



attached hereto and made a part hereof (the "Property"). The Property is not the homestead of the Grantor.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever, the Property subject to the Permitted Encumbrances, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto Grantee and its successors and assigns, forever;

**AND** Grantor hereby covenanting that the Property is free and clear from any encumbrances except those matters set forth on Exhibit B (the "Permitted Encumbrances"), that it is lawfully seized of an indefeasible estate in fee simple to the Property subject to the Permitted Encumbrances and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor (except for the Permitted Encumbrances), but not otherwise.

Grantor further attests, to the best of Grantor's knowledge, that the purchase price of the Property stated hereinabove is true and accurate, and further understands that false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h)

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1. Grantor attests, to the best of Grantor's knowledge, that the information below is true and accurate, and further understands that false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h)..

<b>Grantor's Name and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
AL Chelsea TAR LLC	Target Corporation
9010 Overlook Boulevard, Brentwood, TN 37027	1000 Nicollet Mall, TPN 12H, Minneapolis, MN 55403
Attention: Legal Department	Attention: Real Estate Portfolio Management/[Chelsea,AL/T-3057]

Property Address: Intersection of Chelsea Corners and Chesser Parkway	
Date of Sale:	April , 2026
Purchase Price	\$5,053,500.00
The Aggregate Tax Assessed Value can be verified in.	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[SIGNATURE ON FOLLOWING PAGE]



**EXHIBIT A**

**Description of the Property**

Lot 1, according to the Plat of Chelsea Corners Addition to Chelsea Plat No. 1, as recorded in Map Book 63, Page 6 A+B in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**

**Permitted Encumbrances**

1. Easements and building line(s) as shown in Map Book 28, Page 102, in the Probate Office of Shelby County, Alabama.
2. Right of way granted to Alabama Power Company as shown by instrument(s) recorded as Inst. #20050729000382360; Inst. # 20050204000058250; Inst. # 2001-9992; Book 141, Page 198; Book 220, Page 335; Book 104, Page 525; Book 102, Page 138; and Book 218, Page 641, in the Probate Office of Shelby County, Alabama.
3. Right of Way easement granted to South Central Bell Telephone Company as shown by instrument recorded in Book 336, Page 230, in the Probate Office of Shelby County Alabama.
4. Declaration of Covenants, Easements and Restrictions as recorded in Instrument # 1998-33436.
5. Matters as shown on the Plat of Chelsea Corners Addition to Chelsea Plat No. 1, as recorded in Map Book 63, Page 6 A+B in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2026 08:11:38 AM  
\$5090.50 JOANN  
20260410000106270

*Allen S. Bayl*