

PREPARED BY:
GINA M. STEFFENS, ESQ
NNN REIT, LP
450 S. ORANGE AVE, STE 900
ORLANDO, FL 32801

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602) 343-7572

TITLE NO.: AL251651-P

ESCROW NO.: AZ252272-KV

MASTER NO.: AZ252269

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED
DOCUMENT.**

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Gina M. Steffens, Esquire
NNN REIT, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

SEND TAX NOTICE TO:

NNN REIT, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Parcel No. 21-7-25-2-202-007.000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **KENT STORE DEVELOPMENT, LLC**, a Delaware limited liability company, whose mailing address is P.O. Box 908001, Midland, Texas 79708-0001, hereinafter referred to as “**Grantor**,” for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NNN REIT, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as “**Grantee**,” has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Bibb County, Alabama, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor’s right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the “**Property**”);

PROVIDED, HOWEVER, the following improvements will not be conveyed by Grantor to Grantee:

- (1) Any personal property owned by Grantor including, but not limited to, inventory and furniture, fixtures and equipment; and,

- (2) All signs and other improvements containing trade names, trademarks, trade dress, copyrights, patents, trade secrets, brands, other intellectual property owned by or associated with Seller, Chevron U.S.A, Inc., or their respective affiliates, or any other tangible and intangible property needed for the operation of the business at the real property.

PROVIDED FURTHER, that this conveyance is made and accepted subject to those matters described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

THE PERSONAL PROPERTY TRANSFERRED TO GRANTEE IS SOLE, TRANSFERRED, AND DELIVERED “AS IS” AND “WITH ALL FAULTS”; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee’s successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee’s successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit B** hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

EXECUTED as of this 6 day of NOVEMBER, 2025.

GRANTOR:

Kent Store Development, LLC, a Delaware limited liability

By: 

