

Prepared By:
Grayson Gause
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1901 Sixth Avenue North, Suite 2600
Birmingham, AL 35203

Return To:
Fidelity National Title Insurance Company
One East Washington Street, Suite 450
Phoenix, AZ 85004
File No. AZ251665

Note to Recorder of Deed: A purchase money mortgage in the amount of \$2,776,191.00 is being recorded herewith.

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 31st day of October, 2025, by **HIGHWAY 280 CORNER, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor"), to **TOSCO/SAV, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject to (i) matters of record, (ii) matters that would be disclosed by a current, accurate survey of the Property, (iii) rights of tenants, and (iv) property taxes and assessments not yet due and payable (herein called the "Permitted Encumbrances").

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Subject to the Permitted Encumbrances, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Highway 280 Corner, LLC	TOSCO/SAV, LLC
361 Summit Blvd., Suite 110	400 Mall Boulevard, Suite M-1
Birmingham, AL 35243	Savannah, GA 31406

Property Address: 4701 US Highway 280, Birmingham, AL 35242

Date of Sale: Date first set forth above

Purchase Price: \$5,047,620.00

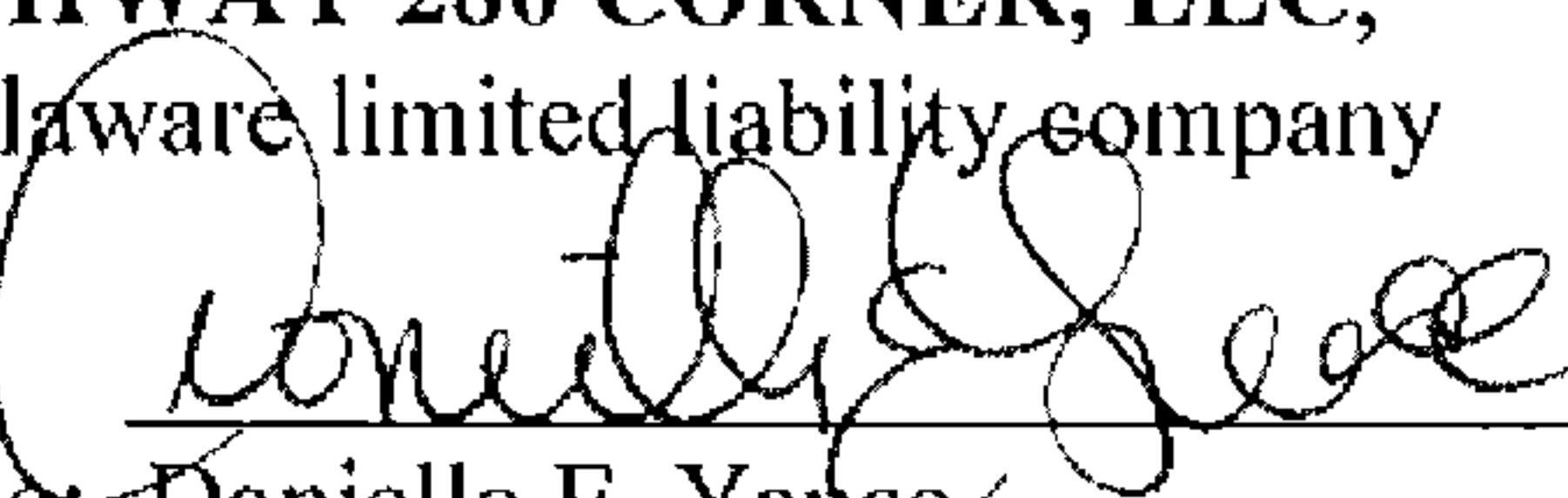
The Purchase Price can be verified by the closing statement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument to be effective as of the date first set forth above.

GRANTOR:

HIGHWAY 280 CORNER, LLC,
a Delaware limited liability company

By: 

Name: Danielle E. Yance

Title: Authorized Agent

STATE OF ALABAMA)

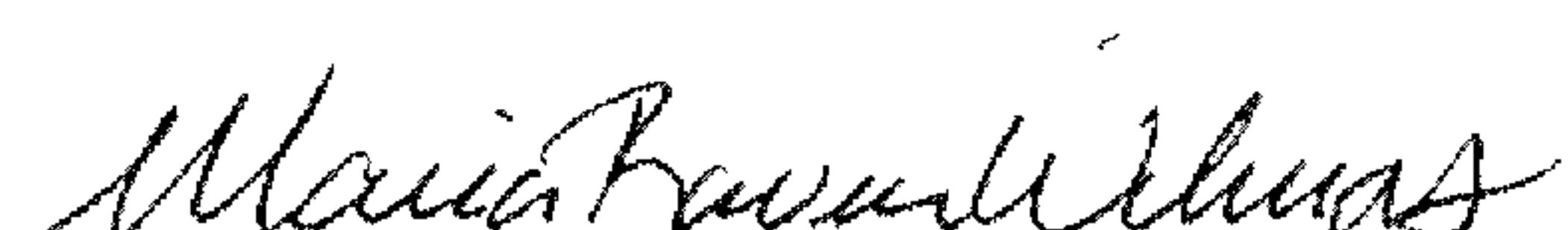
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danielle E. Yance, whose name as Authorized Agent of HIGHWAY 280 CORNER, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 27 day of October, 2025.

