

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

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20241226000393350 1/3 \$2057.50
Shelby Cnty Judge of Probate, AL
12/26/2024 03:32:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS to the undersigned Grantor, Greystone Petro, 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".

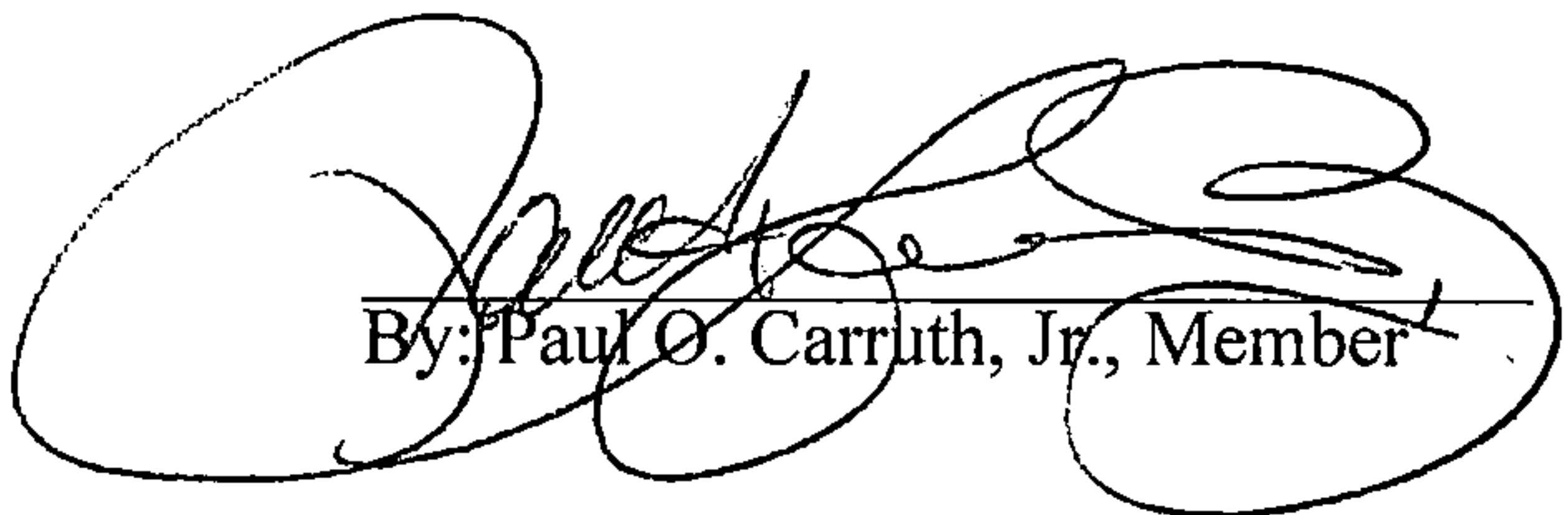
This property is conveyed subject to all existing liens and mortgages.

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, Greystone Petro, 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.

