


This instrument was prepared by:
Kristina S. Raymond
Walgreen Co.
Community and Real Estate Law Dept.
104 Wilmot Road, MS 1420
Deerfield, IL 60015

Send Tax Notice To:
Walgreen Co.
Real Estate Tax Department
P.O. Box 1159, Deerfield, IL 60015
Store #09951-S

Shelby County, AL 02/18/2015
State of Alabama
Deed Tax: \$1625.50

Return To:
DLA Piper LLP (US)
c/o Michael D. Hamilton, Esq.
550 South Hope Street, Suite 2300
Los Angeles, CA 90071-2678


20150218000051160 1/6 \$1654.50
Shelby Cnty Judge of Probate, AL
02/18/2015 08:45:00 AM FILED/CERT

STATUTORY WARRANTY DEED

State of Alabama
Shelby County

That in consideration of Six Million One Hundred Twenty Seven Thousand Ninety Three Dollars (\$6,127,093.00) to the undersigned grantor, **Walgreen Co., an Illinois corporation**, of 104 Wilmot Road, MS 1420, Deerfield, IL 60015 (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WG DST 4, a Delaware statutory trust**, c/o WG Manager 4, LLC c/o Net Lease Capital Advisors, 10 Tara Blvd., Suite 130, Nashua, New Hampshire 03062, Attention: Douglas F. Blough (herein referred to as GRANTEE), the following described real estate, situated at 9301 Highway 119, in the City of Alabaster, Shelby County, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

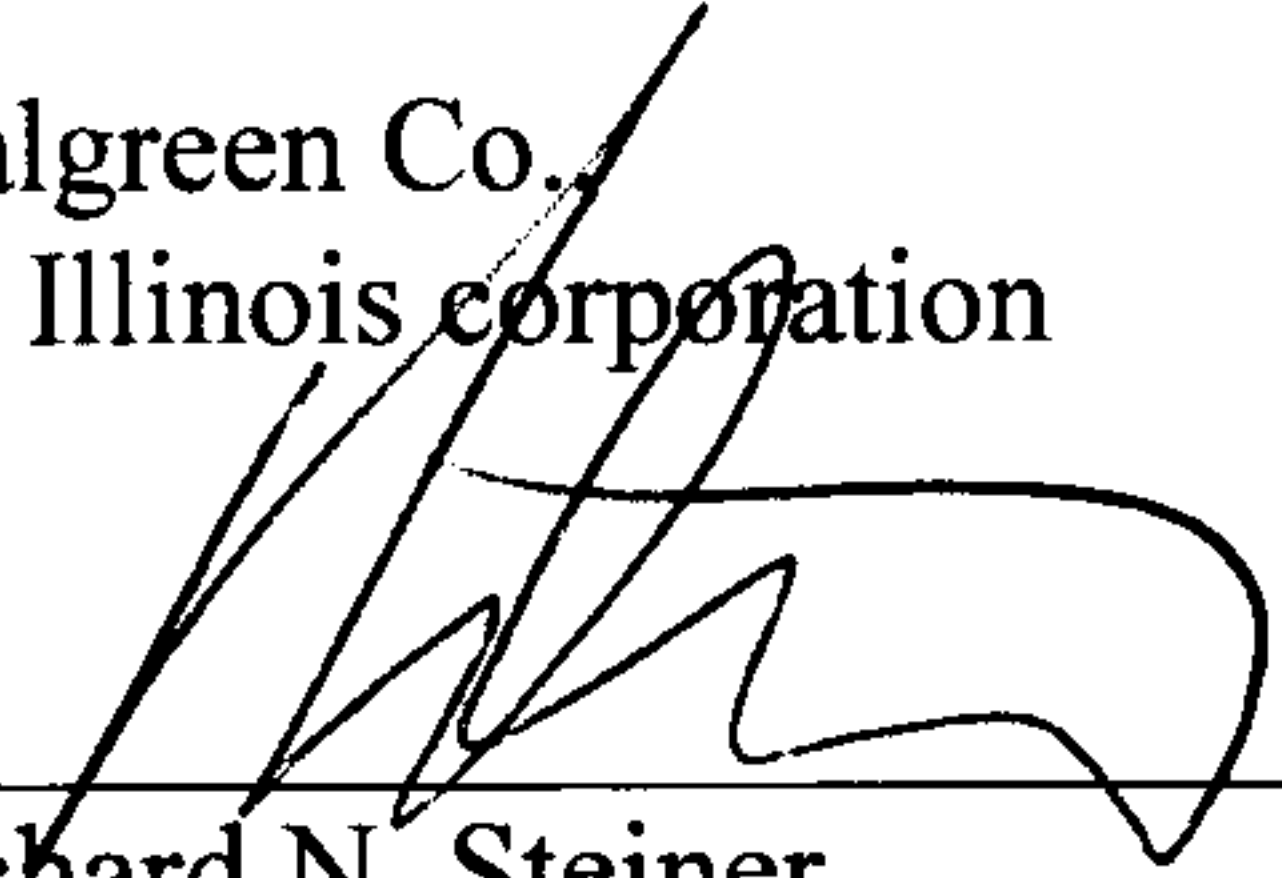
TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

