

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

SEND TAX NOTICE TO:

John-William Parker Blessing
Dinsmore & Shohl LLP
211 N. Pennsylvania St., #1800
Indianapolis, Indiana 46204

Green MXB, LLC
305A Equipment Court
Lawrenceville, Georgia 30046

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:

Grantee's name and mailing address:

Mapco Express, Inc.
801 Crescent Centre Drive, Suite 300
Franklin, TN 37067

Green MXB, LLC
305A Equipment Court
Lawrenceville, GA 30046

Property address: 5361 Hwy 31 N, PO BOX 135, Calera, Alabama 35040

Date of Transaction: November 1, 2023

Purchase Price: \$1,495,804.00

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 X Appraisal ___ Assessed Value ___ Other

_____ Space above line for official use only _____

STATUTORY WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **MAPCO EXPRESS, INC.**, a Delaware corporation ("**Grantor**"), does hereby sell and convey to **GREEN MXB, LLC**, a Delaware limited liability company ("**Grantee**"), the following real property situated in Madison County, Alabama (the "**Land**");

SEE **Exhibit "A"** ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all buildings and improvements located on the Land and all easements, licenses, interests, rights, privileges, and appurtenances held by Grantor that in any way benefit the Land or relate to the ownership of the Land, including, without limitation: (i) any and all mineral, water, and irrigation rights running with or pertaining to the Land; (ii) all of Grantor's interest in any road, street, or alleyway adjoining the Land; (iii) any rights or interests that may accrue to the benefit of Seller or the land as a result of the abandonment of any road, street, or alleyway adjoining the Land, and (iv) all transferable permits, licenses, warranties, and entitlements applicable to the Land and all other all appurtenant interests, benefits, rights, and privileges (collectively, the "**Property**");

Subject only to those matters shown on **Exhibit "B"** attached hereto and incorporated herein (the "**Permitted Exceptions**").

Tax ID #28-5-21-4-401-035.000

TO HAVE AND TO HOLD the Land and the other Property unto Grantee, its successors and assigns, in fee simple forever.

GRANTOR hereby covenants that it is lawfully seized of the Property in fee simple; and that Grantor binds itself and its successors to warrant and forever defend the title against the acts of the Grantor and those holding by, through, or under Grantor, and no other, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

WITNESS THE EXECUTION OF THIS INSTRUMENT, to be effective the 1st day of November, 2023.

GRANTOR:

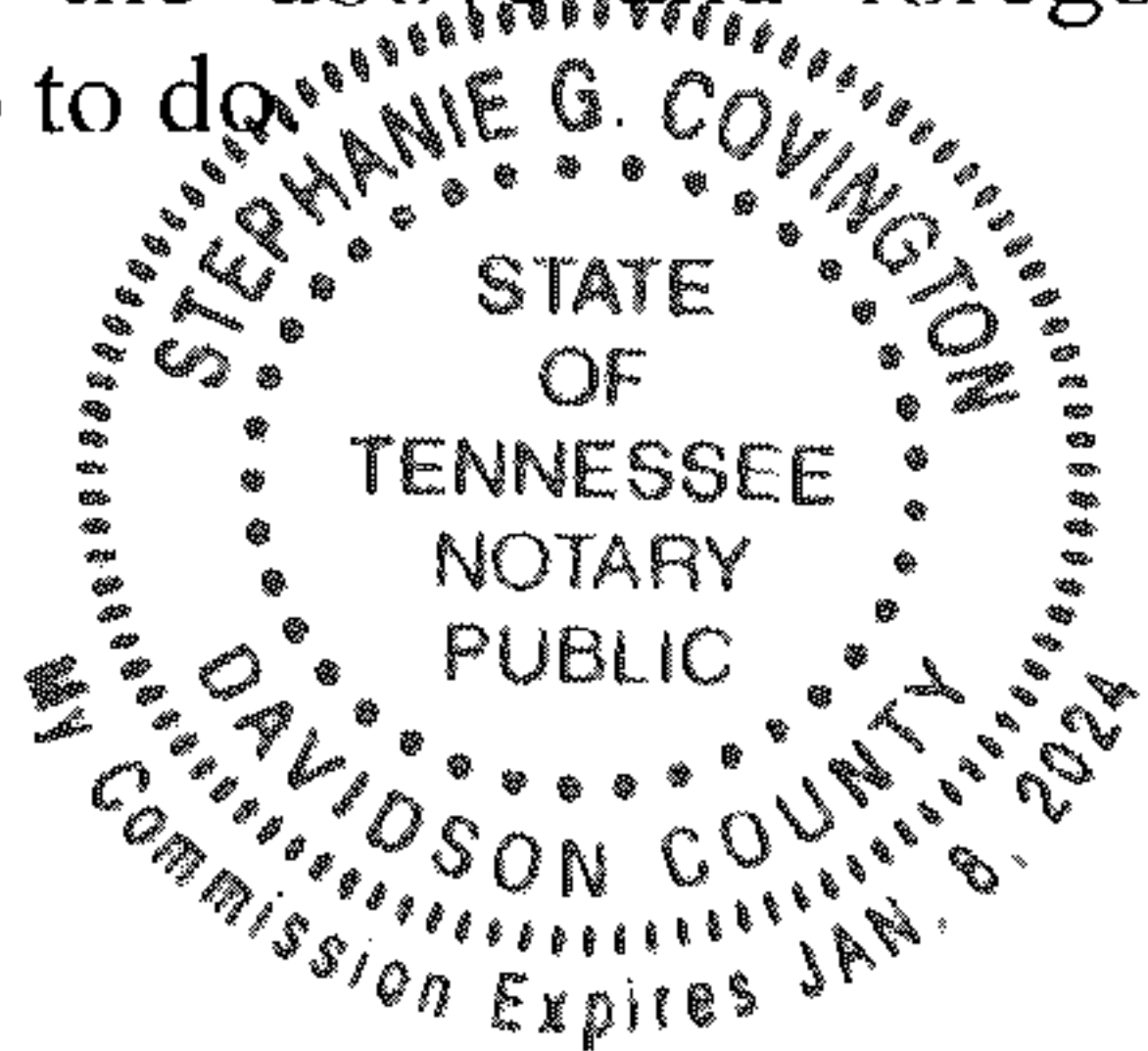
MAPCO EXPRESS, INC.,
a Delaware corporation

By: Katie West
Printed Name: Katie West
Title: Secretary

By: Keith Slater
Printed Name: Keith Slater
Title: Treasurer

STATE OF TENNESSEE)
)
 COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2023, within my jurisdiction, the Heith Slater within named Treasurer of MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

