

SEND TAX NOTICE TO:
Triangle Petro, LLC
P.O. Box 1098
Trussville, AL 35173

This instrument was prepared by
C. Stephen Alexander
2177 11th Court South
Birmingham, AL 35205



20241226000393340 1/3 \$920.50
Shelby Cnty Judge of Probate, AL
12/26/2024 03:28:01 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS to the undersigned Grantor, Jeffcarr, L.L.C., an Alabama limited liability company, (hereinafter, the "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Triangle Petro, L.L.C., an Alabama limited liability company (hereinafter, the "Grantee"), the following described real estate situated in Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

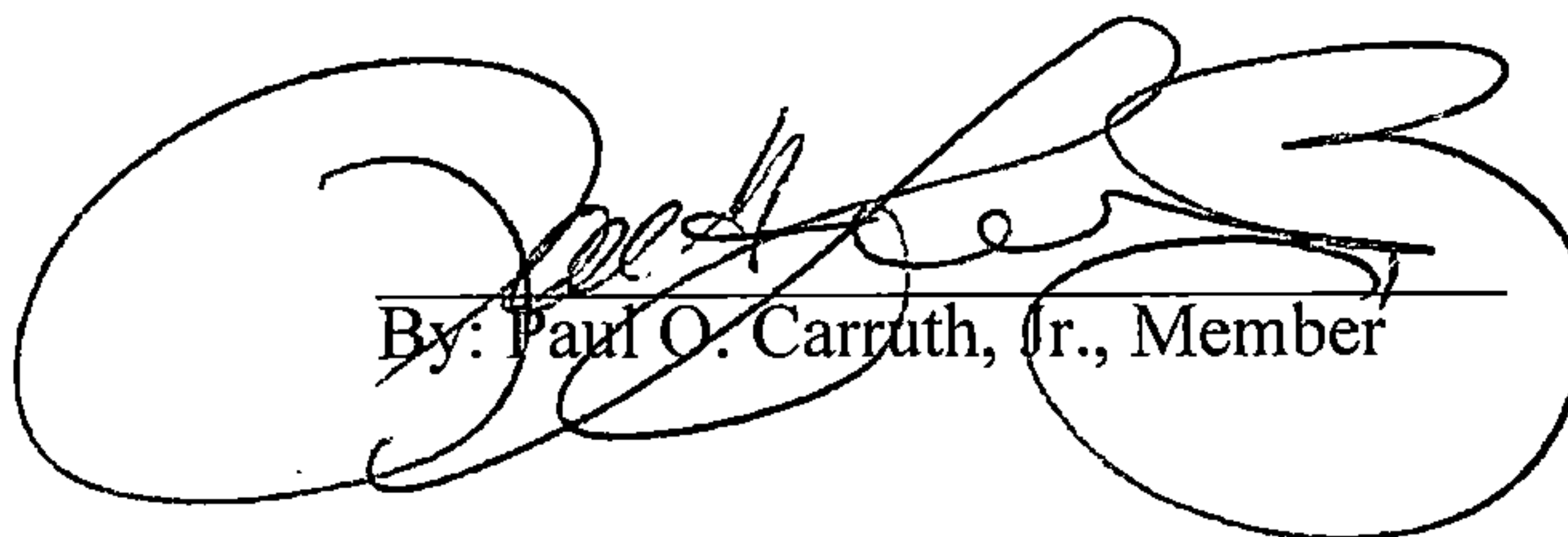
This property is conveyed subject to all existing liens and mortgages.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns, forever. And the Grantor does, for itself, its heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, its heirs, executors, administrators, successors and assigns shall warrant and defend the same to the Grantee, its heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Jeffcarr, L.L.C., Grantor, has caused its duly authorized officer to hereunto set his signature as the act of such grantor under seal, this the 18th day of December, 2024.