This conveyance is made subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other governmental restrictions on the use of the Property; (iii) matters done or suffered by or through the Grantee; and (iv) the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part thereof.

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.

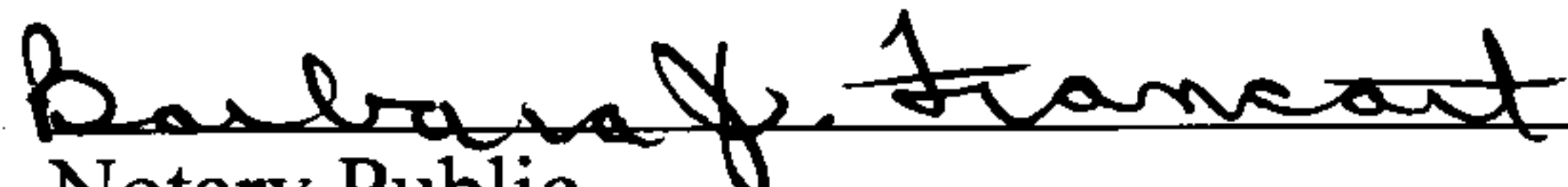
In witness whereof, the said GRANTOR, by its Director, who is authorized to execute this conveyance, has hereto set its signature and seal, as of this the 19th day of December, 2014.

