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Prepared by and after recording, return to:  
Julia Camp  
P.O. Box 1565  
Lawrenceville, GA 30046

### AGREEMENT AND RESTRICTIVE COVENANT

**THIS AGREEMENT AND RESTRICTIVE COVENANT** ("Restrictive Covenant") is made and entered into as of this 1<sup>st</sup> day of November, 2022 (the "Effective Date"), between SHRI SIDDHI LLC, with an address of 2604 Summit Place, Birmingham, AL 35243 ("Owner"), **AHUJA LLC**, an Alabama limited liability company, JEETENDRA AHUJA & VIMAL AHUJA residents of the State of Alabama with an address of 2604 Summit Place, Birmingham, AL 35243, jointly and severally (collectively, "Tenant"), and ALLSTAR PETROLEUM, LLC, a Georgia limited liability company, with an address of P.O. Box 1565, Lawrenceville, GA 30046 ("Supplier").

### WITNESSETH

WHEREAS, Owner has leased the premises located at 5426 Highway 280, Harpersville, AL 35078 more particularly described on Exhibit "A" which description is by reference made a part hereof (the "Premises") to Tenant;

WHEREAS, on the 12th day of DECEMBER, 2021, Supplier and Tenant entered into that certain Contract Supply Agreement which gives Supplier the exclusive right to supply fuel to the Premises (the "Supply Agreement");

WHEREAS, on the 12th day of DECEMBER, 2021, Supplier and Owner entered into a certain Agreement (the "Owner Agreement," together with the Supply Agreement, the "Agreements") concerning the Premises granting to Supplier certain rights and options concerning the Premises;

WHEREAS, Supplier has made certain expenditures towards the improvements placed upon the Premises in relation to certain fuel equipment and branding of the Premises;

NOW, THEREFORE, in consideration of the mutual promises and covenants between the parties and other good and valuable consideration this Restrictive Covenant is being executed and delivered to be filed on the deed records of SHELBY County, Alabama, as notice of the rights and options of Supplier in and to the Premises.

1. This Restrictive Covenant is executed, and is to be recorded in the Office of the Clerk of Superior Court of Shelby County, Alabama, for the purpose of giving record notice of the existence of the Agreements and of the Supplier's exclusive rights to supply petroleum products to the Premises.

2. The Agreements commence on Nov. 1, 2022, and continue until a date which is ten (10) years from the earlier of: (a) the first (1st) day of the month following the date that the branding term of the fuel supplier of Supplier commences; or (b) one (1) year after the Effective Date.

3. Owner does hereby establish as a restrictive covenant running with the land, that during the Term that the Premises will be used as a retail fuel station, including ancillary uses, and that no petroleum products may be sold on the Premises which are not supplied by Supplier.

4. The parties agree that the Agreements shall run with the land and be binding upon the Owner and Tenant and their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Restrictive Covenant under seal this 1 day of NOV, 2022.

