

This instrument prepared by
and when recorded return to:
Margaux Hyman, Esq.
Taft Stettinius & Hollister LLP
27777 Franklin Road, Suite 2500
Southfield, Michigan 48034

SEND TAX BILLS TO
Grantee:
Agree Convenience No. 1, LLC
32301 Woodward Avenue
Royal Oak, MI 48073

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and NO/100 Dollars (\$100.00) and other good and valuable consideration paid to the undersigned, **BROADWAY & PRESTON, LLC**, an Alabama limited liability company (the “Grantor”), whose address is 116 Jefferson Street South, Suite 204, Huntsville, Alabama 35801, by **AGREE CONVENIENCE NO. 1, LLC**, a Delaware limited liability company (the “Grantee”), whose address is 32301 Woodward Avenue, Royal Oak, MI 48073, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama and particularly described on Exhibit A attached hereto and incorporated herein by this reference.

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

This conveyance is made subject only to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

The Grantor does covenant with the Grantee, and the successors, legal representatives and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said real estate, that the same is free from all encumbrances, subject to and except for those Permitted Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; and that the Grantor shall warrant and forever defend the right and title to said real estate unto the Grantee, and the successors, legal representatives and assigns of the Grantee, against the lawful claims of all persons except as aforesaid.

TO HAVE AND TO HOLD said real estate and related rights unto the Grantee and its successors and assigns, forever.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 24th day of December, 2024.

GRANTOR:

BROADWAY & PRESTON, LLC,
an Alabama limited liability company

By: *Sally S. Lambert*
Name: Sally S. Lambert
Its: Manager

STATE OF ALABAMA)

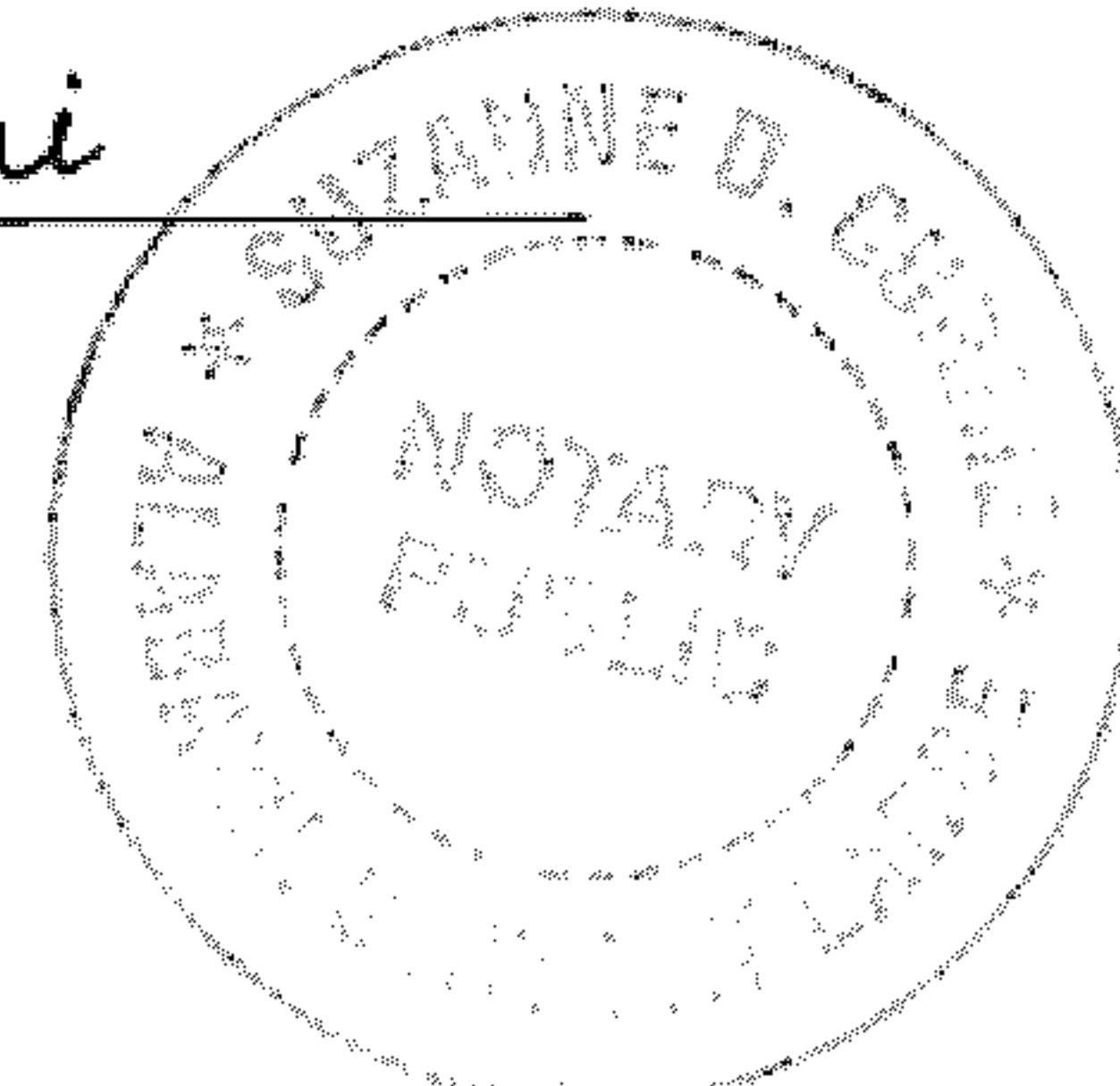
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally S. Lambert, whose name as the Manager of Broadway & Preston, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 24th day of December, 2024.

