

Prepared by and after recording return to:
First American Title Insurance Company
911 Main Street, Ste 2500
Kansas City, MO 64105
Attn: Sheryl Snook
NCS 525000FL10b KCTY

Consideration: \$1,600,000.00
Tax Parcel # R02611-005

SPECIAL WARRANTY DEED

This Deed, Made and entered into this 31st day of October, 2012 by and between Spardee's Realty, Inc., a Delaware corporation, Grantor, whose mailing address is 100 N Broadway, Ste 1200, St. Louis, MO 63102 , and Randy Grant Valensin and Lynne Valensin, Trustees of the Valensin Family Trust created March 12, 1999. Grantee, whose mailing address is P O Box 1105, Weatherford, TX 76086.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents *Bargain and Sell, Convey and Confirm* unto the said Grantee, the following described Real Estate, situated in the County of Columbia and State of Florida, to-wit:

See attached Exhibit A

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

55655

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 03 DEGREES 16'36" E ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 805.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 10); THENCE N 84 DEGREES 43'27" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 655.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 84 DEGREES 43'27" W STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 219.70 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS ROAD (A COUNTY ROAD); THENCE N 05 DEGREES 16'33" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 250.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A 40 FOOT ROADWAY; THENCE S 84 DEGREES 43'27" E ALONG SAID SOUTHERLY LINE 103.08 FEET; THENCE N 77 DEGREES 45'01" E STILL ALONG SAID SOUTHERLY LINE 122.30 FEET; THENCE S 05 DEGREES 16'33" W 286.83 FEET TO THE POINT OF BEGINNING. SUBJECT TO A UTILITY EASEMENT ACROSS THE SOUTH 20.00 FEET THEREOF.

TOGETHER WITH EASEMENT RIGHTS SET FORTH IN THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 638, PAGE 39, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

EXCEPT THEREFROM; SEGMENTS "A" AND "B" WHICH WERE ACQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY RIGHT-OF-WAY PURPOSES, DESCRIBED AS FOLLOWS:

SEGMENT "A", (SEC. #29010-2551, S.R. #10, PC'L# 105)

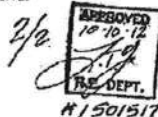
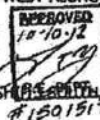
A PARCEL OF LAND IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN N 07 DEGREES 40' 15" E ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 888.46 FEET TO THE CENTERLINE OF SURVEY FOR STATE ROAD NO. 10, SECTION 29010-2551; THENCE S 84 DEGREES 41' 35" E ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 382.29 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW EXISTS), WITH SAID CENTERLINE OF SURVEY, A DISTANCE OF 77.00 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (A 164.00 FOOT RIGHT-OF-WAY AT THIS POINT), AND THE POINT OF BEGINNING; THENCE N 05 DEGREES 18' 25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.00 FEET; THENCE S 05 DEGREES 18' 25" W ALONG A LINE PARALLEL WITH AND 15.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N 84 DEGREES 41' 35" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SEGMENT "B", (SECTION #29010, S.R. #10, PC'L 111.1)

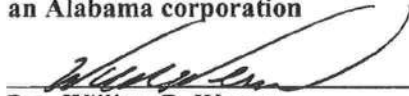
A PART OF BLOCK 1, THE WESTERN SUBDIVISION OF THE CITY OF LAKE CITY, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, IN THE WESTERN SUBDIVISION OF THE CITY OF LAKE CITY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SECTION STREET (A 33.00 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010-2525) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE STREET (RIGHT-OF-WAY VARIES); RUN THENCE N 87 DEGREES 46' 55" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.68 FEET; THENCE S 47 DEGREES 06' 16" E, A DISTANCE OF 14.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (US 41 AND FIRST STREET, A 100.00 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010-2525; THENCE S 02 DEGREES 01' 30" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.59 FEET TO THE POINT OF BEGINNING; THENCE S 42 DEGREES 53' 07" W, A DISTANCE OF 34.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 10 (US 90, A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010); THENCE N 87 DEGREES 47' 30" E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 10, A DISTANCE OF 1.41 FEET; THENCE N 42 DEGREES 53' 00" E, A DISTANCE OF 32.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25; THENCE N 02 DEGREES 01' 30" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.41 FEET TO THE POINT OF BEGINNING.




In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

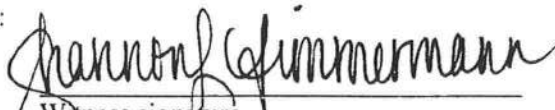
SPARDEE'S REALTY, INC.,
an Alabama corporation


By: William R. Werner
Title: Senior Vice President

Signed, Sealed and Delivered in Our Presence:


Witness signature

Print Name JESSICA E. STROME


Witness signature

Print Name SHANNON L. TIMMERMAN

NOTARY ACKNOWLEDGMENT

State of Missouri

(SS)

County of St. Louis

On this 27th day of October, 2012, before me, appeared **William R. Werner** to me personally known, who being by me duly sworn, did say that he is the **Senior Vice President of Spardee's Realty, Inc., an Alabama corporation**, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said **William R. Werner** acknowledged said instrument to be the free act and deed of said corporation. He is personally known to me and did not take an oath.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

Print Name: Debora A. Peterson

Notary Seal

My commission expires: June 26, 2014



DEBORAH A. PETERSEN
My Commission Expires
June 26, 2014
Jefferson County
Commission #10906164