

Return to: Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- AL252408039V

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

This instrument was prepared by:
Ryan W. Crandall, Esq.
Leggett Clemons Crandall, PLLC
5700 Granite Parkway, Suite 950
Plano, Texas 75024

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, K & H HELENA, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto GOAL POST C STORE, LLC, an Alabama limited liability company ("Grantee"), the following described real estate, together with all improvements, fixtures and appurtenances thereon or appertaining thereto, subject to the exceptions set forth on **Exhibit A** attached hereto:

Lot 1, Helena Marketplace, as recorded in Map Book 24, Page 141, in the Probate Office of Shelby County, Alabama.

Together with any beneficial rights that constitute an interest in real property obtained under that certain Declaration of Covenants and Easements recorded in Instrument # 19971113000371510, as amended in Instrument #20010403000123310 and Declaration of Easements recorded in Instrument # 1998121500049933.

Situated in Shelby County, Alabama (the "Property").

To Have and to Hold the Property unto the said Grantee, its successors and assigns. And Grantor does for itself, and the successors and assigns of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor shall warrant and defend the same unto the said Grantee, its successors and assigns forever, against the lawful claims of all persons, arising by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 16 day of September, 2024.

GRANTOR:

K & H HELENA, LLC

a Delaware limited liability company

By: K&H Fairway Plaza, LLC

a California limited liability company
its Manager

By: _____

Name: Thomas Kuo

Title: Manager

~~THE STATE OF _____ §~~

~~COUNTY OF _____ §~~

~~I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that _____, whose name 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 executed the same voluntarily, for and as the act of K&H Fairway Plaza, LLC, a California limited liability company, the Manager of K&H Helena, LLC, a Delaware limited liability company, on the day the same bears date.~~

Given under my hand this the _____ day of September, 2024.

(SEAL)

Notary Public

*See attached
CA*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

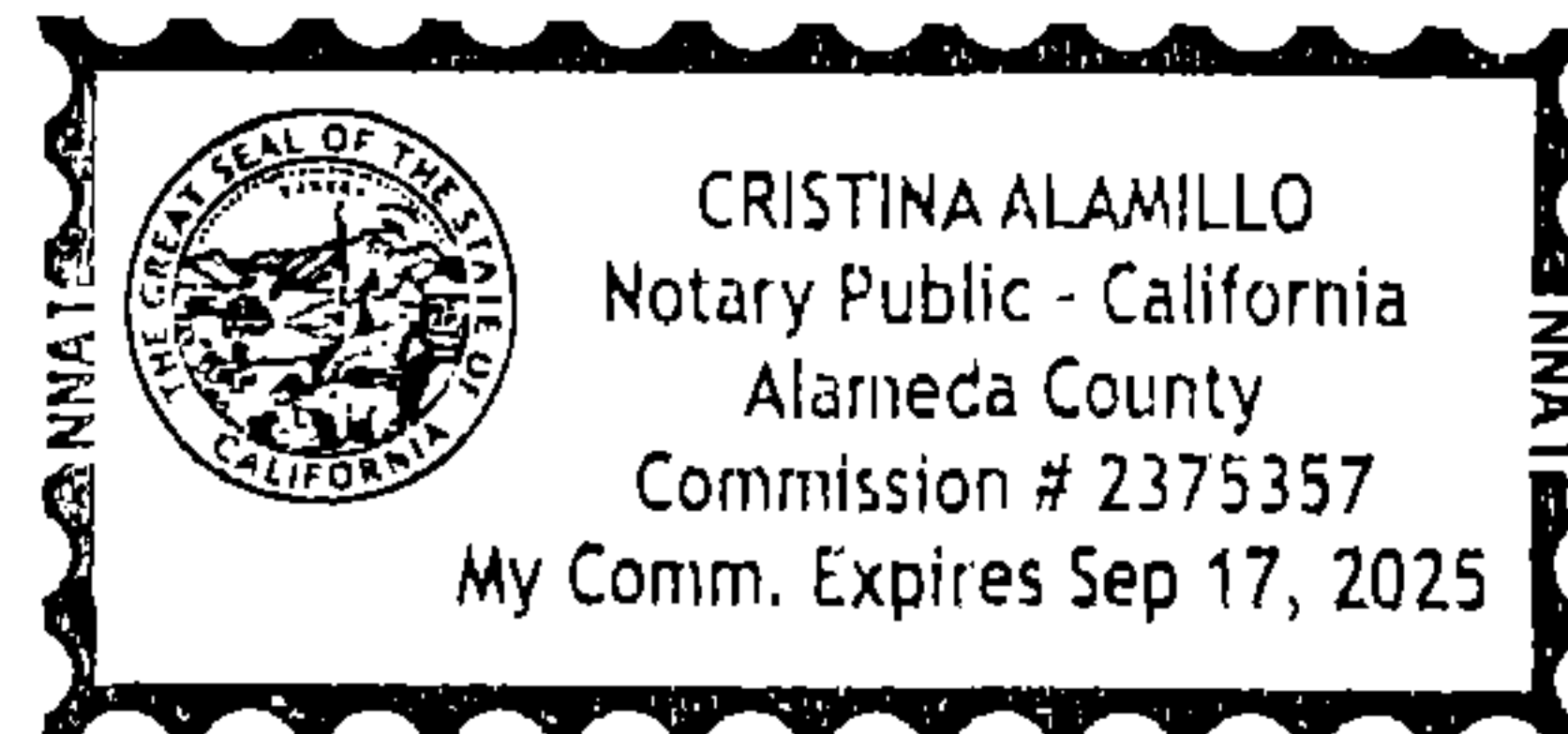
On 09/16/2024 before me, Cristina Alamillo, Notary Public
(insert name and title of the officer)

personally appeared Thomas Kuo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cristina Alamillo (Seal)
Cristina Alamillo