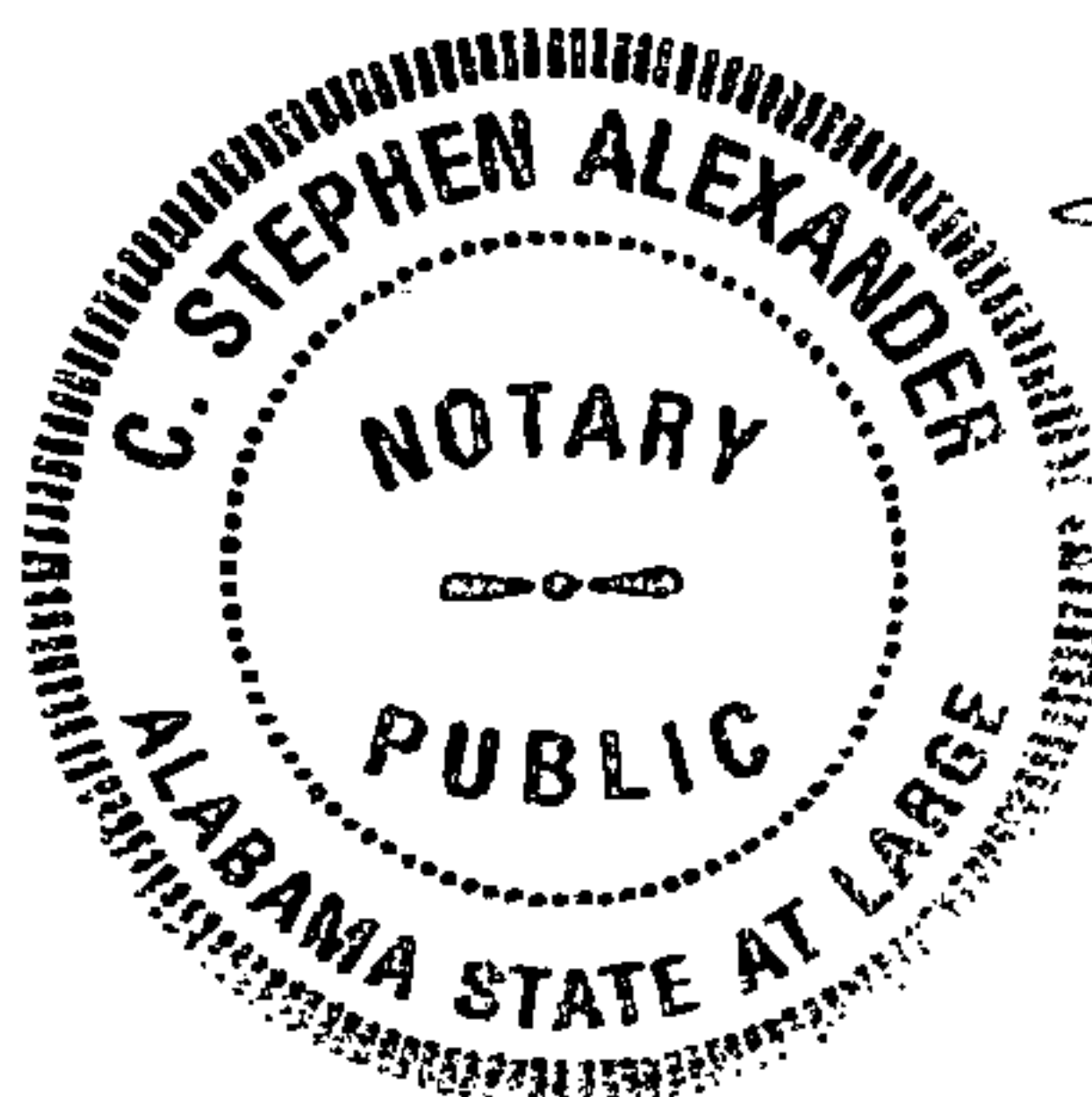
Greystone Petro, L.L.C.


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 Greystone Petro, 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: \$2029.50

EXHIBIT A

Legal Description



20241226000393350 2/3 \$2057.50
Shelby Cnty Judge of Probate, AL
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PARCEL I:

A parcel of land located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Section 32, and run in a Northerly direction along the West boundary of said Section 32 for a distance of 556.18 feet to the point of beginning; thence continue last described course for a distance of 206.03 feet; thence turn an interior angle to the left of 76 degrees 30 minutes 39 seconds and run in a Southeasterly direction for a distance of 154.32 feet; thence turn an interior angle to the left of 170 degrees 36 minutes 55 seconds and run in a Southeasterly direction for a distance of 244.58 feet to the Westerly right of way line of Cahaba Valley Road; thence turn an interior angle to the left 90 degrees 35 minutes 27 seconds and run in a Southwesterly direction along said right of way line for a distance of 215.00 feet; thence turn a deflection angle to the right 90 degrees 35 minutes 27 seconds and run in a Northwesterly direction for a distance of 318.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Now known as Lot 1, according to John Bell's Addition to Hoover, as recorded in Map Book 27, Page 22, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Together with rights obtained, that constitute an interest in real estate, under that certain Permanent Access Easement executed by Development-119, LLC, dated June 10, 2005 recorded in Instrument # 20060616000289190.

All 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 Greystone Petro, 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 6950 Cahaba Valley Road
Hoover, AL 35242

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



20241226000393350 3/3 \$2057.50
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$

or
Assessor's Market Value \$ 2,029,040.00

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