Walgreen Co.,
An Illinois corporation

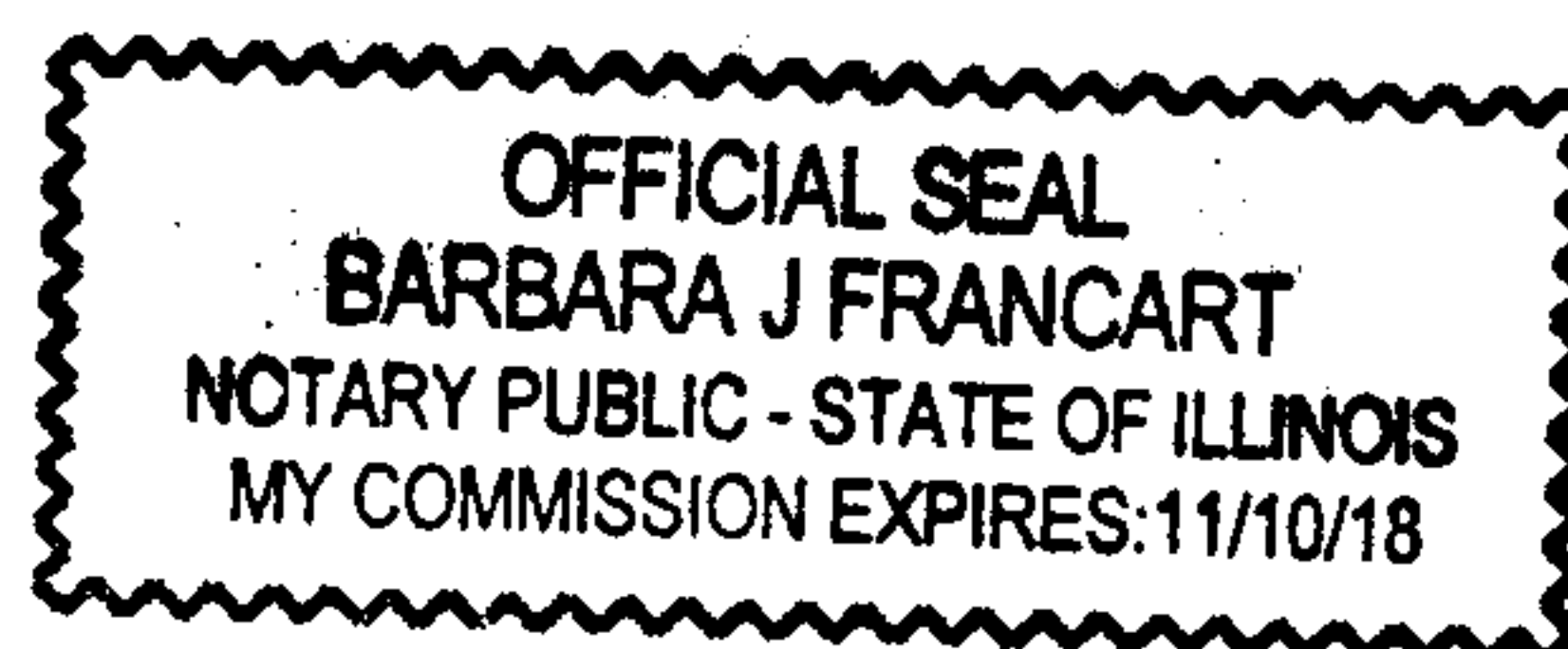
By 
Richard N. Steiner
Director

State of Illinois)
County of Lake)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard N. Steiner whose name as Director of Walgreen Co., an Illinois 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, Given under my hand and official seal, this the 19th day of December, 2014.


Notary Public

My Commission Expires: 11/10/18





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Exhibit A

Legal description

The following parcel of land is located in the Northwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the Southwest corner of Lot 14 of Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, Alabama, said point also being on the Northeasterly right of way line of First Avenue; thence in a Northeasterly direction along said right of way and a Northeasterly projection of said Lot 14 a distance of 179.00 feet to a point on the Southerly right of way line of Shelby County Hwy. No. 26; thence an interior angle of $113^{\circ} 33' 37''$ to the left in a Northeasterly direction and along said right of way line a distance of 30.37 feet to the beginning of a curve to the right having a radius of 637.62 and a center angle of $19^{\circ} 27' 52''$; thence a interior angle to the left of $170^{\circ} 16' 04''$ to the chord of said curve and thence along the arc of said curve a distance of 216.61 feet to the end of said curve; thence an interior angle to the left from chord of said curve of $133^{\circ} 07' 27''$ a distance of 80.94 feet to a point on the Northwesterly line of Alabama Hwy. 119; thence an interior angle to the left of $122^{\circ} 01' 14''$ in a Southwesterly direction along said right of way of 198.22 feet to a point on the Southerly line of Lot 5 of said Maxwell's Addition to Elliottsville; thence an interior angle to the left of $91^{\circ} 05' 29''$ and along said Southerly line of Lot 5 and projection thereof a distance of 301.45 feet to the point of beginning.

The above described property is the same property described in that certain Warranty Deed from Mary Emma Snell Caudle, dated May 24, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260930 and by that certain Warranty Deed from R.K.M. Alabaster LLC dated May 25, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260920, in the Office of the Judge of Probate of Shelby County, Alabama, and described as follows:

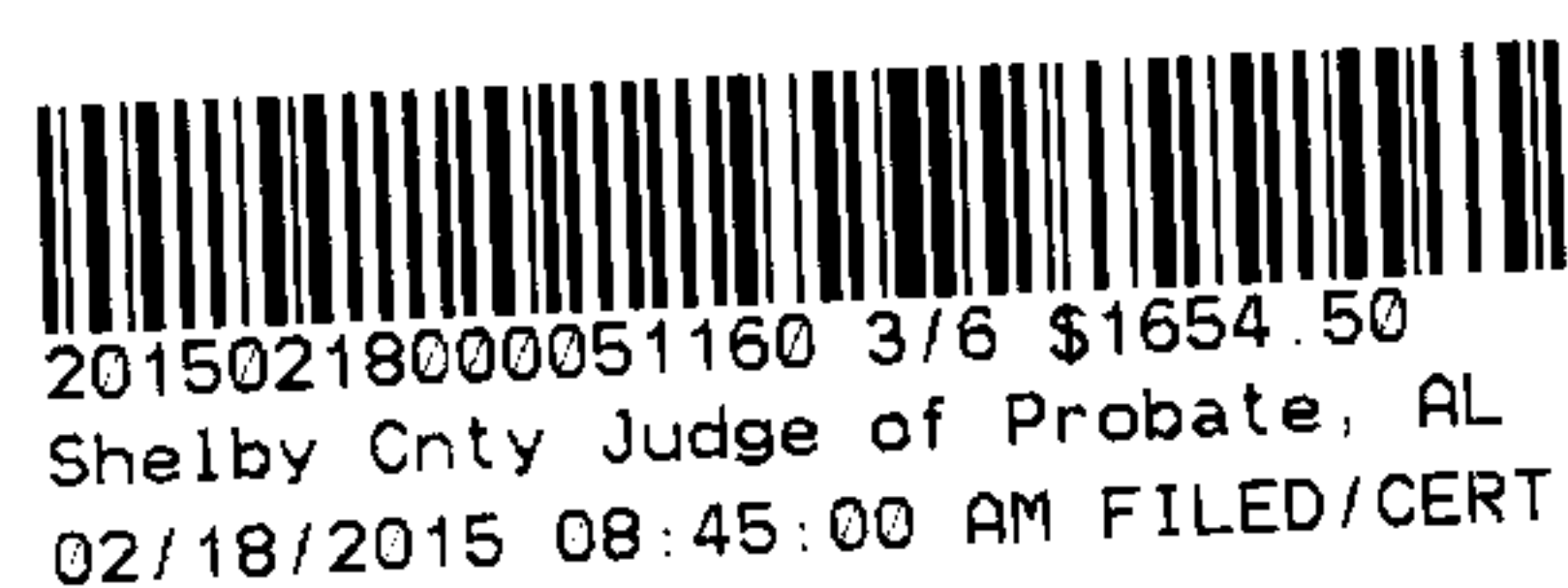
Parcel 1:

Lots 5, 6, 6A and 7, according to the survey of Maxwell's Addition to Elliottsville (Alabama) as recorded in Map Book 3, page 118, in the Office of the Judge of Probate of Shelby County, Alabama, together with the Eastern half of that certain vacated alley abutting Lots 5, 6, 6A and 7.

Less and Except:

A part of the Northwest quarter of the Northwest quarter, Section 14, Township 21 South, Range 3 West, identified as Tract No. 15, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 5, 6, 6A, 7 and all of Lot 8, Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, and being more fully described as follows:

Commence at the Southeast corner of said Northwest quarter of Northwest quarter; thence West along the South line of said Northwest quarter of Northwest quarter a distance of 530 feet, more or less, to the present Northeast right of way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 1058 feet, more or less, to the Southeast corner of said Lot 5, the Southwest property line and the point of beginning of the property herein to be



conveyed; thence continue Northeasterly along said right of way line a distance of 370 feet, more or less, to the present South right of way line of County Road 26 West; thence West along said South right of way line a distance of 212 feet, more or less, to the Northwest line of Lot 8; the Northwest property line; thence Southwesterly along said property line a distance of 42 feet, more or less, to the North line of Lot 7; thence Westerly along said North line a distance of 38 feet, more or less, to the West line of said Lot 7; thence Southerly along said West line a distance of 4 feet, more or less, to a point that is 75 feet Southeasterly of and at right angles to the centerline of Relocated County Road 26 West; thence Southeasterly, parallel with said centerline Relocation, along a curve to the right (concave Southwesterly) a distance of 144 feet, more or less, to a point that is 75 feet Southwesterly of and at right angles to said centerline Relocation at Station 18+50; thence Southeasterly a distance of 82 feet, more or less, to a point that is 75 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 465+75; thence Southwesterly, parallel with said centerline, a distance of 205 feet, more or less, to the Southwest line of said Lot 5, the Southwest property line; thence Southeasterly along said property line a distance of 15 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Parcel 2:

Lots 7A, 7B, 9, 13 and 14, according to Maxwell's Addition to Elliottsville, including that certain vacated alley between lot 7-B and lot 13, together with the western half of the certain vacated alley which lies between Lots 5, 6, 6A, 7, 7A, 7B, 13 & 14, the map of same being recorded in Map Book 3, page 118, in the Probate Office of Shelby County, Alabama.

Less and except the following:

A part of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West identified as tract No. 16-A, Project No. STPAA-458(1) Shelby County, Alabama, being a part of lot 7-A and all of lot 9, Maxwell's Addition of Elliottsville, as recorded in Map Book 3 page 118, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commence at the Northeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 8 feet, more or less, to the present south right of way line of County Road 26 West; thence Westerly along said right of way line a distance of 170 feet; more or less, to the Southeast line of said lot 9, the southeast property line and the Point of Beginning of the property herein to be conveyed; thence continue Westerly along said right of way line a distance of 140 feet, more or less to the Northwest line of said lot 9; thence Southwesterly along said Northwest line a distance of 44 feet, more or less, to the South line of said lot 9; thence Southeasterly a distance of 28 feet, more or less, to a point that is 75 feet southerly of and at right angles to said centerline at P.C. Station 16+07.50; thence Southeasterly parallel with said centerline, along a curve to the right, (concave southwesterly), a distance of 73 feet, more or less, to the Southeast line of said lot 7-A, the Southeast property line; thence Northeasterly along said property line a distance of 4 feet, more or less, to the South line of said lot 9, thence easterly along said south line a distance of 38 feet, more or less, to the southeast line of said lot 9; thence Northeasterly along said Southeast line a distance of 42 feet, more or less, to the Point of Beginning. All being situated in Shelby County, Alabama.

