

This instrument was prepared by:
Nancy C. Drummond, Esq.
King, Drummond & Dabbs, P.C.
100 Centerview Drive, Suite 180
Birmingham, Alabama 35216

SEND TAX NOTICES TO:
TARGET CORPORATION
1000 Nicollet Mall
Minneapolis, MN 55403

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

20060113000022850 1/6 \$1693.50
Shelby Cnty Judge of Probate, AL
01/13/2006 04:24:45PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the following-named Grantor by the following-named Grantee, the receipt of which is hereby acknowledged by Grantor, the undersigned, HIGHWAY 31 ALABASTER, LLC, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto TARGET CORPORATION, a Minnesota corporation ("Grantee") all right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto including without limitation any and all rights and interests which have or may accrue relating to the said property or any property adjacent thereto:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO:

Those certain matters set forth in **Exhibit B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, to the said Grantee, Grantee's heirs, executors, successors and assigns forever. And said Grantor does for Grantor, and Grantor's heirs, executors, successors and assigns covenant with said Grantee, and Grantee's heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said property, that the

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said property is free from all encumbrances except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and Grantor's heirs, executors, successors and assigns shall, warrant and defend the same to the said Grantee, Grantee's heirs, executors, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 12th day of January, 2006.

"GRANTOR":

HIGHWAY 31 ALABASTER, LLC, an
Alabama limited liability company

By: [Signature] [SEAL]

Name: William A. Leitner

Its: Duly Authorized Signatory

EVP - Colonial Pipeline Trust

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William A. Leitner, whose name as the Duly Authorized Signatory of HIGHWAY 31 ALABASTER, LLC, an Alabama 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 said instrument, he as such Duly Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2006.


[Signature]
Notary Public

{Notarial Seal}

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 29, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A


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OUTPARCEL 4 LEGAL DESCRIPTION

A parcel of land situated in the Southwest one-quarter of the Northeast one-quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Southwest one-quarter of the Northeast one-quarter and run North 87 degrees 51 minutes 24 seconds West along the South line of said quarter-quarter for a distance of 716.00 feet; thence leaving said South line, run North 22 degrees 00 minutes 08 seconds West for a distance of 379.31 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 135.72 feet; thence run North 20 degrees 12 minutes 33 seconds West for a distance of 207.90 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 241.45 feet; thence run North 20 degrees 12 minutes 33 seconds West for a distance of 20.00 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 145.77 feet to a point on a curve to the right, said curve having a radius of 287.00 feet, a central angle of 07 degrees 01 minutes 01 seconds, a chord bearing of North 26 degrees 56 minutes 38 seconds West for a chord distance of 35.13 feet; thence run along arc of said curve for a distance of 35.15 feet to the point of commencement of a curve to the right, said curve having a radius of 287.00 feet, a central angle of 03 degrees 11 minutes 45 seconds, a chord bearing of North 21 degrees 49 minutes 28 seconds West for a chord distance of 16.01 feet; thence run along arc of said curve for a distance of 16.01 feet; thence run North 20 degrees 13 minutes 35 seconds West for a distance of 136.04 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 301.00 feet to the point of commencement of a curve to the left, said curve having a radius of 20.00 feet, a central angle of 89 degrees 58 minutes 58 seconds, a chord bearing of South 65 degrees 13 minutes 04 seconds East for a chord distance of 28.28 feet; thence run along arc of said curve for a distance of 31.41 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 202.12 feet to a point on the Westernmost right of way line of U.S. Highway 31 (right of way varies); thence run South 20 degrees 02 minutes 14 seconds East for a distance of 197.87 feet to the point of commencement of a spiral curve; thence run South 18 degrees 10 minutes 10 seconds East for a chord distance of 53.16 feet; thence leaving said right of way, run South 69 degrees 47 minutes 27 seconds West for a distance of 189.54 feet to the point of commencement of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 90 degrees 01 minutes 02 seconds, a chord bearing of South 24 degrees 46 minutes 56 seconds West for a chord distance of 42.43 feet; thence run along arc of said curve for a distance of 47.13 feet to the POINT OF BEGINNING. Said parcel contains 55,879 square feet or 1.28 acres more or less.

