

THIS INSTRUMENT PREPARED BY:

NAME: Halle Properties, L.L.C.

ADDRESS: 20225 N Scottsdale Rd

Scottsdale, AZ 85255

1888452 / 216987

WARRANTY DEED - Corporation Form

THIS FORM PROVIDED BY Lawyers Title Insurance Corporation., Birmingham, Alabama

20180726000267650

07/26/2018 01:34:25 PM

DEEDS 1/4

SEND TAX NOTICE TO:

Halle Properties, L.L.C.

20225 N Scottsdale Rd

Scottsdale, AZ 85255

State of MINNESOTA)

County of OLMSTED)

Know all Men by These Presents, that in consideration of Ten and 00/100 dollars to the undersigned GRANTOR, GAC Footstore LLC, a Delaware limited liability company, in hand paid by Halle Properties, L.L.C., an Arizona limited liability company, the GRANTEE, the receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN

TO HAVE AND TO HOLD, to the said GRANTEE heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE heirs and assigns, that it is lawfully seized in fee simple of said premises, that they 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, warrant and defend the same to the said GRANTEE heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Manager, Gus A. Chafoulias, who is authorized to execute this conveyance, has hereto set its signature and seal this the 3rd day of July, 2018

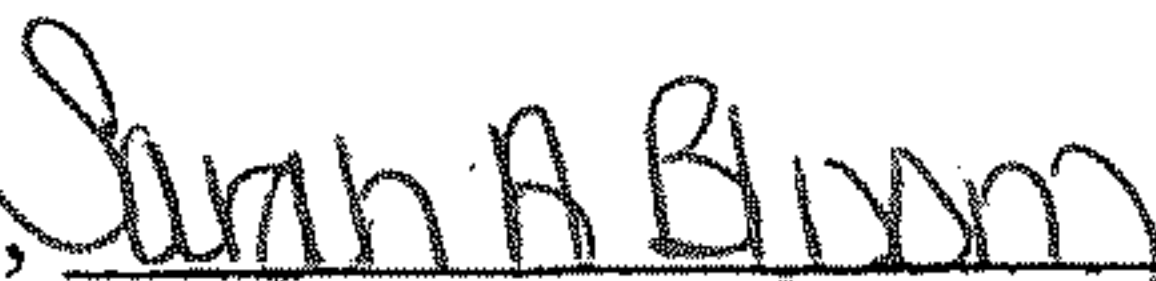
GRANTOR:

