

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

API Highway 31, LLC

3000 Lay Dam Rd
Clanton AL 35045

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN HUNDRED THOUSAND DOLLARS and NO/00 (\$700,000.00), to the undersigned grantor, *API Alabaster, LLC, a Delaware limited liability company* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, *API Highway 31, LLC, a Delaware limited liability company* (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes due for 2023 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Keith Owens, its Managing Partner, who is authorized to execute this conveyance, hereto set its signature and seal, this 24th day of February, 2023

API Alabaster, LLC, a Delaware
limited liability company

Keith Owens

By: Keith Owens, Managing Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Keith Owens*, whose name as Managing Partner of API Alabaster, LLC, a Delaware limited liability company 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 the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 24th day of February, 2023.

April Clark
Notary Public
My Commission Expires: 9-1-2024



EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210.0 feet; thence turn an angle to the left of 88 degrees 36 minutes and run in an Easterly direction a distance of 300.0 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.0 feet to the point of beginning; thence turn an angle to the left of 70 degrees 13 minutes and run in a Southeasterly direction a distance of 159.33 feet; thence turn an angle to the right of 70 degrees 13 minutes and run in a Southerly direction a distance of 230.41 feet to its intersection with the Northeasterly right of way line of U.S. Highway 31; thence turn an angle to the right of 135 degrees 03 minutes 30 seconds and run in a Northwesterly direction along said Northeasterly right of way line of U.S Highway No. 31 a distance of 143.61 feet to the point of commencement of a spiral curve to the right; thence turn an angle to the right of 0 degrees 04 minutes (angle being measured to chord of said spiral curve) and run in a Northwesterly direction along said Northeasterly right of way line of U.S. Highway 31 a distance of 68.71 feet; thence from chord of the last described curve turn an angle to the right of 44 degrees 52 minutes 30 seconds and run in a Northerly direction a distance of 134.00 feet to the point of beginning.

Less and except that portion conveyed to Jessie Mae McDade by deed recorded in Real Record 172, Page 09, being more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210.0 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300.00 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet to the point of beginning of said parcel; thence turn an angle to the left of 70 degrees 13 minutes and run in a Southeasterly direction for a distance of 47.53 feet; thence turn an interior angle of 64 degrees 39 minutes 30 seconds and run in a Southwesterly direction a distance of 63.12 feet to the intersection with the present Western boundary of Cannon Oil Company property; thence turn an interior angle of 45 degrees 07 minutes 30 seconds and run in a Northerly direction a distance of 60.62 feet to the point of beginning.

PARCEL 2:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence continue on same course, this course also being the Western boundary of Cannon Oil Company property, a distance of 60.62 feet to the point of beginning of said exception; thence continue on said course and present boundary line a distance of 73.38 feet to the intersection with the Northeasterly right of way line of U.S. Highway No. 31; thence turn an interior angle of 44 degrees 52 minutes 30 seconds and proceed in a Northwesterly direction and along this highway right of way, which is a spiral curve, a distance of 52.00 feet measured along the chord line; thence turn an interior angle of 90 degrees 00 minutes from this chord line and run in a Northeasterly direction a distance of 51.77 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name 2000 Lay Dam Rd
Mailing Address Clanton AL 35015

Grantee's Name API Hwy 31
Mailing Address 2000 Lay Dam Rd
Clanton AL 35015

Property Address -Cannon Oil-

Date of Sale 2/24/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 700,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Value

☐ Closing Statement

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 _____

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one