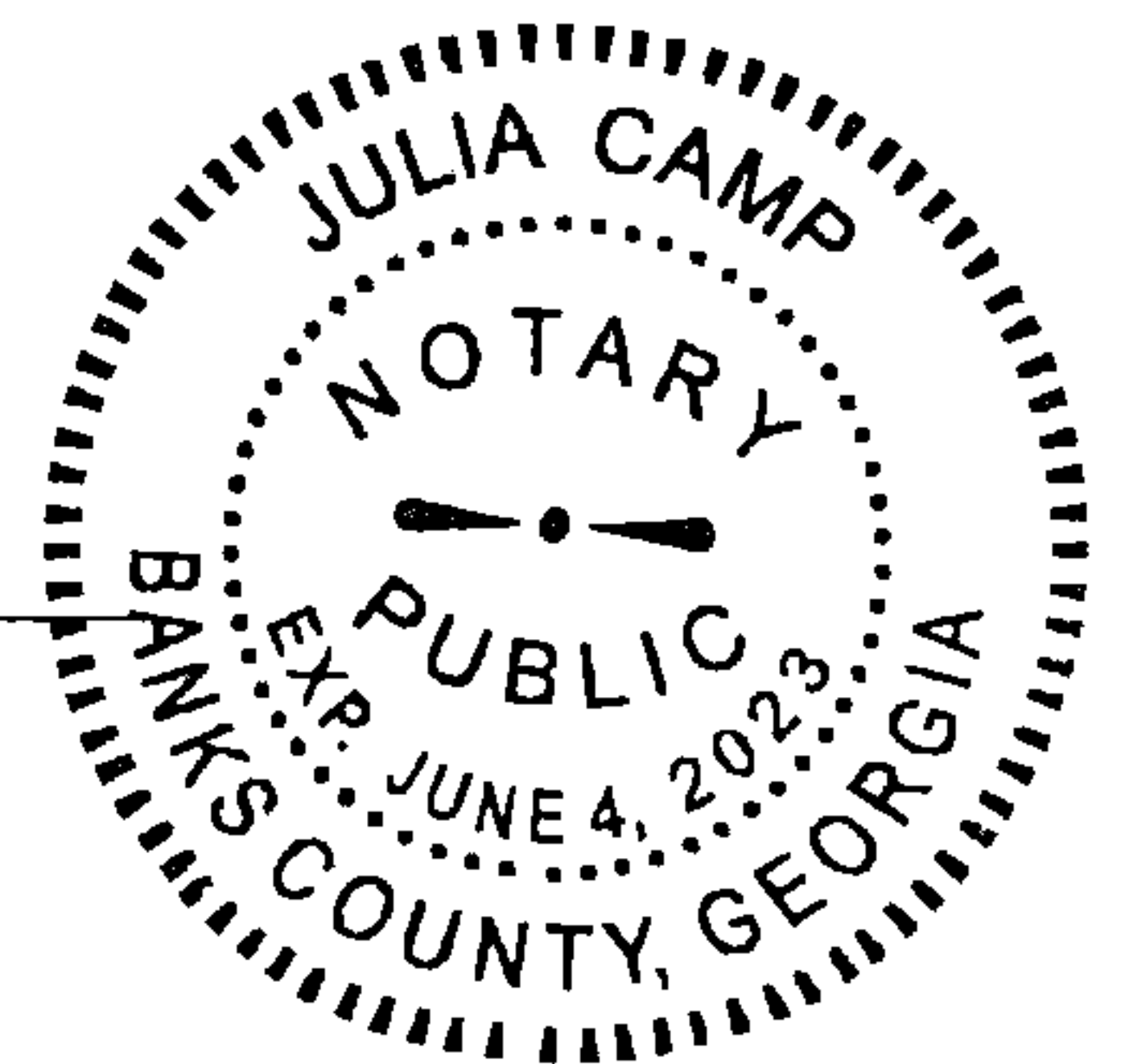
Sworn to and subscribed before me  
this the 1 day of NOV, 2017. 2022

