

This instrument prepared by
and please return to:
Nathan P. Humphrey, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202
Telephone Number: (303) 297-2400

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Tax Parcel # 02-7-36-0-001-002.013
02-7-36-0-001-002.024

GENERAL WARRANTY DEED
Alabama

THIS INDENTURE, made and entered into this 4th day of August, 2017, by and between **STORE MASTER FUNDING XI, LLC**, a Delaware limited liability company ("Grantor"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255 and **STORE MASTER FUNDING II, LLC**, a Delaware limited liability company ("Grantee"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255;

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) to the Grantor, in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor, by and through its duly authorized officer, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Jefferson County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

BEING part of the property conveyed to Grantor by Eyes on the Prize, LLC, an Alabama limited liability company, recorded with the Office of the Judge of Probate for Jefferson County, Alabama by document number 20170425000140270

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the said Grantor does itself, and for its successors and assigns, covenant unto Grantee and its successors and assigns, that it is lawfully seized and possessed of said premises, that, except for the matters of record they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto Grantee and its successors and assigns forever, against the lawful claims of all persons.

In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above and subject to matters of record, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water, water

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rights, wastewater or other utility rights, water stock relating to the land, strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights of Grantor appurtenant, abutting or adjoining said property.

Grantee, by its acceptance hereof, specifically acknowledges and assumes all obligations of Grantor pursuant to that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated April 19, 2017 by Grantor for the benefit of Citibank, N.A. as collateral agent and recorded 4/25/17 at Deed Book , Page in the Real Property Records of Jefferson County, Alabama. *Inst No. 20170425000140280*

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, the said **STORE MASTER FUNDING XI, LLC**, a Delaware limited liability company, has caused these presents to be executed by Michael J. Zieg, as its Executive Vice President on the day and year first above written.

STORE MASTER FUNDING XI, LLC, a Delaware limited liability company

By: Michael J. Zieg
Its: Executive Vice President

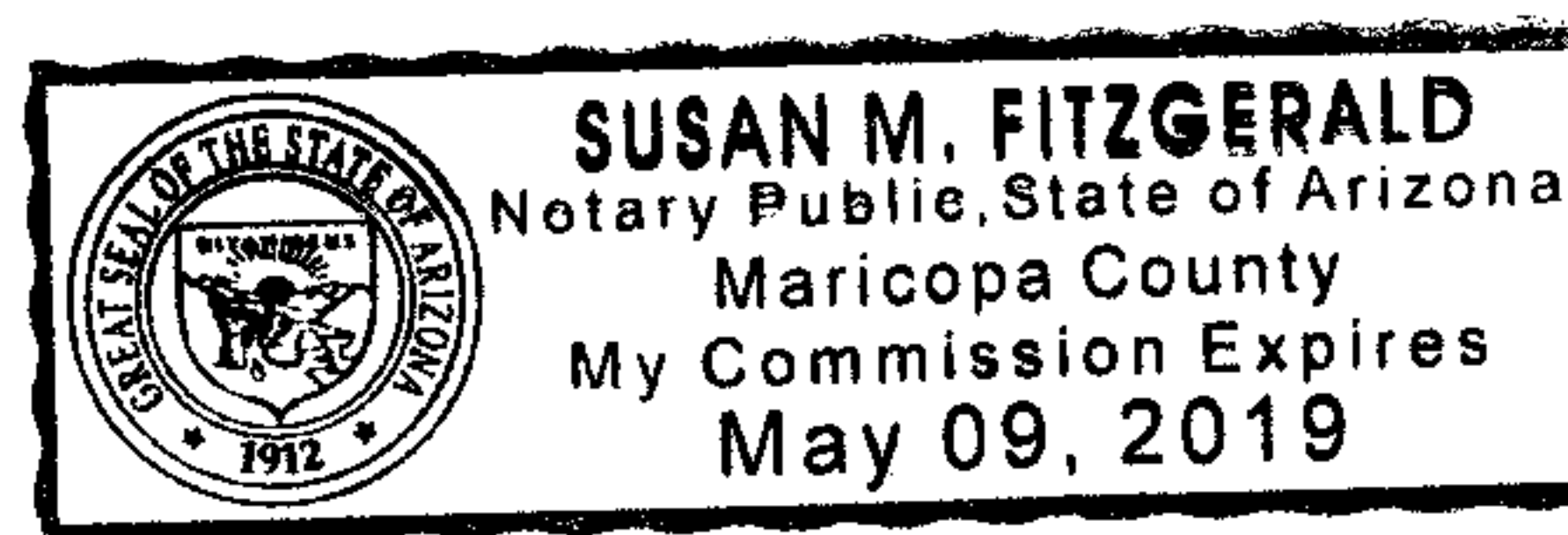
STATE OF ARIZONA)
COUNTY OF MARICOPA)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that, Michael J. Zieg, as Executive Vice President of **STORE MASTER FUNDING XI, LLC**, a Delaware limited liability company, whose name 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 Executive Vice President, and with full authority, executed the same voluntarily for and as the act of said **STORE MASTER FUNDING XI, LLC**, a Delaware limited liability company.

