

20100514000151640 1/4 \$815.00
Shelby Cnty Judge of Probate, AL
05/14/2010 08:13:17 AM FILED/CERT

Value \$795,000.00

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

SEND TAX NOTICE TO:
CVS 4866 AL, L.L.C.
One CVS Drive
Woonsocket, Rhode Island 02895_
Attention: Property Administration
Store No. 4866

STATE OF ALABAMA)
COUNTY OF SHELBY)


GENERAL 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 **JERRY W. HUFF and wife, MARTHA HUFF** (the "Grantors") the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **CVS 4866 AL, L.L.C.**, a Delaware limited liability company ("Grantee"), subject to the matters set forth on **Exhibit B** hereto, the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

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

And said Grantors do for themselves, their heirs, personal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein stated, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto caused this instrument to be executed effective as of the 26th day of April, 2010.


JERRY W. HUFF


MARTHA HUFF

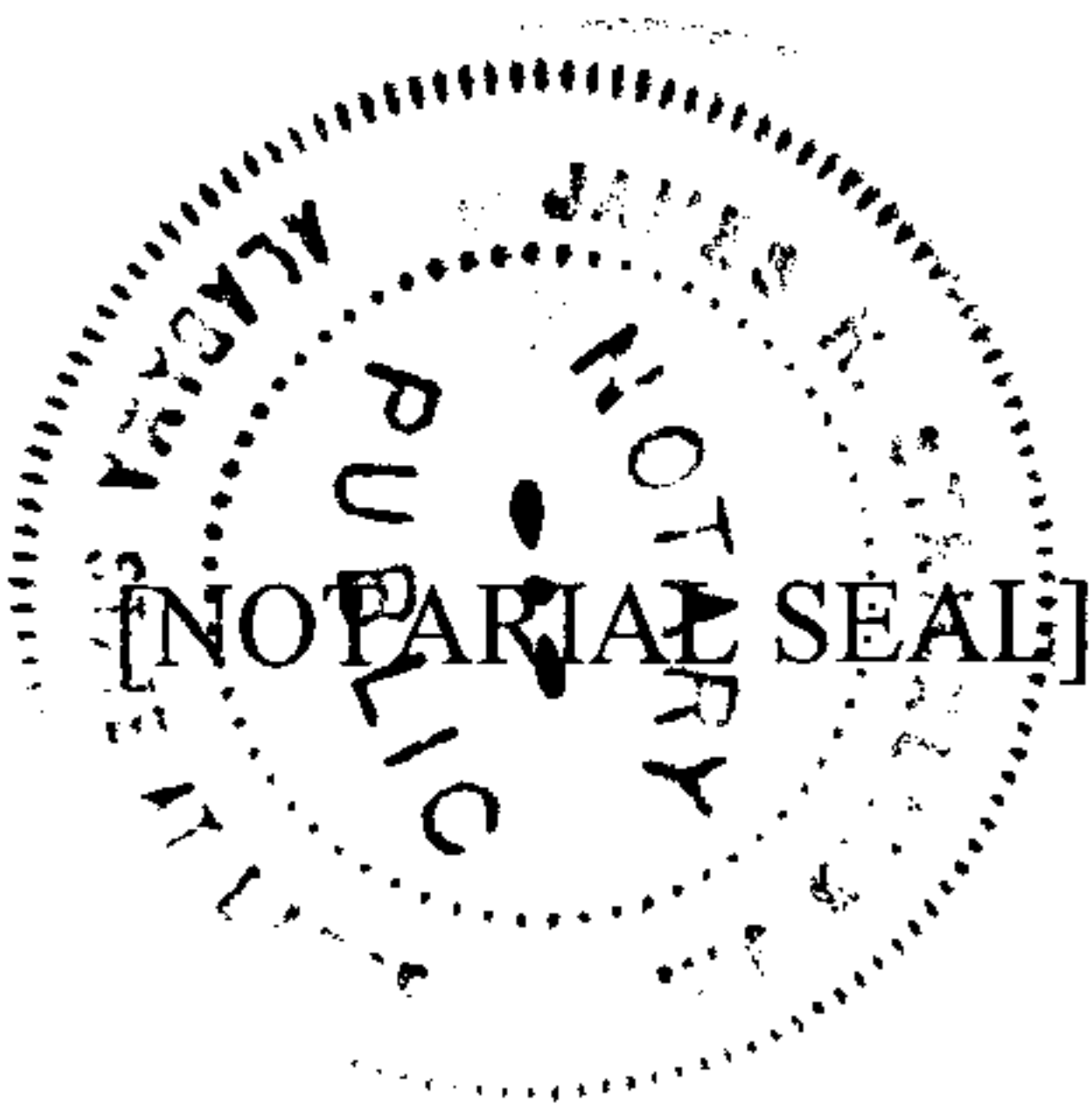
Shelby County, AL 05/14/2010
State of Alabama
Deed Tax : \$795.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, James H. Strickland, Jr., a Notary Public in and for said county in said state, hereby certify that **Jerry W. Huff**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of April, 2010.