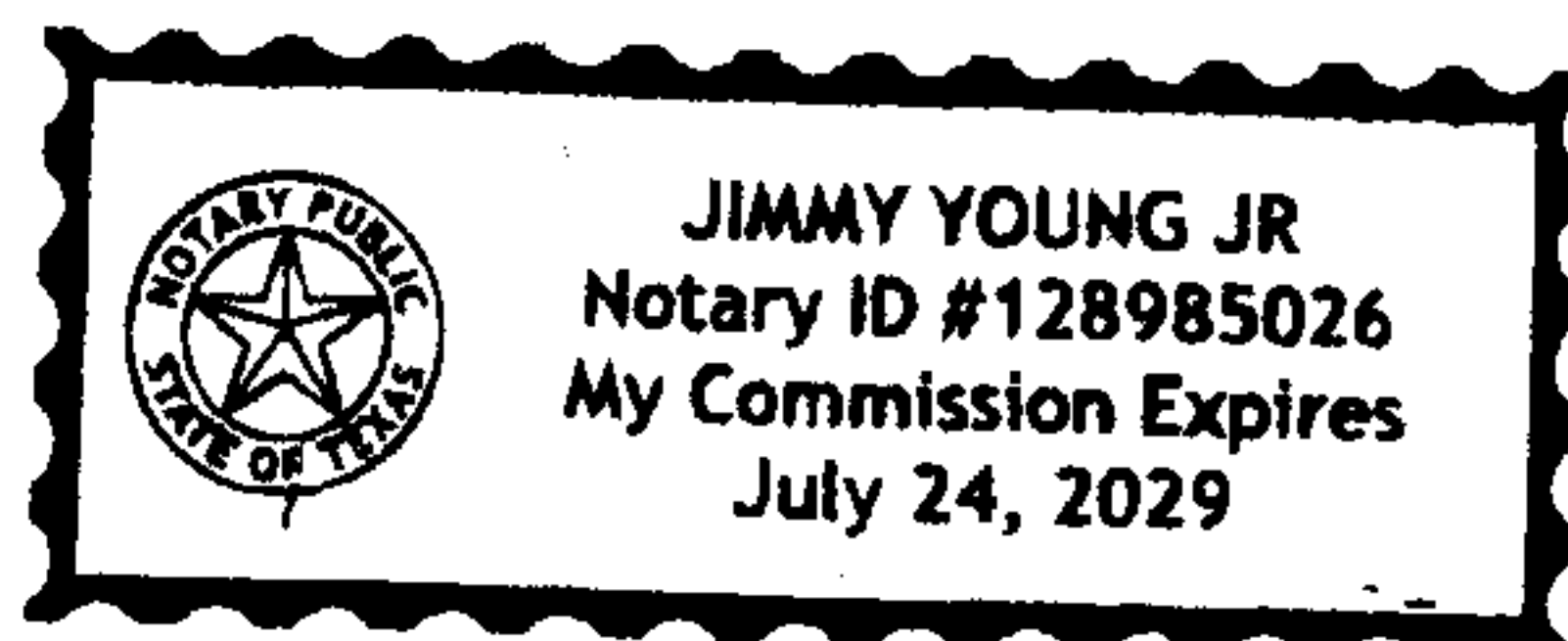
Name: ADAM STURDIVANT


Title: V/P

STATE OF TEXAS §

COUNTY OF MIDLAND §

Before me, on the 6th day of November, 2025, personally appeared Adam Sturdivant,
_____ of **Kent Store Development, LLC**, on behalf of **Kent Store Development, LLC**, a
Delaware limited liability.




Notary Public, State of Texas

My commission expires: July 24th, 2029

EXHIBIT A**LEGAL DESCRIPTION**

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

TRACT I:

Commence on the East line of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, at a point 1010.86 feet North of the one-half mile corner of said Section 26; thence North 73 degrees 20 minutes East 16 feet to the point of beginning; run thence South 04 degrees 15 minutes East for a distance of 125 feet along the East margin of an alley leading South from East College Street to a point; thence run North 73 degrees 05 minutes East 151.23 feet to a point; run thence North 15 degrees 15 minutes West 125 feet to the North side of the paved sidewalk on the South side of East College Street; run thence South 71 degrees 45 minutes West along North margin of sidewalk a distance of 128 feet to point of beginning; being situated in the Southwest Quarter of Northwest Quarter of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama.

TRACT II:

Commence at a 1-inch round bolt in place being the Southeast intersection of Milner Street and East College Street; thence proceed North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of Alabama Highway 25 (East College Street) for a distance of 127.90 feet to a 3/4-inch square iron in place, said point being the point of beginning; from this beginning point continue North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of said Alabama Highway 25 for a distance of 100.14 feet to a 3/8-inch rebar in place; thence proceed South 11 degrees 42 minutes 47 seconds East for a distance of 196.32 feet to a 1-inch pipe in place; thence proceed South 75 degrees 23 minutes 26 seconds West for a distance of 100.15 feet (set 1/2-inch rebar); thence proceed North 11 degrees 42 minutes 47 seconds West for a distance of 196.40 feet to the point of beginning. The above described land is located in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

For informational purposes only: Parcel No. 21-7-25-2-202-007.000; Municipal Address: 203 East College Street, Columbiana, AL 35051

EXHIBIT B
Exceptions

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
2. Taxes and assessments for the year 2026, and subsequent years, which are not yet due and payable.
3. All matters that would be disclosed by a current and accurate survey and inspection of the property.
4. Transmission Line Permit and right-of-way in favor of Alabama Power Company dated March 10, 1942, and recorded in Book 113, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.
5. All matters of public record.
6. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2025 11:15:28 AM
 \$3290.00 KELSEY
 20251203000370000

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name KENT STURDEVANT
 Mailing Address P.O. BOX 908001
MILWAUKEE, WI 53208

Grantee's Name NNN REIT LP
 Mailing Address 450 S. Orange Ave, Ste 900
Orlando, FL 32801

Property Address 203 E. COLLEGE ST
COLUMBIANA, AL

Date of Sale 11/7/2025
 Total Purchase Price \$3,250,000.00

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
☒ Sales Contract
☐ 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 11-6-2025

Print ADAM STURDEVANT

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1