Heather Mesia  
Witness  
Julia Camp  
Notary

**"SUPPLIER"**

Allstar Petroleum, LLC

By: Scott A. Moon  
Name: Scott A. Moon  
Title: Manager



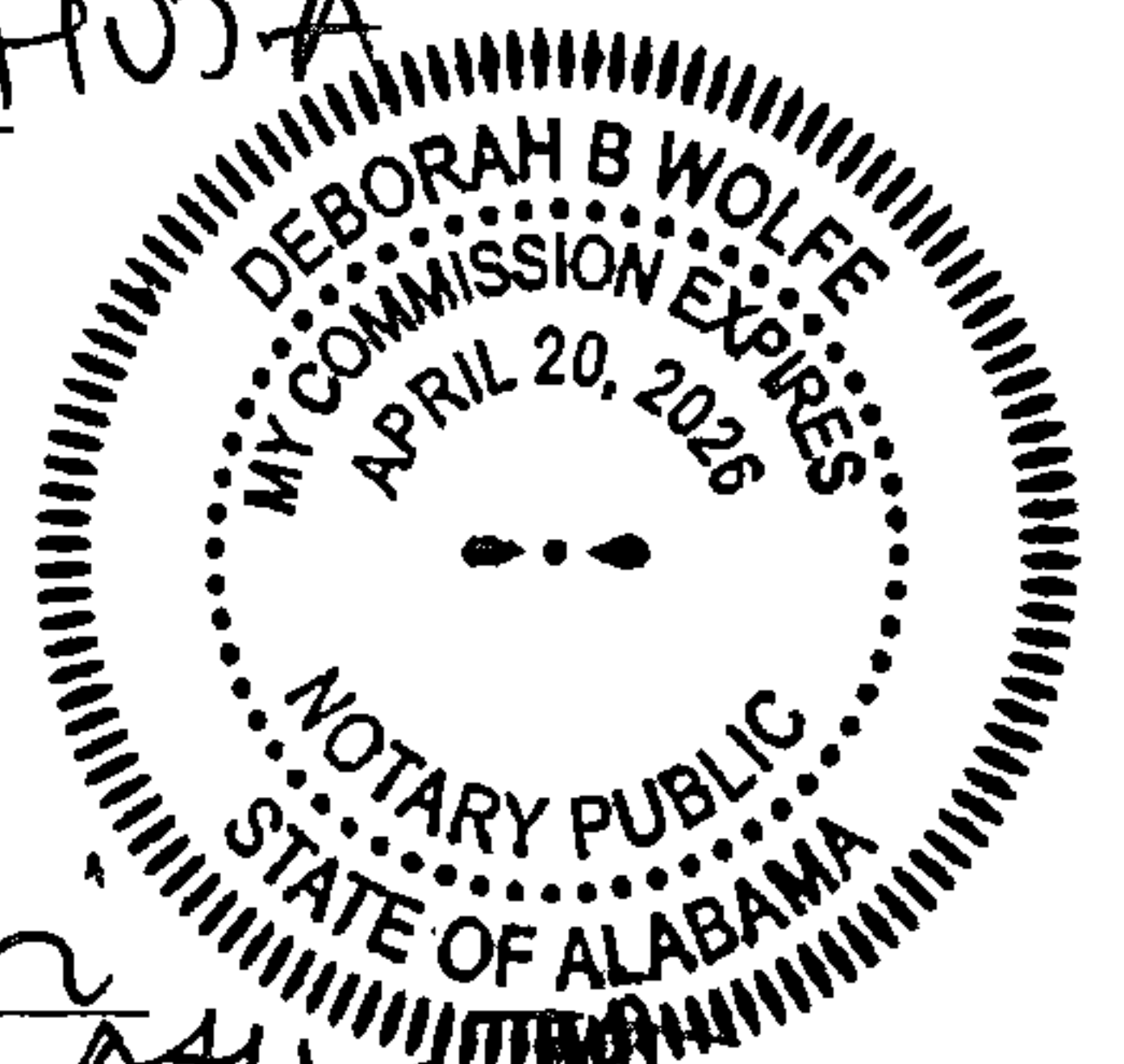
Sworn to and subscribed before me  
this the 1<sup>st</sup> day of Nov, 2017. 22

Jeff Campbell  
Witness  
Deborah B Wolfe  
Notary

**"OWNER"**

SHRI SIDDHI LLC

JEETENDRA AHUJA  
Owner



Sworn to and subscribed before me  
this the 1<sup>st</sup> day of November, 2017. 2022

Jeff Campbell  
Witness  
Deborah B Wolfe  
Notary

**"TENANT"**

AHUJA LLC

By: Jeetendra Ahuja  
Name: JEETENDRA AHUJA  
Title: OWNER



Sworn to and subscribed before me  
this the \_\_\_ day of \_\_\_\_\_, 2017.

Witness

\_\_\_\_\_  
(Seal)



## EXHIBIT A

## EXHIBIT "A"

## LEGAL DESCRIPTION

PARCEL I:

All that portion of the South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, lying West of the right of way line of Alabama Highway No. 25 and North of the right of way line of Shelby County Highway No. 449.

