

State of Alabama)
County of Shelby)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Three million Two Hundred Eighty Thousand One Hundred Ten and no/100 Dollars (\$3,280,110.00 being the consideration agreed to in the sale contract entered into by and between Grantor and Grantees, to the undersigned **Grantor** in hand paid by the **Grantee** herein, the receipt whereof is acknowledged, **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC, an Alabama Limited Liability Company, (Grantor)** whose address is Alabaster, AL 3007 does grant, bargain, sell and convey unto **SHELBY OB, LLC, an Alabama Limited Liability Company (Grantee)** whose address is Alabaster AL 35007 the following described real estate situated in Shelby County, Alabama to-wit:

Unit B, in The Shelby Medical Office Building Condominium, a condominium as established by that certain Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium which is recorded in Instrument 20130328000128140, in the Probate Office of Shelby County, Alabama (to which Declaration of Condominium a plan is attached as Exhibit "F" thereto), said plan being filed for record in Map Book 43, Page 70, in said Probate Office and to which said Declaration of Condominium, the By-Laws are attached as Exhibit "E" thereto, as Instrument 20130328000128160, together with an undivided interest in the Common Elements assigned to said Units of said Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium.

Subject to:

Ad valorem taxes due October 1, 2013 and thereafter.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617, and Deed Book 60, Page 66 and Instrument #20121025000411040 and Instrument #20121025000411050.

Encroachment of concrete block wall over East line; overhead power lines over the Northerly and Westerly lot line; and sanitary sewer along Northerly line, all shown on Survey of William D. Callahan, Jr., dated March 16, 2011, revised February 28, 2012 and last revised April 24, 2012.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of The Shelby Medical Office Building Condominium, a condominium dated March 27, 2013, and recorded in 20130328000128140, in the Probate Office of Shelby County, Alabama; in the By-Laws of The Shelby Medical Office Building Condominium, a condominium, recorded in 20130328000128160, in said Probate Office; in the Articles of Incorporation of The Shelby Medical Office Building Condominium, a condominium, recorded in 20130328000128150, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

\$2,893,022.00 of the consideration was paid from the proceeds of a mortgage loan.

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

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 29 day of March, 2013.