[SEAL]




Notary Public

My Commission Expires: 9/25/2027

EXHIBIT A

The Property

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL I: A PART OF THE SW1/4 OF THE NE1/4, NW1/4 OF THE SE1/4 OF SECTION 36, TOWNSHIP 18S, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID SW1/4 OF THE NE1/4; THENCE WEST ALONG THE SOUTH QUARTER SECTION LINE OF SAID SW1/4 OF THE NE1/4 959.23 FEET, TO POINT OF BEGINNING; THENCE RIGHT 90° NORtherly 95.0 FEET; THENCE LEFT 45° NORTHWESTERLY 127.0 FEET; THENCE RIGHT 43°30' NORtherly 75.00' TO THE SOUTHEAST RIGHT OF WAY OF A PROPOSED ROAD; THENCE LEFT 126°38'19" ALONG SAID RIGHT OF WAY SOUTHWESTERLY 130.32', TO POINT OF A CURVE; THENCE CONTINUE ALONG CURVE OF SAID RIGHT OF WAY HAVING A CURVE RADIUS OF 377.81 FEET AN ARC LENGTH 150.36 FEET, A DELTA ANGLE OF 22°48'11" A TANGENT OF 76.19 FEET, TO THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 280; THENCE LEFT 90° TO TANGENT OF SAID CURVE SOUTHEASTERLY ALONG A CHORD OF THE NORTHEAST RIGHT OF WAY OF SAID U.S. HIGHWAY 280, 235.0 FEET; THENCE LEFT 91°54'15" FROM SAID CHORD NORTHEASTERLY 54.50 FEET TO THE SOUTH QUARTER SECTION LINE OF SAID SW1/4 OF THE NE1/4; THENCE RIGHT 62°50'45" EASTERLY 60.90 FEET ALONG SAID QUARTER SECTION TO POINT OF BEGINNING. SAID PROPERTY CONTAINING 1.08 ACRES, MORE OR LESS.

PARCEL II: BEING A PART OF THE S.W. 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1,020.17 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 62°-50'-45" AND RUN SOUTHWESTERLY FOR 54.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280, SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,639.58 FEET AND SUBTENDING A CENTRAL ANGLE OF 03°-18'-10"; THENCE TURN AN ANGLE TO THE RIGHT OF 91°16'-35" TO BECOME TANGENT WITH SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 FOR 325.08 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 AND THE NORtherly RIGHT OF WAY LINE OF GREENHILL PARKWAY, AS RECORDED IN REAL BOOK 066, PAGE 146, SHELBY COUNTY, ALABAMA; SAID POINT IS ALSO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,639.58 FEET AND SUBTENDING A CENTRAL ANGLE OF 00°-45'-06"; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG THE

NORtheasterly right of way line of U.S. Highway 280 for 73.99 feet to a point, said point being the southeast corner of property recorded in Real Book 051, page 40, Shelby County, Alabama; thence turn an angle to the right of 106°-02'-17" from the tangent of said curve and run northeasterly for 456.71 feet to a point, said point being the southeasterly corner of lot 3, Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right of 90°-08'-24" and run southeasterly for 104.88 feet to a point on the north right of way line of said Greenhill Parkway, said point being on a curve to the left, said curve having a radius of 670.14 feet and subtending a central angle of 11°-13'-50"; thence turn an angle to the right of 104°-25'-36" to become tangent to said curve; thence run along the arc of said curve and along said Greenhill Parkway right of way for 131.36 feet to the end of said curve; thence turn an angle to the right of 90°-00'-00" from tangent of said curve and run northwesterly for 15.00 feet along said Greenhill Parkway right of way to a point; thence turn an angle to the left of 90°-00'-00" and run southwesterly along the northerly right of way line of said Greenhill Parkway for 179.92 feet to the beginning of a curve to the left, said curve having a radius of 422.57 feet and subtending a central angle of 17°-23'-48"; thence run along the arc of said curve and the northerly right of way line of said Greenhill Parkway for 128.30 feet to the point of beginning. Said parcel contains 32,078.16 square feet, more or less, or 0.74 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 03:38:08 PM
\$2305.50 BRITTANI
2025110000345860

Allie S. Boyd