James H. Strickland Jr.
Notary Public

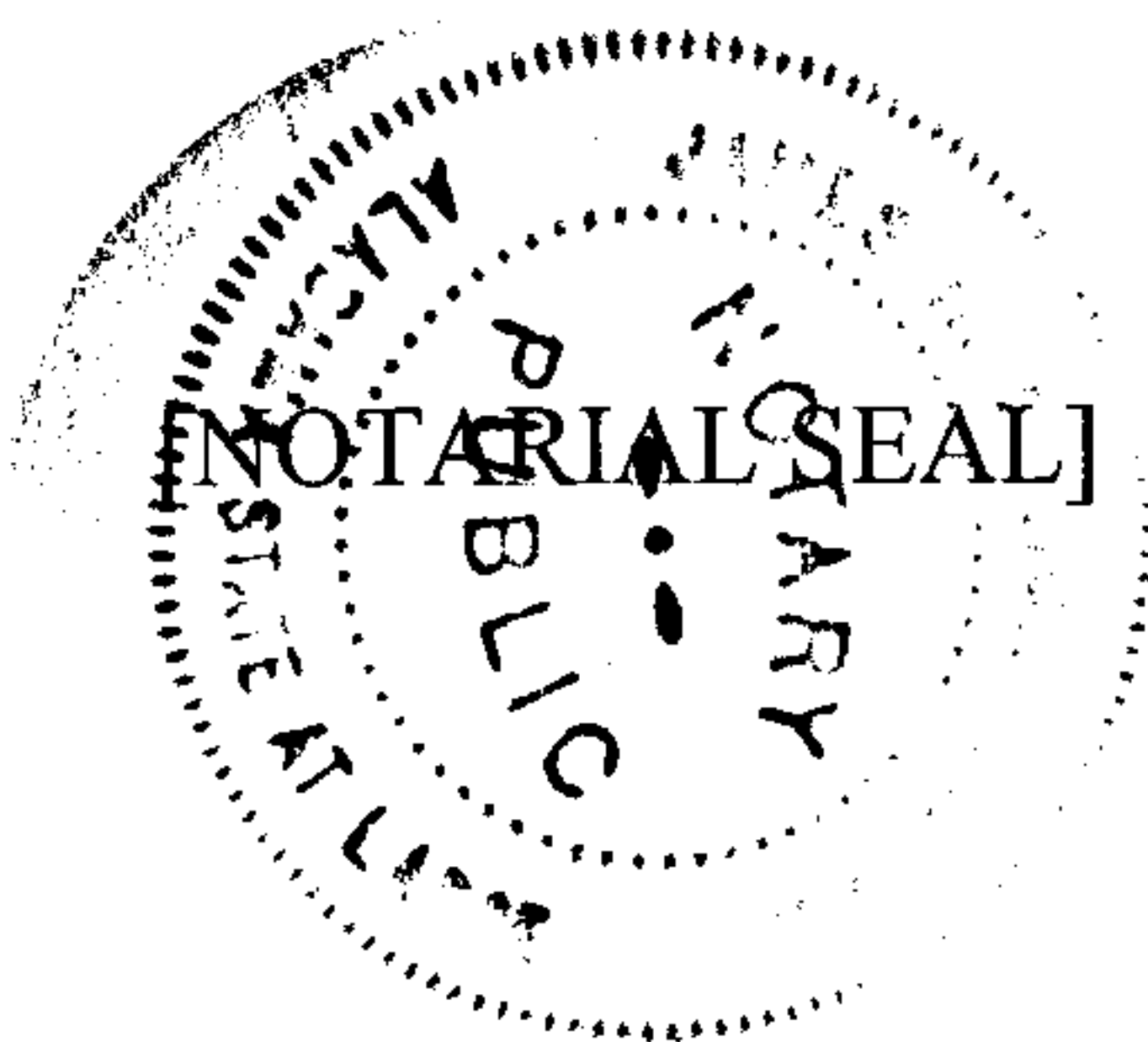
My commission expires: May 14, 2011

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, James H. Strickland, Jr., a Notary Public in and for said county in said state, hereby certify that **Martha Huff**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of April, 2010.



James H. Strickland Jr.
Notary Public

My commission expires: May 14, 2011

EXHIBIT A

Description of Real Property

The following described property situated in Shelby County, Alabama:

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run North along the East line of said 1/4 - 1/4 section a distance of 215.31 feet to the South right of way line of Alabama Highway No. 70; thence turn a deflection angle of 90°54'27" to the left and run along said right of way, a distance of 13.96 feet to the point of beginning; thence turn a deflection angle of 90°23'49" to the left and run a distance of 558.10 feet; thence turn a deflection angle of 75°27'07" to the right and run a distance of 147.48 feet; thence turn a deflection angle of 104°56'42" to the right and run a distance of 277.22 feet; thence turn a deflection angle of 66°35'56" to the left and run a distance of 148.29 feet to the Southeast right of way line of Alabama Highway No. 25; thence turn a deflection angle of 93°21'41" and run along said right of way a distance of 198.90 feet; thence turn a deflection angle of 31°31'18" to the right and run along said right of way a distance of 156.76 feet; thence turn a deflection angle of 31°42'57" to the right and run a distance of 51.80 feet to the point of beginning.

Situated in the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.


LESS AND EXCEPT:

A parcel of land in the Northeast 1/4 of the Northwest 1/4 and in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 21 South, Range 1 West:

Commencing at a 2" iron pipe, found at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence South 89°18'00" West, along the North line of said Sixteenth section, a distance of 154.95 feet to the point of beginning; thence South 03°59'34" East, a distance of 93.84 feet to a point; thence North 64°15'03" West, a distance of 142.75 feet to point on the West right of way of State Highway No. 25; thence North 25°41'20" East, along said right of way, a distance of 106.12 feet to a point; thence South 76°46'02" East, a distance of 74.28 feet to a point; thence South 03°59'34" East, a distance of 47.95 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

EXHIBIT B


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Permitted Exceptions

1. The lien for real property taxes for the year 2010 and subsequent years, not yet due and payable.
2. Permit to Alabama Power Company recorded in Deed Volume 177, page 492 in the Probate Office of Shelby County, Alabama.
3. Easement to the State of Alabama, as recorded in Deed Volume 242, page 274 and Deed Volume 237, Page 151, in the Probate Office of Shelby County, Alabama.
4. Sewer Easement to the City of Columbiana, as recorded in Deed Volume 156, page 443 and Deed Volume 219, page 86, in the Probate Office of Shelby County, Alabama.
5. An easement as referenced in Instrument 20070504000207590 in the Probate Office of Shelby County, Alabama.
6. Declaration of Restrictive Covenants as recorded in Instrument 20070410000165050, in the Probate Office of Shelby County as affected by Partial Release of Restrictive Covenant recorded as Instrument _____ in the Probate Office of Shelby County immediately prior hereto.