**EXHIBIT A
EXCEPTIONS**

1. All taxes for the fiscal year 2025 and subsequent years, not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for the year 2024 or prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records for Shelby County.
2. Drainage easement condemned by the State of Alabama under Case No. 28-35 and described in instrument recorded in Real Volume 249, Page 370; Real Volume 226, Page 869 and Deed Book 78, Page 128.
3. Declaration of Covenants and Easements appearing of record in Instrument# 19971113000371510 as amended in Instrument # 20010403000123310.
4. Easement to BellSouth Telecommunications as recorded in Instrument # 19980713000264580.
5. Declaration of Easements as recorded in Instrument #1998121500049933.
6. Easements, building lines and notes as shown on map recorded in Map Book 24, Page 141.
7. Lease by and between Helena Marketplace's Landlord, and Subway Real Estate Corp, as Tenant, as evidenced by that certain Memorandum of Lease dated January 15, 2008 and recorded in Instrument # 20080508000189700.
8. Lease by and between K & H Helena, LLC, as Lessor, and Wal-Mart Stores East, LP, as Lessee, as evidenced by that certain Memorandum of Lease dated August 20, 2012 and recorded in Instrument # 20130723000300250 as affected by Correction of Building Lease Agreement and Memorandum of Lease between K&H Helena, LLC, a Delaware limited liability company and Wal-Mart Stores East, LP, a Delaware limited partnership dated November 19, 2015, and recorded December 9, 2015, in Instrument No. 20151209000421660.
9. Easement from Miss Annie Floyd to Southern Natural Gas Corporation, dated August 2, 1929, and recorded September 14, 1929, in Deed Book 88, Page 551.
10. Easement from Miss Annie Floyd to Plantation Pipe Line Company, a Delaware Corporation, dated October 23, 1941, and recorded January 29, 1943, in Deed Book 113, Page 61.
11. Easement from Mrs. Lucille D. Wheeler, a widow to Southern Natural Gas Company, a corporation organized under the laws of the State of Delaware, dated August 13, 1951, filed August 16, 1951, and recorded August 21, 1951, in Deed Book 147, Page 579.

12. Right of Way Deed for Public Road from Lucille Wheeler, a widow to Shelby County, Ala., dated August 11, 1952, and recorded August 14, 1952, in Deed Book 154, Page 384.
13. Right of Way Grant from Lucille D. Wheeler to Plantation Pipe Line Company, a Delaware corporation dated May 24, 1956, filed May 30, 1956, in Deed Book 180, Page 192.
14. Easement from Mrs. Lucille Dunnam Wheeler to Southern Natural Gas Company, dated November 3, 1960, filed December 23, 1960, and recorded December 28, 1960, in Deed Book 213, Page 155.
15. Easement Grant and Amendment from James Albert Dunnam, individually and as Executor of the Estate of Lucille D. Wheeler, and Andrew Ross Dunnam, to Plantation Pipe Line Company, dated May 8, 1968, and recorded May 22, 1968, in Deed Book 258, Page 47.
16. Easement Deed from Francis Dunnam Johnston, a widow to the Town of Helena, Alabama, a municipal corporation, dated May 5, 1977, and recorded May 16, 1977, in Deed Book 305, Page 394.
17. Easement Deed from J. A. Dunnam and wife, Walber Dunnam, to the Town of Helena, Alabama, a municipal corporation, dated May 3, 1977, and recorded May 16, 1977, in Deed Book 305, Page 396.
18. Easement Deed from Paul Leonard Dunnam and wife, Gladys Dunnam to the Town of Helena, Alabama, a municipal corporation, dated May 3, 1977, and recorded May 16, 1977, in Deed Book 305, Page 398.
19. Easement Deed from Charles Robert Dunnam and wife, Violet Dunnam, to and The Town of Helena, Alabama, a municipal corporation, dated May 5, 1977, and recorded May 16, 1977, in Deed Book 305, Page 400.
20. Easement Deed from Marjorie Dunnam Lindsey and husband, J. W. Lindsey to The Town of Helena, Alabama, a municipal corporation, dated May 11, 1977, and recorded May 16, 1977, in Deed Book 305, Page 402.
21. Easement by C.M. Wade and wife, Stella Wade dated March 22, 1978, and recorded March 27, 1978, in Deed Book 311, Page 153.
22. Right of Way from Brookline, an Alabama general partnership to Alabama Power Company, a corporation, dated February 2, 1984, and recorded September 6, 1984, in Book 001, Page 332.
23. Easement from Brookline Forest, Inc. to Alabama Power Company, a corporation, dated June 1, 1987, and recorded July 24, 1987, in Book 142, Page 221.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2024 11:28:01 AM
 \$2337.00 BRITTANI
 20240920000293480

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name K & H Helena, LLC
 Mailing Address 46459 Roadrunner Road
Fremont, CA 94539

Grantee's Name Goal Post C Store, LLC
 Mailing Address PO Box 628
Auburn, AL 36831

Property Address 215 & 355 Helena Marketplace
Helena, AL 35080

Date of Sale 09/18/2024

Total Purchase Price \$7,450,000.00

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 09/18/2024

Print Krista LaGrange

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1