GAC Footstore, LLC, a
Delaware limited liability company

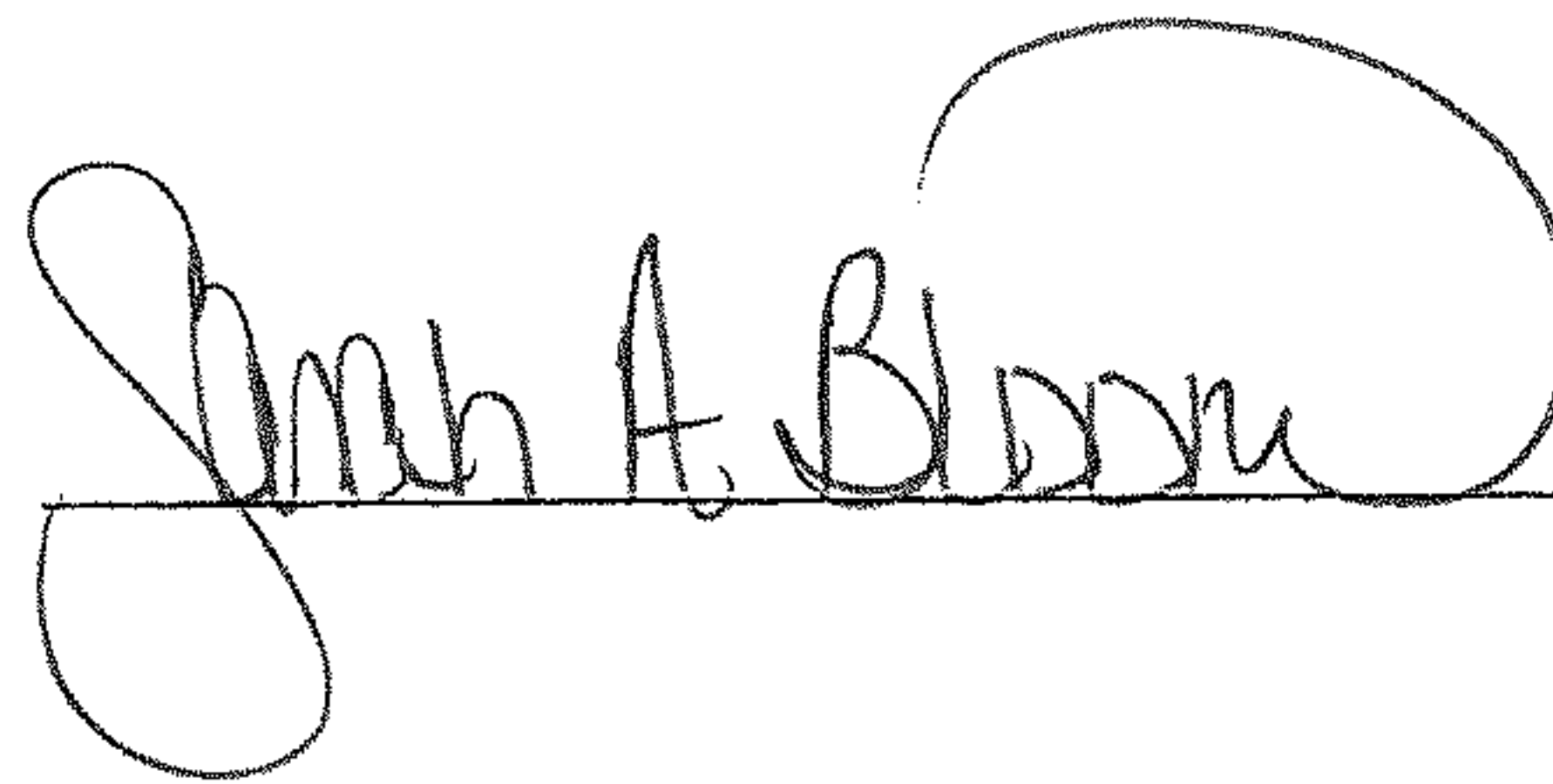
By: 
Gus A. Chafoulis, Manager

STATE OF MINNESOTA)
COUNTY OF OLMSTED)

Corporate Acknowledgment

I, the undersigned, , a Notary Public in and for said County, in said State, hereby certify that Gus A. Chafoulis the Manager of GAC Footstore, LLC, a Delaware limited liability company, 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 23rd day of July,
2018.