Suzanne D. Curmi
Notary Public

My commission expires: 06/26/2027



AFFIX SEAL

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 116 Jefferson Street South, Suite 204, Huntsville, Alabama 35801

Grantee's Address: 32301 Woodward Avenue, Royal Oak, Michigan 48073

Property Address: 2101 Pelham Pkwy. (Valleydale Road)
Pelham AL 35124 (Parcel ID. 10 9 30 0 002 007.001)

Property Value: \$2,090,000.00

[Signature Page to Warranty Deed – Pelham, AL]

EXHIBIT ALegal Description

Lot I-A, according to the Final Plat of Parcel I and Parcel II into Parcel I-A, as the same appears of record in Map Book 57, Page 40, (and also Instrument No. 20221221000456880) in the Office of the Judge of Probate of Shelby County, Alabama.

Also described as:

Parcel I:

Part of the SW1/4 of the SW1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said Section 30, run in an Easterly direction along the South line of said section for a distance of 94.14 feet to an existing iron rebar being on the East right of way line of U.S. Highway #31 and being the Point of Beginning; thence continue in an Easterly direction along the South line of said section for a distance of 214.44 feet to an existing iron rebar; thence turn an angle to the left of 89°34'39" and run in a Northerly direction for a distance of 223.26 feet to an existing PK nail set on the South right of way line of Valleydale Road; thence turn an angle to the left of 100°4'21" and run in a Southwesterly direction along said South right of way line of Valleydale Road for a distance of 79.74 feet to an existing nail; thence turn an angle to the left of 33°50'29" and run in a Southwesterly direction for a distance of 181.0 feet to an existing old iron rebar being on the East right of way line of U.S. Highway #31; thence turn an angle to the left of 40°17'08" and run in a Southerly direction along the East right of way line of U.S. Highway #31 for a distance of 83.02 feet, more or less, to the Point of Beginning.

