

*The recited consideration was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of One Hundred and Ten Thousand and no/100 Dollars (\$110,000.00), the receipt of which is hereby acknowledged, the undersigned Grantors, B. J. HARRIS, a married man, and DENNEY E. BARROW, a married man, do by these presents, grant, bargain, sell and convey unto Neil's Pharmacy Inc., an Alabama corporation, Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 041 PAGE 773

Units 2 and 3, in the Valley Station Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 30, page 194, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Valley Station Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and architectural drawings of Valley Station Condominium as recorded in Map Book 9, pages 79-80, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of Grantors.

These units are intended for and restricted to commercial use. Said conveyance shall be subject to:

1. Property taxes for the current year and thereafter.
2. Right of way to South Central Bell recorded in Vol. 313, page 710, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company recorded in Vol. 312, page 166, in the said Probate Office.
4. Lease recorded in Vol. 325, page 31, in the said Probate Office.
5. Outstanding mineral interests, if any, not owned by Grantors.
6. Easements and building lines as shown on recorded subdivision map for Valley Station in Map Book 7, page 47.
7. Declaration of agreements, covenants, restrictions, easements, and conditions as set forth in the Declaration of Condominium as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.
8. Rights of parties in land, foundations, roof, walls, and all common elements as set forth in the Declaration of Condominium as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.
9. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of

Central Bank of the So.

Valley Station Owners Association, Inc., as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.

The Grantee, by acceptance hereof, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions, and conditions set forth in or referred to by reference in such Declaration of Condominium of Valley Station Condominium, and in the Articles of Incorporation and the By-Laws of Valley Station Owners Association, Inc., for the operation and maintenance of the condominium, including, but not limited to, the obligation to make payments of assessment for the maintenance and operation of the condominium which may be levied against such unit.

BOOK 041 PAGE 774

TO HAVE AND TO HOLD to the said Grantee, his heirs, representatives, successors and assigns forever.

IN WITNESS WHEREOF, the said B. J. HARRIS and DENNEY E. BARROW have hereto set their signatures and seals, this the 16th day of September, 1985.

B. J. Harris
B. J. HARRIS
Denney E. Barrow
DENNEY E. BARROW

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. J. HARRIS and DENNEY E. BARROW, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority, executed the same voluntarily.

Given under my hand and official seal this 16th day of September, 1985.

Carol L. White
Notary Public



Commission Expires: 8/31/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 SEP 19 AM 10:00

Thomas A. [unclear]
JUDGE OF PROBATE

Deed tax. —
Rec. 500
100
600