AND

EXHIBIT A (con'd)


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**TARGET PARCEL
LEGAL DESCRIPTION**

A parcel of land situated in part of the Southwest one-quarter of the Northeast one-quarter, Southeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Northeast one-quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Southwest one-quarter of the Northeast one-quarter and run North 87 degrees 51 minutes 24 seconds West along the South line of said quarter-quarter for a distance of 716.00 feet; thence leaving said South line, run North 22 degrees 00 minutes 08 seconds West for a distance of 295.00 feet; thence run North 89 degrees 10 minutes 01 seconds West for a distance of 297.23 feet to a point on the Easternmost right of way line of Interstate 65 (right of way varies); thence run North 24 degrees 39 minutes 45 seconds West along said right of way for a distance of 303.47 feet to the POINT OF BEGINNING; thence run along last described course and along said right of way for a distance of 142.09 feet; thence run North 64 degrees 14 minutes 34 seconds West along said right of way for a distance of 126.44 feet; thence run North 24 degrees 35 minutes 31 seconds West along said right of way for a distance of 344.56 feet; thence leaving said right of way, run North 38 degrees 23 minutes 35 seconds East for a distance of 214.72 feet to the point of commencement of a curve to the left, said curve having a radius of 330.92 feet, a central angle of 38 degrees 45 minutes 12 seconds, a chord bearing of South 89 degrees 41 minutes 18 seconds East for a chord distance of 219.59 feet; thence run along arc of said curve for a distance of 223.83 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 491.83 feet; thence run South 20 degrees 12 minutes 33 seconds East for a distance of 20.00 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 11.01 feet; thence run South 20 degrees 13 minutes 35 seconds East for a distance of 112.17 feet; thence run North 69 degrees 46 minutes 25 seconds East for a distance of 50.00 feet; thence run South 20 degrees 13 minutes 35 seconds East for a distance of 443.01 feet; thence run South 69 degrees 47 minutes 27 seconds West for a distance of 343.11 feet; thence run South 58 degrees 46 minutes 41 seconds West for a distance of 30.56 feet; thence run South 69 degrees 47 minutes 27 seconds West for a distance of 273.86 feet; thence run South 20 degrees 12 minutes 33 seconds East for a distance of 30.00 feet; thence run South 69 degrees 47 minutes 27 seconds West for a distance of 169.72 feet to the POINT OF BEGINNING. Said parcel contains 528,285 square feet or 12.13 acres more or less.



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EXHIBIT A (con'd)

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

**SUB LEASE PARCEL
LEGAL DESCRIPTION**

A parcel of land situated in the Northwest one-quarter of the Northeast one-quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter and run South 87 degrees 31 minutes 35 seconds East along the South line for a distance of 330.38 feet to the POINT OF BEGINNING; thence leaving said South line, run North 69 degrees 47 minutes 27 seconds East for a distance of 257.82 feet; thence run South 20 degrees 12 minutes 33 seconds East for a distance of 20.00 feet; thence run North 69 degrees 47 minutes 27 seconds East for a distance of 11.01 feet; thence run South 20 degrees 13 minutes 35 seconds East for a distance of 92.37 feet to a point on said South line of quarter-quarter; thence run North 87 degrees 31 minutes 35 seconds West for a distance of 291.39 feet to the POINT OF BEGINNING. Said parcel contains 14,884 square feet or 0.34 acres more or less.

EXHIBIT B

1. Taxes for the year 2006 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Alabaster Development Agreement recorded in Inst. No. 2005071200034670.
4. Right-of way granted to Alabama Power Company recorded in Deed Book 107, Page 132; Deed Book 107, Page 135, Deed Book 107, Page 136, Deed Book 57, Page 79, and Deed Book 60, Page 66.
5. Agreement between Alabama Power Company and Shelby County Alabama as recorded in Book 217, Page 418.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Book 320, Page 909.
7. Denial of rights of access between subject property and I-65.
8. Matters of survey as shown on survey of Gonzales-Strength & Associates, dated January 9, 2006, including the following:
 - (a) Encroachment of gravel drives and fences on southerly and westerly property lines.
 - (b) Dirt road and gravel drives possibly serving adjoining premises.
 - (c) 100 foot Alabama Power right of way
9. Easements, covenants and conditions as contained in Operation and Easement Agreement by and between Target Corporation, a Minnesota Corporation, Highway 31 Alabaster, LLC and Highway 31 Alabaster Two, LLC (to be recorded).

Shelby County, AL 01/13/2006
State of Alabama
Deed Tax: \$1667.50