WITNESS my hand and Official Seal at office, this 3rd day of August, 2017.

Susan M. Fitzgerald
Notary Public

My Commission Expires: 5-9-19



Grantor's Name and Address:
STORE Master Funding XI, LLC
8377 E. Hartford Dr., Suite 100
Scottsdale, AZ 85255

Grantee's Name and Address:
STORE Master Funding II, LLC
8377 E. Hartford Drive, Suite 100
Scottsdale, Arizona 85255

Property Address: 104 Heatherbrooke Park Dr., Birmingham, AL 35242

Purchase Price: \$_____

Tax Bills should be sent to:

Odyssey Early Schools, Inc.
217 Country Club Park, #114
Birmingham, AL 35213

With a copy to:
STORE Master Funding II, LLC
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255

Legal Description

PARCEL I: LOT 2-B ACCORDING TO A RESURVEY OF LOT 2, HEATHERBROOKE OFFICE PARK, AS RECORDED IN MAP BOOK 12, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II: PART OF LOT I, HEATHERBROOKE OFFICE PARK RESURVEY, AS RECORDED IN MAP BOOK 23, PAGE 46, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 36, AND RUN THENCE SOUTH 88 DEG. 15 MIN. 29 SEC. EAST ALONG THE NORTHERLY LINE OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 36 FOR A DISTANCE OF 179.93 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 01 DEG. 44 MIN. 02 SEC. WEST FOR A DISTANCE OF 169.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 79 DEG. 32 MIN. 29 SEC. EAST FOR A DISTANCE OF 179.18 FEET; THENCE SOUTH 18 DEG. 35 MIN. 30 SEC. WEST FOR A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 2-B, HEATHERBROOKE OFFICE PARK, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 12, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA; THENCE RUN NORTH 75 DEG. 12 MIN. 10 SEC. WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2-B, FOR A DISTANCE OF 158.00 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE NORTH 01 DEG. 44 MIN. 02 SEC. EAST FOR A DISTANCE OF 68.03 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Also described as:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36, AND RUN THENCE SOUTH 88 DEGREES 15 MINUTES 29 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36 FOR A DISTANCE OF 179.93 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 01 DEGREES 44 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 169.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 79 DEGREES 32 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 179.18 FEET; THENCE SOUTH 18 DEGREES 35 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 2-B, HEATHERBROOKE OFFICE PARK, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 12, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA; THENCE ALONG THE NORTHEAST BOUNDARY LINE OF SAID LOT 2-B, SOUTH 37 DEGREES 06 MINUTES 33 SECONDS EAST, A DISTANCE OF 205.51' (AS MEASURED), 205.50' (AS RECORD) TO A POINT ON THE NORTH RIGHT-OF-WAY MARGIN OF A DEDICATED UTILITY EASEMENT (FORMERLY A PORTION OF HEATHERBROOKE PARK DRIVE) AS SHOWN ON MAP BOOK 23, PAGE 46 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST 121.42'; AN ARC

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LENGTH OF 121.76' AND A RADIUS OF 470.00' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF N 77 DEGREES 32 MINUTES 25 SECONDS WEST 292.15'; AN ARC LENGTH OF 292.70' AND A RADIUS OF 1370.0' TO A POINT ON THE NORTH RIGHT-OFWAY MARGIN OF HEATHERBROOKE PARK DRIVE; THENCE LEAVING HEATHERBROOK PARK DRIVE AND ALONG THE WEST BOUNDARY LINE OF SAID LOT 2-B NORTH 14 DEGREES 47 MINUTES 50 SECONDS EAST A DISTANCE OF 171.93' TO A POINT; THENCE SOUTH 75 DEGREES 12 MINUTES 10 SECONDS EAST A DISTANCE OF 88.95' TO A POINT ON THE NORTHWEST BOUNDARY LINE OF LOT 1, HEATHERBROOK OFFICE PARK, AS SHOWN ON THE MAP OR PLAT RECORDED IN MAP BOOK 23, PAGE 46, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE ALONG SAID NORTHWEST BOUNDARY LINE NORTH 01 DEGREES 44 MINUTES 02 SECONDS EAST A DISTANCE OF 68.03' TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	STORE Master Funding XI, LLC	Grantee's Name	STORE Master Funding II, LLC
Mailing Address	8377 E. Hartford		8377 E. Hartford, Ste 100
	Scottsdale, AZ 85255		Scottsdale, AZ 82555
Property Address	104 Heatherbrooke Park Dr	Date of Sale	August 4, 2017
	Birmingham, AL 35242	Total Purchase Price	\$4,015,009.85
		Or	
		Actual Value	
		Or	
		Assessor's Market Value	

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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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other -
<input type="checkbox"/>	Closing Statement		

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: 11/17/2017

Unattested

(verified by)

Print Sally Pearson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2017 02:53:16 PM
S4048.50 CHERRY
20171117000417280

[Signature]

Form RT-1

