

Shelby County, AL 03/03/2014
State of Alabama
Deed Tax: \$900.00


20140303000055640 1/5 \$926.00
Shelby Cnty Judge of Probate, AL
03/03/2014 08:17:49 AM FILED/CERT

Prepared by, and after recording return to:

First American Title Insurance Company
Attn: Paulette Stevenson
801 Nicollet Mall Suite 1900
Minneapolis, MN 55402

Send Tax Notice to:

Highway 11/31 II, LLC
Post Office Box 130777
Birmingham, Alabama 35213

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

WHEREAS, TARGET CORPORATION, a Minnesota corporation (hereinafter, the "Grantor") owns certain property in Shelby County, Alabama;

WHEREAS, Grantor hereby executes the following deed to convey the property described herein to **HIGHWAY 11/31 II, LLC**, a Delaware limited liability company ("Grantee").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

See **Exhibit "A"** which is attached hereto and incorporated herein by reference (the "Property").

SUBJECT TO:

1. Real estate taxes and installments of special assessments, not yet due and payable;
2. All matters of record, including, but not limited to that certain Operation and Easement Agreement recorded as document number 20060117000026240 in the records of Shelby County, Alabama, as amended by that certain First Amendment to Operation and Easement Agreement recorded as document number 20070220000077630 in aforesaid records and that certain Second Amendment to Operation and Easement Agreement recorded as document number 20130826000349360 in aforesaid records and that certain Third Amendment to Operation and Easement Agreement of even date herewith;
3. All matters that would be disclosed by an accurate survey of the Property;
4. Acts of Grantee.

TO HAVE AND TO HOLD said property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, members and appurtenances thereto.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall forever warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming, owning or holding by, through or under Grantor.


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IN WITNESS WHEREOF, Grantor has executed this deed under seal on this 27th day of February, 2014.

GRANTOR:

TARGET CORPORATION,
a Minnesota corporation

By: _____

Its: _____

James L. Tucker

Director Real Estate
Target Corporation

STATE OF MINNESOTA)

COUNTY OF HENNEPIN)

I, Natalie Rose Gigler, a Notary Public in and for said county and state, hereby certify that James L. Tucker, whose name as Director for Target Corporation, a Minnesota corporation, 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, in his capacity as such Director and with fully authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 25th day of February, 2014.

Natalie Rose Gigler
Notary Public

My commission expires: 1/31/18

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[NOTARY SEAL]