AND ALSO:

Parcel II:

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described by the following metes and bounds legal description, based on a Boundary Survey prepared by Walter Schoel Engineering Company, Inc., dated August 27, 1998, to wit:

Commence at the Northwest corner of the said Section 31 (also known as the Southwest corner of Section 30); run thence along the North boundary of said Section 31, North 90°00'00" East (assumed bearing) for a distance of 94.14 feet, to the Point of Beginning of the parcel herein described, said point also being a point on the Easterly right of way line of U.S. Highway #31; thence continue along said North boundary of Section 31, North 90°00'00" East for a distance of 214.44 feet; thence South 00°25'21" West for a distance of 90.00 feet; thence along a line lying 90.00 feet South of and parallel with the aforesaid North boundary of Section 31, North 90°00'00" West for a distance of 224.27 feet, to a point on the aforesaid Easterly right of way line of U.S. Highway #31, lying 100 feet Easterly of concentric with the centerline of said Highway, being a spiral angle of 4°30'; thence along said right of way, across the chord North 06°38'57" East for a distance of 90.61 feet, to the Point of Beginning.

Together with those certain rights granted for ingress/egress as set out in the Reciprocal Easement Agreement recorded in Instrument 1993-22435, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A part of the SW1/4-SW1/4, Section 30, Township 19 South, Range 2 West, identified as Tract No. 71A on Project No. RP-7112(003) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commence at a found 5/8 inch rebar marking the Northeast corner of a parcel as recorded in Book 275, Page 661, and lying on the South present R/W line of SR 261;

thence run Southwesterly along said present R/W line for a distance of 401.46 feet, more or less, to a point on the acquired R/W line, (said point perpendicular to centerline of project at station 289+60.00 RT) and marking the POINT OF BEGINNING;

thence run South 09 degrees 50 minutes 02 seconds East along the acquired R/W line for a distance of 22.76 feet to a point on the acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 289+60.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 1325.00 feet, a delta angle of 05 degrees 26 minutes 36 seconds, a chord bearing of South 77 degrees 26 minutes 40 seconds West, and a chord length of 125.83, for a distance of 125.88 feet to a point on the present Southeast R/W taper to SR 261, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 288+27.94);

thence run North 39 degrees 56 minutes 39 seconds East along said present R/W taper for a distance of 47.31 feet to a point on the South present R/W line of SR 261;

thence run North 81 degrees 19 minutes 48 seconds East along said present R/W line for a distance of 89.58 feet to the POINT OF BEGINNING; said parcel contains 0.062 acres(s), more or less.

Tax Parcel Number: 10 9 30 0 002 007.001

Commonly known as: 2101 Pelham Parkway, Pelham, Alabama 35124

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. All matters established by, and shown on, the Final Plat of Parcel I and Parcel II into Parcel I-A, as the same appears of record in Map Book 57, Page 40 (and also Instrument No. 20221221000456880) in the Office of the Judge of Probate of Madison County, Alabama.
3. Rights of others in and to the use Reciprocal Easement Agreement for ingress/egress recorded in Instrument 1993-22435 , in the Probate Records of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 145, Page 377, Deed Book 101, Page 502 , and Deed Book 180, Page 288 , in the Probate Records of Shelby County, Alabama.
5. Right of way to Shelby County, Alabama, recorded in Deed Book 72, Page 406 , Deed Book 101, Page 250, and Deed Book 153, Page 295 , in the Probate Records of Shelby County, Alabama.
6. Easement-Underground to Alabama Power Company, dated April 26, 2023, and recorded as Instrument No. 20230512000140240 , in the Probate Records of Shelby County, Alabama.
7. Rights of Circle K Stores Inc., as tenant only, under lease dated April 30, 2022 as evidenced by Memorandum of Lease recorded as Instrument No. 20230428000125200, as amended by that Scrivener's Affidavit recorded as Instrument No. 20230801000230490 in the Probate Records of Shelby County, Alabama, with rights to purchase or rights of first offer or rights of first refusal waived with respect to this acquisition by the Grantee.
8. Temporary Construction Easement in favor of Alabama Department of Transportation, dated July 8, 2024, and filed as Instrument No. 20240709000207340, in the Probate Records of Shelby County, Alabama (which expires upon completion of the project).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2025 11:16:40 AM
\$2127.00 JOANN
20250103000003820

Allen S. Bayl