

STATE OF ALABAMA
BALDWIN COUNTY

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 5/26/2017 2:30 PM
DEED TAX \$ 3710.00
TOTAL \$ 3731.00
5 Pages

1635611



Send tax notices to:

Buc-ee's, Ltd.

327 FM 2004

Lake Jackson, Texas 77566

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28th day of May, 2017 by **ETHEL C. TAYLOR**, a {married/unmarried} individual resident of the State of Alabama (hereinafter referred to as the "Grantor"), to **BUC-EE'S, LTD.**, a Texas limited partnership (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) 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 Baldwin County, Alabama, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all of Grantor's rights, titles, privileges and interests in and to the following, if any: (i) all oil, gas and other minerals in, on, under or that may be produced from said Property; (ii) adjacent streets, alleys, rights-of-way, strips and gores between the Property and abutting properties; (iii) all rights in and to easements, air rights, development rights, and drainage rights incidental to the Property, including, without limitation, all development, mitigation, concurrency and governmental approvals, entitlements and/or rights in respect thereto; (iv) all tenements, hereditaments, appurtenances, easements, covenants, permit, licenses, approvals, escrows and other rights arising from or appertaining to the Property; (v) any and all reversionary interest in and to the Property; and (vi) all intangible personal property owned by Grantor in connection with the Property, including, without limitation, any warranties, utility contracts, plans or other documents relating to the Property that are assignable.

This conveyance is subject to those matters set forth on **Exhibit B** attached hereto.


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

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.

Grantor hereby warrants that the Property does not constitute the homestead of Grantor or Grantor's spouse, if any.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of May 25, 2017.

GRANTOR:

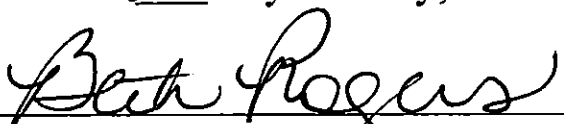


ETHEL C. TAYLOR

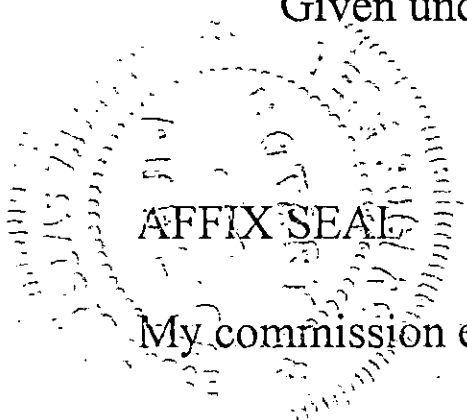
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ethel C. Taylor, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2017.



Notary Public

AFFIX SEAL

My commission expires: 4/13/2019

This Instrument Prepared By:

Thomas M. McElroy, II
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618

EXHIBIT A

Description of the Property

A Parcel lying in the portion of land in the SW1/4 of Section 4 T-5-S R-4-E lying south in Interstate 10 and west of the R.O.W. of Baldwin County Road Number 68 being more particularly described as follows:

Beginning at a concrete R.O.W. monument at the intersection of the south R.O.W. of Interstate 10 and the west R.O.W. of the Baldwin Beach Express; Thence S 00° 05' 41" E, along said R.O.W., a distance of 666.38 feet to a concrete R.O.W. monument; Thence S 45° 02' 26" W, a distance of 77.60 feet to a concrete R.O.W. monument; Thence N 89° 59' 38" W, a distance of 110.38 feet to a concrete R.O.W. monument; Thence S 00° 15' 20" E, a distance of 54.81 feet to a concrete R.O.W. monument on the north R.O.W. of County Road 68; Thence S 89° 59' 36" W, along said R.O.W., a distance of 652.37 feet to a set 5/8" capped rebar on said R.O.W.; Thence N 00° 02' 45" W, leaving said R.O.W., a distance of 979.18 feet to a set 5/8" capped rebar on aforementioned R.O.W. of Interstate 10; Thence S 72° 35' 38" E, along said R.O.W., a distance of 509.61 feet to a concrete R.O.W. monument; Thence along said R.O.W. along a curve to the left, of which has a radius of 1,120.00 feet; Thence easterly along the arc, a chord bearing of S 81° 17' 43" E, a chord distance of 334.68 feet, an arc distance of 335.94 feet to the Point of Beginning.

Said parcel containing 15.86 acres, more or less, and being situated in the southeast 1/4 of the southwest 1/4 of Section 4, T-5-S, R-4-E, Baldwin County, AL.

Exhibit B

Exceptions

1. Taxes and assessments for the year 2017 and subsequent years and not yet due and payable.
2. Right of way granted to Baldwin County, Alabama for Public Road recorded in Deed Book 254, Page 522 and as shown on survey by David Lowery Surveying, L.L.C., License #26623, dated November 19, 2016.
3. Oil, gas and mineral lease granted to Shell Oil Company as recorded in Real Property Book 105, Page 293.
4. Right of Way including denied right of access as shown by Final Order of Condemnation and Final Judgment in favor of State of Alabama as recorded in Instrument #1189552 and Instrument #1310817 and as shown on survey by David Lowery Surveying, L.L.C., License #26623, dated November 19, 2016.
5. Right of Way granted to AT&T Corp. as recorded in Instrument #1365238 and as shown on survey by David Lowery Surveying, L.L.C., License #26623, dated November 19, 2016.

Real Estate Sales Validation Form

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

Grantor's Name:

Ethel C. Taylor

19980 County Road 68
Robertsdale, AL 36567

Grantee's Name:

Buc-ee's, Ltd.

327 FM 2004

Lake Jackson, Texas 77566

Property Address:

15.86 acres situated southwest of the intersection of
Interstate Highway 10 and State Highway 83

Date of Sale: May 25, 2017

Total Purchase Price: \$3,710,000

-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).

IN WITNESS WHEREOF, Grantor has caused this Real Estate Sales Validation Form to be executed as of May 25, 2017 in accordance with *Code of Alabama 1975, Section 40-22-1*.

GRANTOR:

Ethel C. Taylor
ETHEL C. TAYLOR