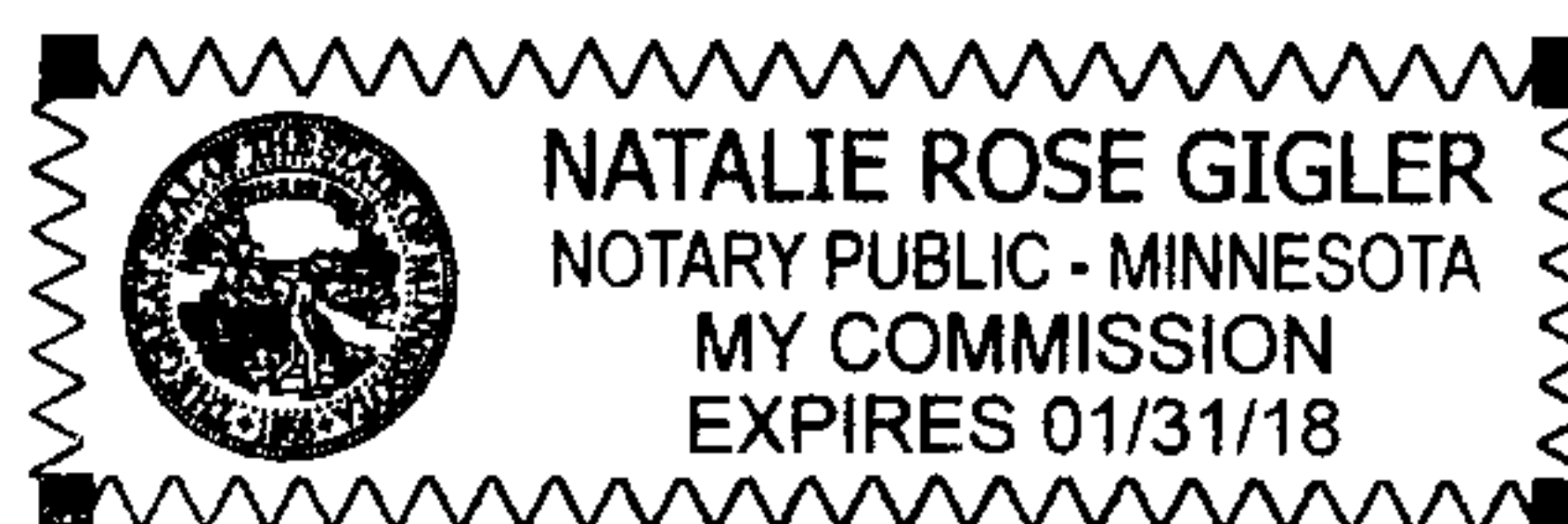
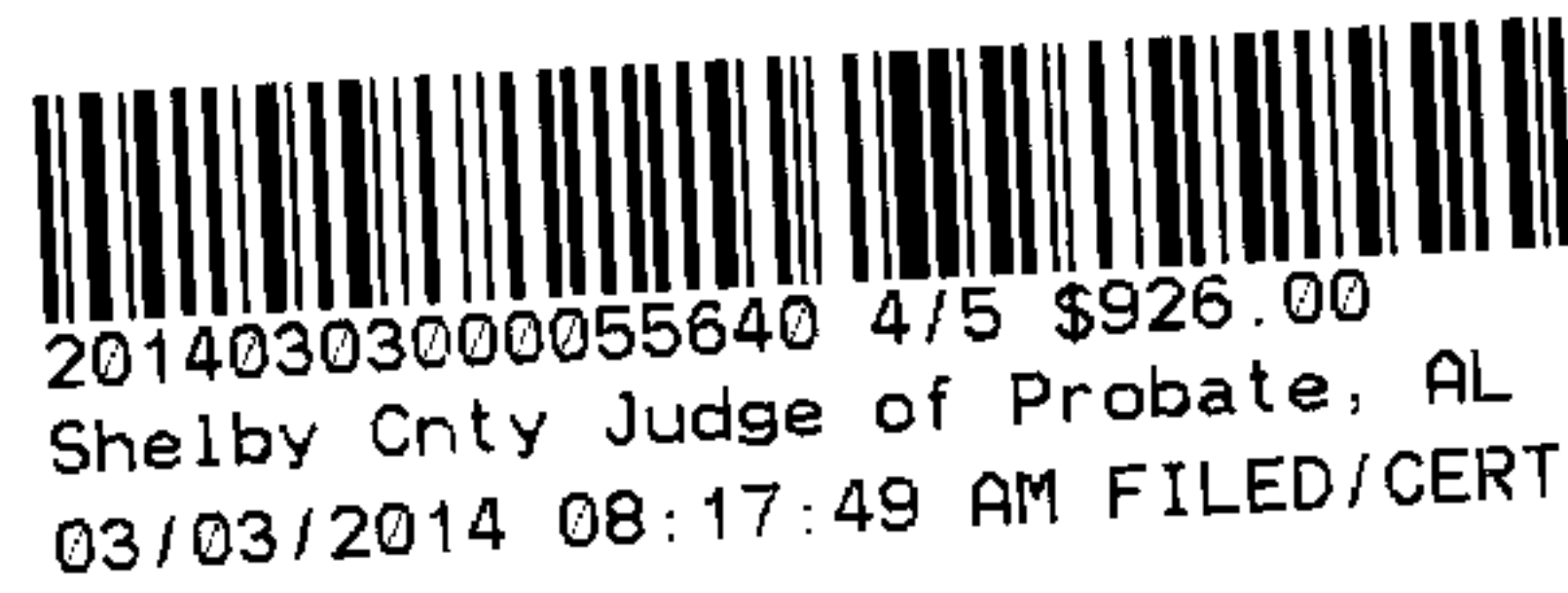


EXHIBIT A
LEGAL DESCRIPTION

Lot 7A and 7B, according to the Final Plat of Colonial Promenade Alabaster South Lot 7 Subdivide, as recorded in Map Book 44, page 3, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Target Corporation
Mailing Address 1000 Nicollet Mall
Minneapolis, MN 55403
Attn: RPM - TPN 12

Grantee's Name Highway 11/31 II, LLC
Mailing Address 2801 HIGHWAY 280 South
Suite 345
BIRMINGHAM, AL 35223

Property Address _____

Date of Sale _____
Total Purchase Price \$ 900,000.00
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).

Date 2/27/14

☒ Unattested

Print Target Corporation

Sign by: _____

(Grantor/Grantee/Owner/Agent) circle one

James L. Tucker
Director Real Estate
Target Corporation

Form RT-1



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