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05/06/2025 12:54:59 PM
DEEDS 1/3

SPECIAL WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kevin Miller Development, Inc.
P.O. Box 324
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Thirty-Five Thousand and 00/100 Dollars ($35,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **THOMPSONGAS, LLC F/K/A SUBURBAN GAS PROPANE PARTNERS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **KEVIN MILLER DEVELOPMENT, INC.**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land situated in the SE 1/4—SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SE 1/4-SE 1/4 of said section 12; thence S 89° 59' 59" W, along the south line of said 1/4—1/4 section a distance of 1049.07'; thence, leaving said south line N 34° 12' 03" W a distance of 237.67' to the intersection of the northwesterly right-of-way line of Shelby County Highway # 26 (80' right-of-way) and the northeasterly right-of-way line of U.S. Interstate # 65 (right-of-way varies), said point being the point of beginning and the beginning of a curve to the right having a radius of 2755.91', a central angle of 4° 22' 13" and subtended by a chord which bears N 36° 44' 20" W, a chord distance of 210.16' thence along the arc of said curve and along said northeasterly right-of-way line of U.S. Interstate Highway # 65 a distance of 210.21'; thence leaving said right-of-way line N 47° 27' 00" E a distance of 210.00'; thence S 36° 44' 00" E a distance of 210.00' to a point lying on the northwesterly right-of-way line of Shelby County Highway # 26, said point also lying on a curve to the right having a radius of 895.52', a central angle of 13° 28'00" and subtended by a chord which bears S 47° 24' 22" W, a chord distance of 210.00'; thence along the arc of said curve and along said right-of-way line a distance of 210.48' to the point of beginning.

TAX PARCEL NUMBER: 23-1-12-0-000-062.000

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor makes no warranty or covenant respecting the nature or quality of the title to the property herein conveyed other than that Grantor does hereby warrant and covenant to defend the property herein conveyed against any lawful claim and demand of the Grantor and anyone claiming by, through or under the Grantor but not otherwise.

In Witness Whereof, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 21st day of April, 2025.

ThompsonGas, LLC f/k/a
Suburban Gas Propane Partners, LLC

BY: SCOTT JACKSON
ITS: CHIEF FINANCIAL OFFICER

STATE OF Maryland

COUNTY OF Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SCOTT JACKSON**, whose name as **CHIEF FINANCIAL OFFICER** of **ThompsonGas, LLC f/k/a Suburban Gas Propane Partners, LLC**, 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 this conveyance he/she 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 21st day of April, 2025.

MARIA JULIA GARCIA NOTARY PUBLIC FREDERICK CO., MD.

Notary Public
My Commission Expires: October 12, 2028

Real Estate Sales Validation Form

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

Grantor's Name	THOMPSONGAS, LLC	Grantee's Name	KEVIN MILLER
Mailing Address	5260 Westview Drive, Suite 200, Frederick, MD 21703	Mailing Address	DEVELOPMENT, INC. P.O. Box 324 Helena, AL 35080
Property Address	1891 Fulton Springs Road, Alabaster, AL 35007	Date of Sale	April 21, 2025
		Total Purchase Price	$ 35,000.00
		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
X Sales Contract
X 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 April 21, 2025 Print **B. CHRISTOPHER BATTLES**

_____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/06/2025 12:54:59 PM
$63.00 BRITTANI
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