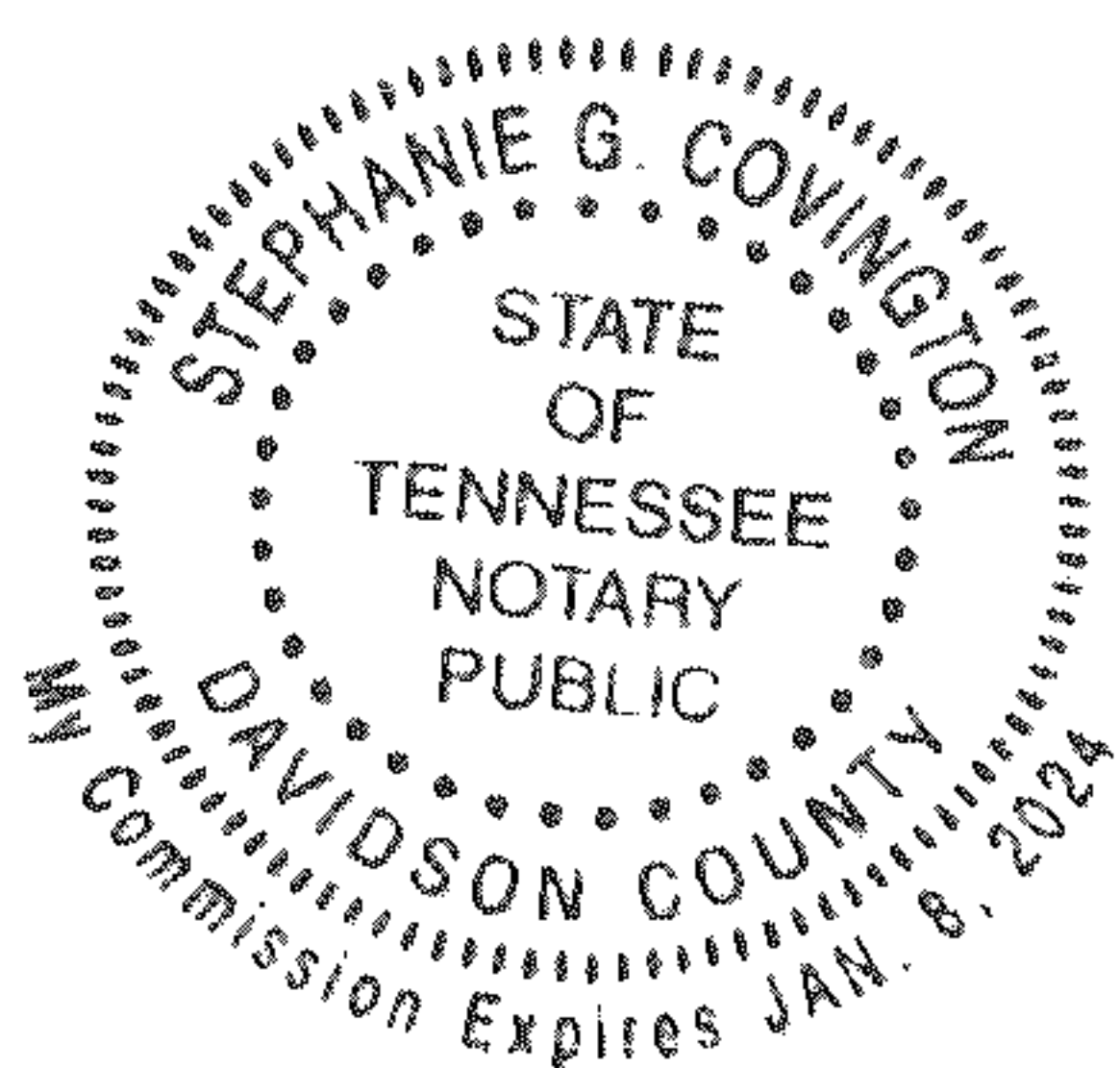


Stephanie G. Covington
 Notary Public
Stephanie G. Covington
 Printed Name

My Commission Expires: 1/8/24

STATE OF TENNESSEE)
)
 COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2023, within my jurisdiction, the Kate West within named Secretary of MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Stephanie G. Covington
 Notary Public
Stephanie G. Covington
 Printed Name

My Commission Expires: 1/8/24

EXHIBIT "A"
TO
STATUTORY WARRANTY DEED

LEGAL DESCRIPTION OF LAND

Parcel I

All that tract or parcel of land lying and being in Lots 438 and 439 according to M. B. Dore's Map and survey of the Town of Calera, Shelby County, Alabama, and more particularly described as follows:

Beginning at the Northeasterly intersection of the Easterly right of way of Montgomery Avenue (U.S. Highway 31) and the Northerly right of way line of Patton Avenue; thence running in a Northerly direction along the Easterly right of way line of Montgomery Avenue (U. S. Highway 31) a distance of 90 feet, more or less, to an iron pin on the lot line of Lots 438 and 437, said point being the point of beginning; thence continuing in a Northerly direction along the Easterly right of way of Montgomery Avenue (U. S. Highway 31) a distance of 120.0 feet to an iron pin, said iron pin being the Northwesterly corner of Lot 439; thence running in an Easterly direction along the Northerly property line of Lot 439 and the Southerly right of way line of an alley a distance of 150.0 feet to an iron pin; thence running in a southerly direction along the easterly property line of Lots 439 and 438 a distance of 120.0 feet to an iron pin; thence running in a Westerly direction along the Southerly property line Lot 438 and the Northerly property line of Lot 437 a distance of 150.0 feet to an iron pin in the Easterly right of way line of Montgomery Avenue (U. S. Highway 31) and the point of beginning.