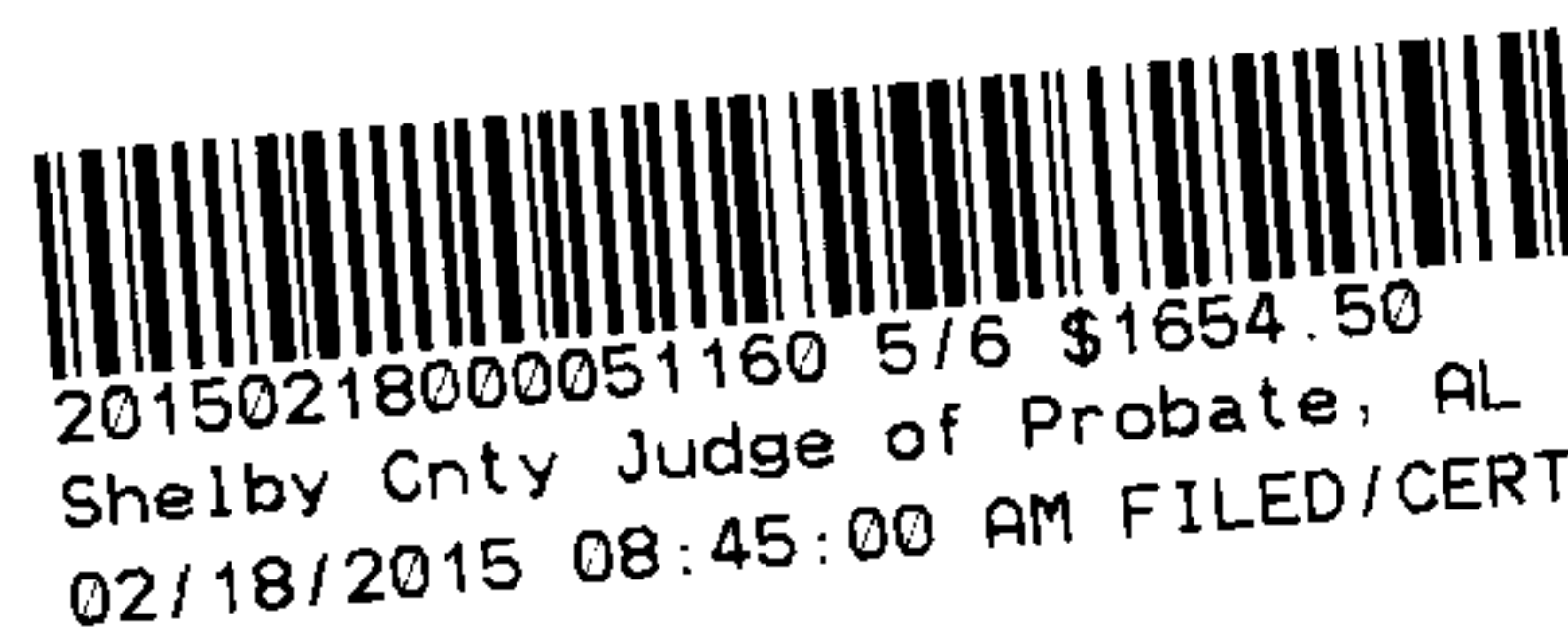


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Exhibit B

Permitted Exceptions

1. Easements/Rights of way in favor of Alabama Power Company recorded in Deed Book 101, Page 84 and Deed Book 126, Page 167.
2. Easements/Rights of way in favor of Alabama Power Company recorded in Deed Book 178, Page 277.
3. Easements/Rights of way in favor of Alabama Power Company recorded in Deed Book 249, Page 704.



Real Estate Sales Validation Form

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

Grantor's Name Walgreen Co., an Illinois corporation
Mailing Address 104 Wilmot Rd, MS 1420
Deerfield, IL 60015

Grantee's Name WG DST 4, an Delaware Statutory Trust
Mailing Address 10 Tara Boulevard, Suite 130
Nashua, New Hampshire 03062

Property Address 9301 HIGHWAY 119, ALABASTER, AL

Date of Sale December 19, 2014

Total Purchase Price \$ 6,127,093.00 (less mfg
or \$ 4,501,800.00)
Actual Value \$



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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 12/19/14

Print Ilya Soybelman

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1