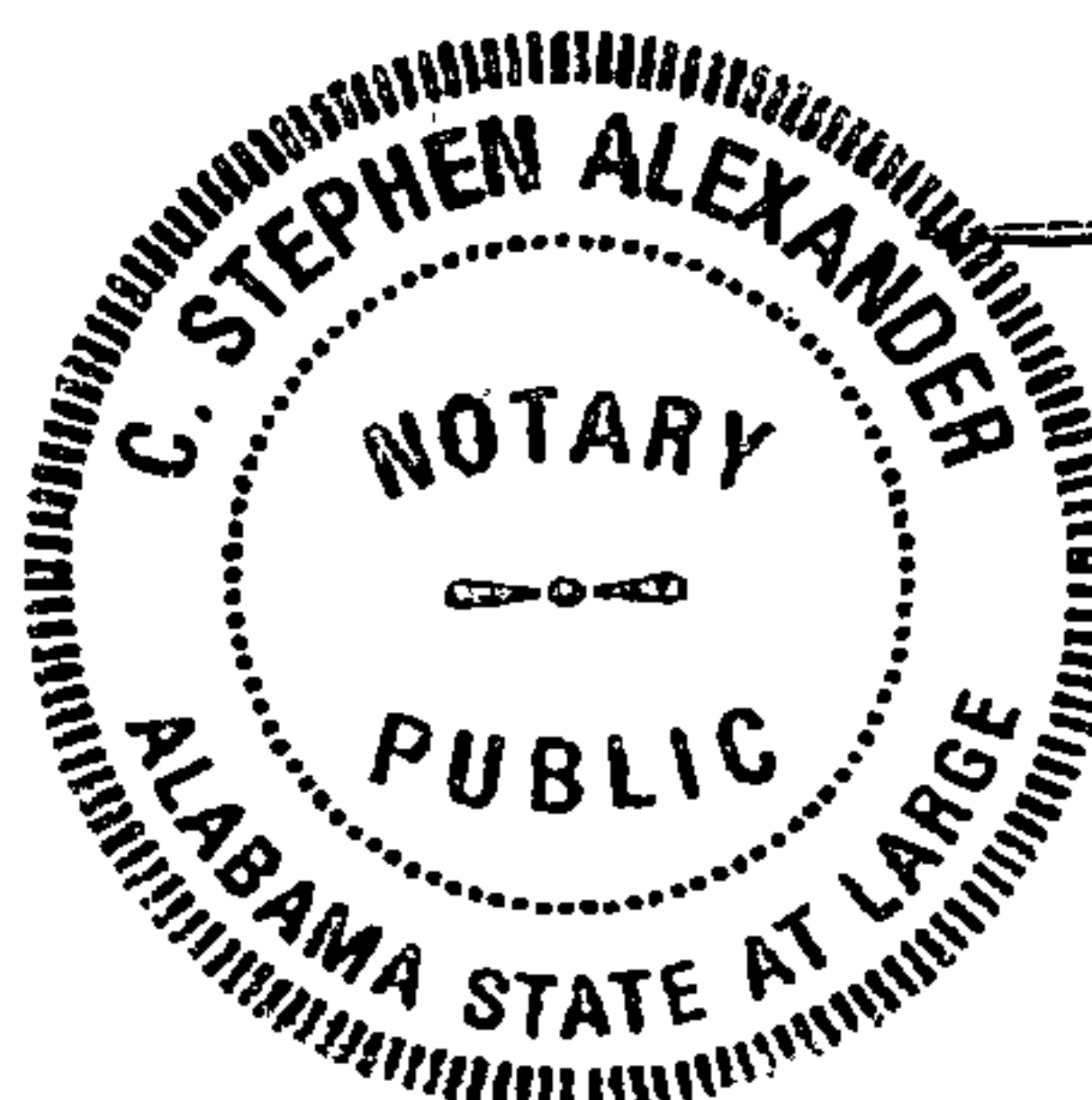
Jeffcarr, L.L.C.



By: Paul O. Carruth, Jr., Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, Charles Stephen Alexander, a Notary Public in and for said County, in said State, hereby certify that Paul O. Carruth, Jr. whose name as a member of Jeffcarr, L.L.C., 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 18th day of Dec., 2024.




Notary Public
my Commission Expires: 5/3/2025

Shelby County, AL 12/26/2024
State of Alabama
Deed Tax: \$892.50

LEGAL DESCRIPTION

EXHIBIT "A"



20241226000393340 2/3 \$920.50
Shelby Cnty Judge of Probate, AL
12/26/2024 03:28:01 PM FILED/CERT

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

Begin at the Northwest corner of Section 1, Township 20 South, Range 3 West and run in a Southerly direction along the Westerly line of said Section 1 for a distance of 354.03 feet to the Western most right of way line of Alabama Highway 261; thence deflect left 147 deg. 15 min. 00 sec. and run in a northeasterly direction along said right of way for a distance of 38.59 feet to the beginning of a curve to the right said curve having a radius of 778.81 feet, a central angle of 15 deg. 25 min. 00 sec. and a chord length of 208.92 feet; thence run along arc of said curve in a northeasterly direction and along said right of way line for a distance of 209.56 feet; thence run in a Northeasterly direction along said right of way for a distance of 9.25 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 91 deg. 51 min. 12 sec. and a chord length of 35.92 feet; thence run along arc of said curve in a northeasterly direction along Alabama Highway 261 and in a Northwesterly direction along the Southwesterly right of way line of a private road for a distance of 40.08 feet; thence run in a northwesterly direction along said private road for a distance of 163.24 feet; thence deflect left 43 deg. 33 min. 52 sec. and run in a Southwesterly direction for a distance of 52.05 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jeffcarr, LLC
Mailing Address 7425 Gadsden Highway
Trussville, AL 35173

Grantee's Name Triangle Petro, LLC
Mailing Address 7425 Gadsden Highway
Trussville, AL 35173

Property Address 7921 Helena Road
Pelham, AL 35124

Date of Sale 12/18/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 892,430.00



20241226000393340 3/3 \$920.50
Shelby Cnty Judge of Probate, AL
12/26/2024 03:28:01 PM FILED/CERT

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 Tax Assessor Record

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 12/18/24

Print Paul O. Carruth, Jr.

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1