


Send Tax Notice To:

Lakshmi, LLC  
1928 Saulter Road  
Birmingham, Alabama 35209

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20071221000575480 1/4 \$1557.50  
Shelby Cnty Judge of Probate, AL  
12/21/2007 02:04:40PM FILED/CERT

**STATUTORY WARRANTY DEED**

(Lots 16 & 17 Alabaster II 2007)

HIGHWAY 31 ALABASTER, LLC, an Alabama limited liability company ("Grantor"), for and in consideration of the sum of ONE MILLION FIVE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,537,500.00) and other good and valuable consideration paid in hand to Grantor by LAKSHMI, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee to that certain parcel of land located in Shelby County, Alabama and legally described in **Exhibit "A"**, attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions set forth on **Exhibit "B"**, attached and incorporated by this reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[Intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the \_\_\_\_\_ day of December, 2007, to be effective as of the \_\_\_\_\_ day of December 2007.

**GRANTOR:**

HIGHWAY 31 ALABASTER, LLC, an Alabama limited liability company


By: \_\_\_\_\_

Name: John L. Moss

Its: Manager

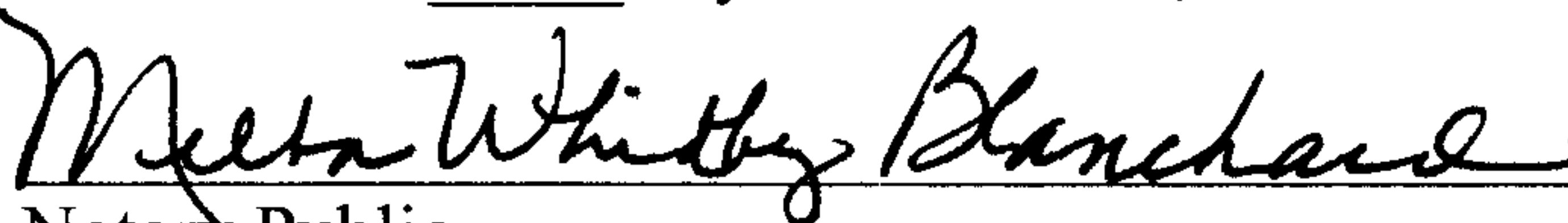
STATE OF ALABAMA )

COUNTY OF Jefferson )

  
20071221000575480 2/4 \$1557.50  
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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John L. Moss whose name as Manager of HIGHWAY 31 ALABASTER, LLC, an Alabama limited liability company, is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 18 day of December, 2007.



Notary Public


My Commission Expires: 8/29/11

Prepared by:  
R. Link Loegler  
600 North 20<sup>th</sup> St., Suite 400  
Birmingham, AL 35203

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 16 and 17, according to the Survey of Colonial Promenade Alabaster South, as recorded in Map Book 38, Page 119 A&B, in the Probate Office of SHELBY County, ALABAMA.

  
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**EXHIBIT "B"**

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**PERMITTED EXCEPTIONS**

Taxes for the year 2008 and subsequent years.

Easement, set back lines, disclaimers and restrictions as contained in Map Book 38, Pages 119 A&B.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, not owned by the Grantor.

Right-of-way granted to Alabama Power Company recorded in Deed Book 107, Page 132; Deed Book 107, Page 135 and Deed Book 107, Page 136.

Agreement between Alabama Power Company and Shelby County Alabama as recorded in Book 217, Page 418.

Alabaster Development Agreement recorded in Inst. No. 2005071200034670.

Terms and conditions contained in Operation and Easement Agreement by and between Target Corporation, a Minnesota Corporation, Highway 31 Alabaster, LLC and Highway 31 Alabaster Two, LLC, dated January 13, 2006 and recorded in Inst. No. 20060117000026240 as amended by Inst. No. 2006050300208300 and Inst. No. 20070220000077630, in the Probate Office of Shelby County, Alabama.

Site Development Agreement by and between Target Corporation, Highway 31 Alabaster, LLC and Highway 31 Alabaster Two, LLC, dated January 13, 2006, a memorandum of which is recorded in Inst. No. 20060113000022860.

Easement for utilities and storm drainage contained in Construction, Operating and Easement Agreement by and among Highway 31 Alabaster, LLC, Highway 31 Alabaster Two, LLC and J.C. Penney Properties, Inc. as recorded in Inst. No. 20060316000123780.

Agreement with respect to Alabama Power License as recorded in Inst. No. 20060503000208280 and Inst. No. 20060503000208290.

All matters shown or reflected on that certain survey prepared by Gonzales-Strength & Associates, Inc., dated December 14, 2007.

Shelby County, AL 12/21/2007  
State of Alabama

Deed Tax: \$1537.50