Parcel II

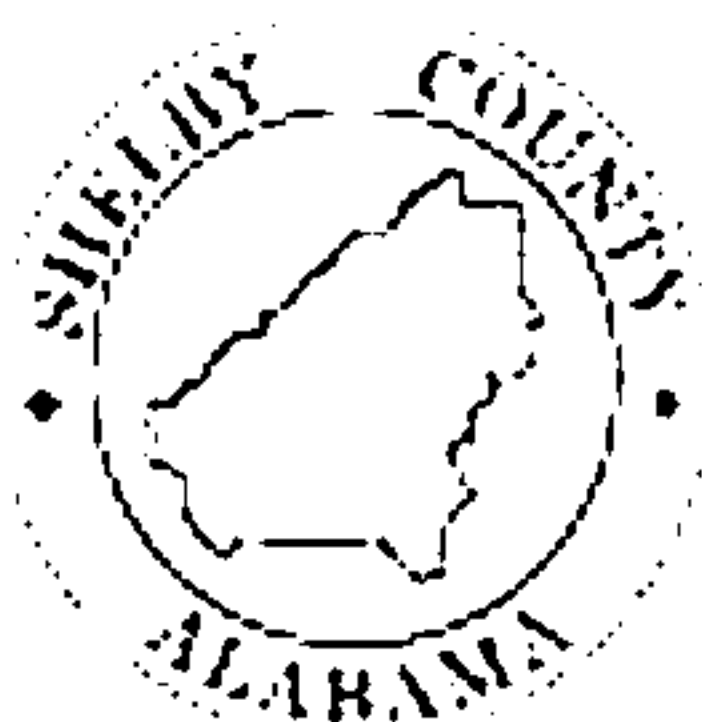
All that tract or parcel of land lying and being in the Southwest one-quarter of the Northwest one-quarter of Section 25, Township 21 South, Range 1 West, situated in the City of Columbiana, Shelby County, Alabama, and more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of East College Street (State Highway 25) and the Easterly right of way line of East Milner Street; thence running in an Easterly direction along the Southerly right of way line of East College Street (State Highway 25) a distance of 128.0 feet to the point of beginning; thence turn an angle of 93 degrees 00 minutes right running in a Southerly direction a distance of 196.40 feet to an iron pin; thence turn an angle of 93 degrees 00 minutes left running in an Easterly direction a distance of 100.0 feet to an iron pin; thence turn at an angle of 87 degrees 00 minutes left running in a Northerly direction a distance of 196.40 feet to an iron pin located in the Southerly right of way line of East College Street (State Highway 25); thence turn an angle of 93 degrees 00 minutes left running in a Westerly direction along the Southerly right of way of East College Street (State Highway 25) a distance of 100.0 feet to an iron pin and the point of beginning.

Source of title: Deed of record in Book 340, Page 635, Office of the Judge of Probate for Shelby County, Alabama.

EXHIBIT "B"
TO
STATUTORY WARRANTY DEED

1. Taxes for the year 2023, a lien not due or payable.
2. Any lease, grant, exception or reservation of minerals or mineral rights together with all rights appurtenant thereto.
3. Matters as shown on the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, Alabama RLS No. 30811 dated June 30, 2023, Job No. 56647:
 - a. adjoiner's chain link fence lies over south line
 - b. access across north line without benefit of easement
 - c. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2024 01:08:32 PM
\$1533.00 JOANN
20240611000173720

Allen S. Bayl