

This instrument was prepared by:
Felton W. Smith
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:
CVS 467 AL, L.L.C.
One CVS Drive
Woonsocket, Rhode Island 02895
Attention: Property Administration
Store No. 467

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **City of Calera, Alabama**, a municipal corporation, formerly known as the **Town of Calera** (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, subject to the matters set forth on **Exhibit B** hereto, unto **CVS 467 AL, L.L.C.**, a Delaware limited liability company ("Grantee"), the real property described on **Exhibit A** hereto together with all easements and other appurtenances thereto (the "Property") and, to the extent assignable, all licenses, permits, other governmental approvals, and all utility and development rights relating thereto.

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

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 19th day of November, 2007.

ATTEST:

CITY OF CALERA, ALABAMA, formerly known as Town of Calera

BY: Linda Steele
Linda Steele, City Clerk

BY: George W. Roy
George W. Roy, Mayor

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public in and for said County in said State, hereby certify that **George W. Roy**, whose name as Mayor of **City of Calera, Alabama**, a municipal corporation, formerly known as the **Town of Calera**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand this 15th day of November, 2007.

William R. Justice
Notary Public

[Notarial Seal]

My Commission expires: 9/12/11

EXHIBIT A

Description of Real Property

The following described property situated in Shelby County, Alabama:

Lots 10, 11 and 12, Block 3, according to J. H. Dunstan's Map and Survey of the Town of Calera, and being further described as follows:

A parcel of land situated in the Southwest Quarter of Section 21 Township 22 South Range 2 West; being more particularly described as follows, **Commence** at the Southeast corner of lot 6 block 3 According to Dunstan Survey of Calera dated 1886; thence run North 01° 46' 44" for a distance of 200.00 feet to an IPS; thence run North 88° 26' 20 West for a distance of 147.99 feet to the **Point of Beginning** also being an IPS; thence run North 88° 27' 18" West for a distance of 100.00 feet to an IPS; thence run North 01° 47' 41" East for a distance of 180.00 feet to an IPS; thence run South 88° 32' 35" East for a distance of 100.00 feet to an IPS; thence run South 01° 47' 40" West for a distance of 180.15 feet; **Back to the Point of Beginning**, containing 18,007.4475 square feet 0.41 (+ -) Acres.

And, also, all of Grantor's right, title and interest, if any, in and to the following described alleys adjacent to or abutting the foregoing parcel, but subject to the reservation for utilities and utility facilities in Resolution No. R-2006-40 of the City of Calera:

Alley 1

A parcel of land situated in the Southwest Quarter of Section 21, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of lot 6 block 3 according to Dunstan Survey of Calera dated 1886, also being an IPF; thence run North 88 degrees 26 minutes 21 seconds West for a distance of 248.04 feet to an IPF; thence run North 01 degrees 47 minutes 41 seconds East for a distance of 179.98 feet to an IPF and the Point of Beginning; thence run North 01 degrees 47 minutes 40 seconds East for a distance of 20.00 feet to an IPF; thence run South 88 degrees 27 minutes 18 seconds East for a distance of 100.00 feet to an IPF; thence run South 88 degrees 27 minutes 18 seconds East for a distance of 14.97 feet to a Nail found; thence run South 88 degrees 26 minutes 13 seconds East for a distance of 133.01 feet to an IPF; thence run South 01 degrees 43 minutes 41 seconds West for a distance of 20.06 feet to an IPF; thence run North 88 degrees 25 minutes 16 seconds West for a distance of 132.93 feet to a Nail found; thence run North 88 degrees 26 minutes 44 seconds West for a distance of 115.08 feet; back to the Point of Beginning.

Alley 2

A parcel of land situated in the Southwest Quarter of Section 21, Township 22 South, Range 2 West; being more particularly described as follows: Commence at the Southeast corner of lot 6 block 3 according to Dunstan Survey of Calera dated 1886, also being an IPF; thence run North 88 degrees 26 minutes 21 seconds West for a distance of 248.04 feet to an IPF; thence run North 01 degrees 47 minutes 41 seconds East for a distance of 179.98 feet to an IPF; thence run North 01 degrees 47 minutes 40 seconds East for a distance of 20.00 feet to an IPF; thence run South 88 degrees 27 minutes 18 seconds East for a distance of 100.00 feet to an IPF and the Point of Beginning; thence run North 01 degrees 47 minutes 40 seconds East for a distance of 120.02 feet; thence run South 88

degrees 25 minutes 51 seconds East for a distance of 14.95 feet to an IPF; thence run South 01 degrees 47 minutes 08 seconds West for a distance of 120.01 feet to a Nail found; thence run North 88 degrees 27 minutes 18 seconds West for a distance of 14.97 feet to an IPF; back to the Point of Beginning.



EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.