Total Purchase Price \$ \$2,333,965.06
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

Date _____

Print Robin Patterson

____ Unattested

Sign

Robin Patterson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1