Notary Public

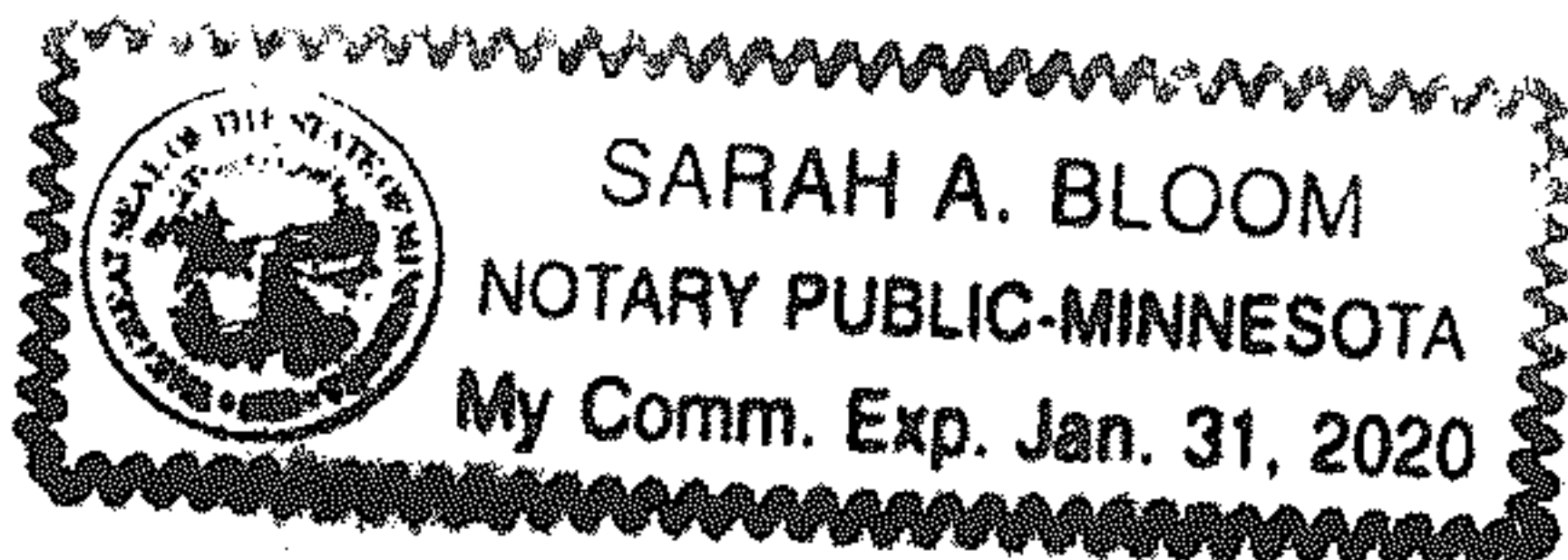


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, according to the Survey of River Ridge Plaza, as recorded in Map Book 26, Page 14, in the Probate Office of Shelby County, Alabama.

Also described as:

All that tract or parcel of land lying in and being located in the NE % of Section 35, Township 18 South, Range 2 West and being more particularly described as follows:

Commencing at a point at the intersection of the Southeasterly right of way of Riverview Road (having a publicly dedicated 95 foot right of way) and the Southwesterly right of way of Cahaba River Road (having a publicly dedicated variable right of way); thence leaving said right of way of Riverview Road and continuing along said right of way of Cahaba River Road an approximate distance of 375.73 feet to a 5/8 inch capped rebar found, said capped rebar being the true point of beginning.

Thence continuing along said right of way of Cahaba River Road along a curve to the left, said curve having a radius of 2342.00 feet, with an arc distance of 218.37 feet, with a chord bearing of South 55°21'09" East and a chord length of 218.29 feet to a 5/8 inch capped rebar found; thence leaving said right of way of Cahaba River Road south 31 °58'47" West a distance of 72.36 feet to a 5/8" capped rebar found; thence South 41°52'34" West a distance of 217.59 feet to a 5/8" capped rebar found; thence North 50°38'29" West a distance of 222.17 feet to a 1/4 rebar found; thence North 40°23'21" East a distance of 271.26 feet to a 5/8" capped rebar found, said capped rebar being the true point of beginning.

Together with Reciprocal Easement recorded in Inst. No. 1999-38041.

Real Estate Sales Validation Form

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

Grantor's Name GAC Footstore LLC
 Mailing Address 30 3rd Street SE, Suite 600
Rochester, MN 55904

Grantee's Name Halle Properties, L.L.C.
 Mailing Address 20225 N. Scottsdale Road
Scottsdale, AZ 85255

Property Address 4640 Highway 280
Birmingham, AL

Date of Sale July 26, 2018
 Total Purchase Price \$ 2,200,000.00
 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 7/26/18

Print D. SPENCER HUEY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/26/2018 01:34:25 PM
 \$2224.00 CHERRY
 20180726000267650

[Signature]

Form RT-1