LESS & EXCEPT: A parcel of land located in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; more particularly described as follows: From the Northeast corner of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, proceed West along the North boundary of said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 378.06 feet to the point of beginning of herein described parcel of land; thence continue West along the North boundary of said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 263.15 feet to a point on the East boundary of a county paved road; thence turn an angle of 92 deg. 50 min. 49 sec. left and proceed South along the East boundary of said road a distance of 588.88 feet; thence turn an angle of 85 deg. 32 min. 22 sec. left and proceed East along the North boundary of said county paved road a distance of 230.16 feet; thence turn an angle of 91 deg. 14 min. 39 sec. left and proceed North a distance of 594.65 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

PARCEL II:

Commence at the SE corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 28, Township 19

South, Range 2 East, Shelby County, Alabama, and run thence North  $2^{\circ} 9'$  West 682.97 feet to the North right of way line of the Florida Short Route, also known as Highway # 91, for point of beginning; and from said point of beginning, run along the East line of said forty,  $2^{\circ} 9'$  West 300 feet to an iron pin; thence North  $77^{\circ} 14'$  West 112 feet to an iron pin; thence South  $2^{\circ} 9'$  East 300 feet to the North right of way line of Highway #91, to an iron pin; thence along the North line of right of way of said Highway #91 South  $77^{\circ} 14'$  East 112 feet to point of beginning.

Also, commencing at iron stake, a point on the north right-of-way of Highway 91, where the east 40 line of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 28, Township 19 South, Range 2 East, intersects same, North  $2^{\circ} 50'$  West 300 feet to point of beginning; thence  $74^{\circ} 40'$  left 105.0 feet; thence  $74^{\circ} 40'$  right 210.0 feet; thence  $105^{\circ} 20'$  right 105.0 feet; thence  $74^{\circ} 40'$  right 210 feet to beginning point, containing one-half ( $\frac{1}{2}$ ) acres, more or less, located in SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Also, commence at the SW corner of Section 28, Township 19 South, Range 2 East, and then run East along the South line of said Section a distance of 2,518.2 feet to a point; thence turn an angle to the left of  $89^{\circ} 44' 41''$  and run a distance of 820.2 feet to a point on the North right of way line of U.S. Highway 280, said point being identified as "POINT A"; thence continue along last described course a distance of 274.5 feet to a point; thence turn an angle of  $103^{\circ} 23' 09''$  to the right and run a distance of 25 feet to the point of beginning of the property herein conveyed; thence continue along last described course a distance of 87 feet to a point; thence run in a southwesterly direction a distance of 272 feet, more or less, to "POINT A"; thence run West along the right of way line of said Highway 280 a distance of 25 feet to a point; thence run in a Northeasterly direction a distance of 268 feet, more or less, to the point of beginning.

LESS & EXCEPT any of the following described property which lies within the boundaries of the tracts described above as Parcel II: Commence at the SW corner of Section 28, Township 19 South, Range 2 East, and then run East along the South line of said section a distance of 2,518.2 feet to a point; thence turn an angle to the left of  $89^{\circ} 44' 41''$  and run a distance of 820.2 feet to a point on the North right of way line of U.S. Highway 280; thence turn an angle of  $71^{\circ} 27' 35''$  and run Northwesterly along said North right of way line a distance of 25 feet to the point of beginning of the property herein conveyed; thence continue along last described course and along said highway right of way a distance of 321 feet to a point; thence turn an angle of  $46^{\circ} 53' 17''$  to the right and run a distance of 51.5 feet to a point; thence turn an angle of  $14^{\circ} 33' 14''$  to the right and run a distance of 100 feet to a point; thence turn an angle of  $90^{\circ} 71' 41''$  to the left and run a distance of 10 feet to a point; thence turn  $100^{\circ} 59' 04''$  to the right and run a distance of 112.8 feet; thence turn an angle of  $102^{\circ} 56' 09''$  to the right and run a distance of 387 feet to a point; thence turn in a southwesterly direction a distance of 268 feet, more or less, to the point of beginning.

Subject to easements, conditions, restrictions, and rights-of-way of record.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/27/2024 10:49:32 AM  
\$31.00 LAURA  
20240627000192800

*Allie S. Bayl*