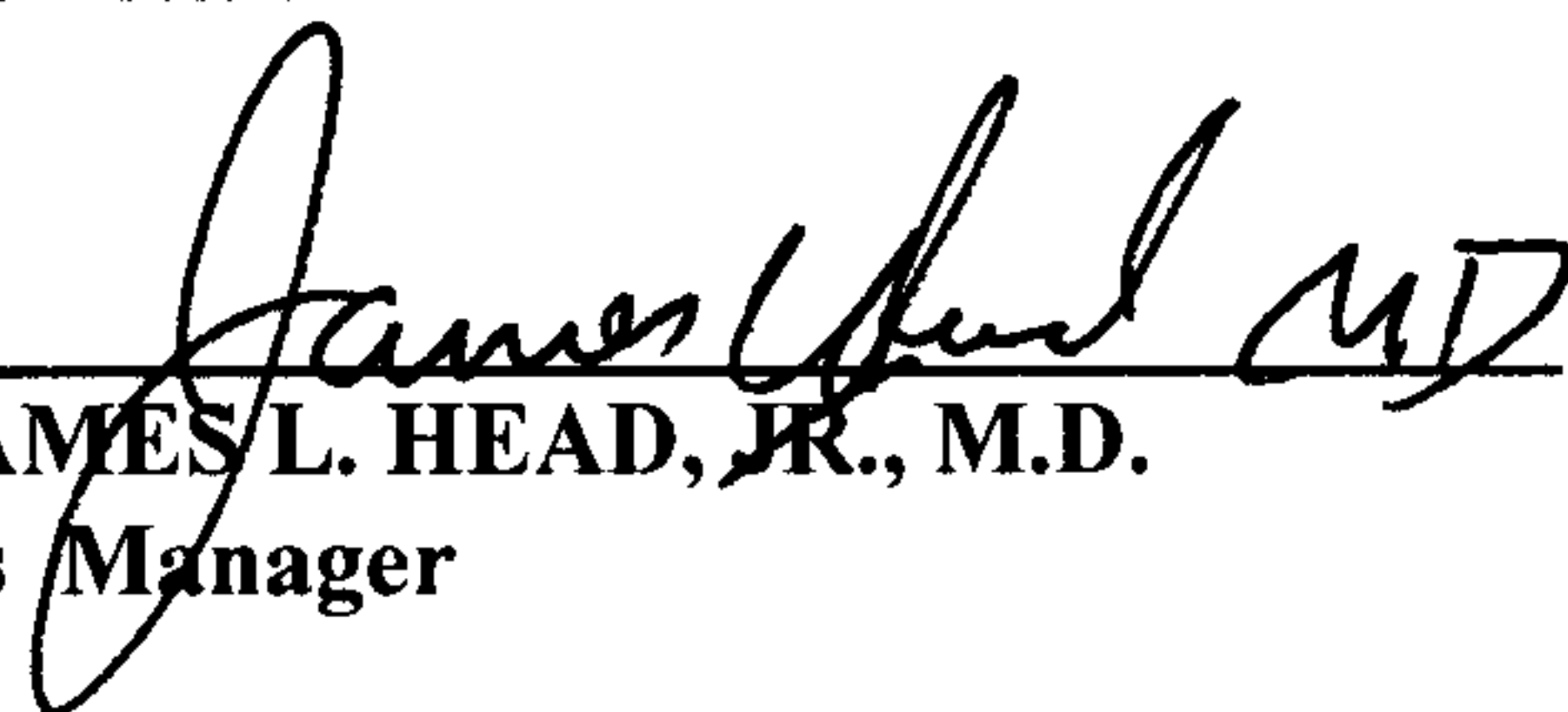
SIGNATURES ON FOLLOWING PAGE


20130401000134210 1/2 \$402.50
Shelby Cnty Judge of Probate, AL
04/01/2013 01:46:33 PM FILED/CERT

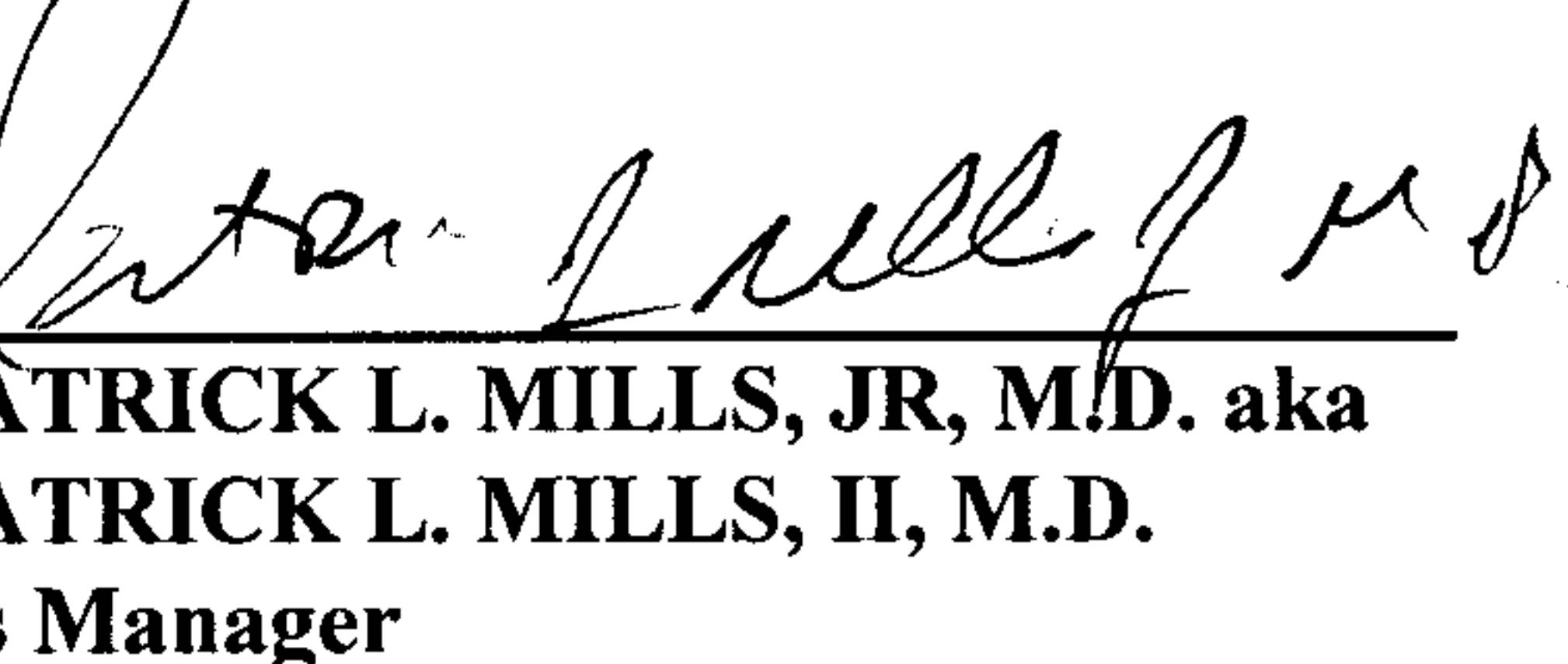
Shelby County, AL 04/01/2013
State of Alabama
Deed Tax: \$387.50

**SHELBY MEDICAL OFFICE DEVELOPMENT, LLC,
An Alabama Limited Liability Company**

**BY SHELBY OB, LLC
AS MEMBER**


**JAMES L. HEAD, JR., M.D.
Its Manager**

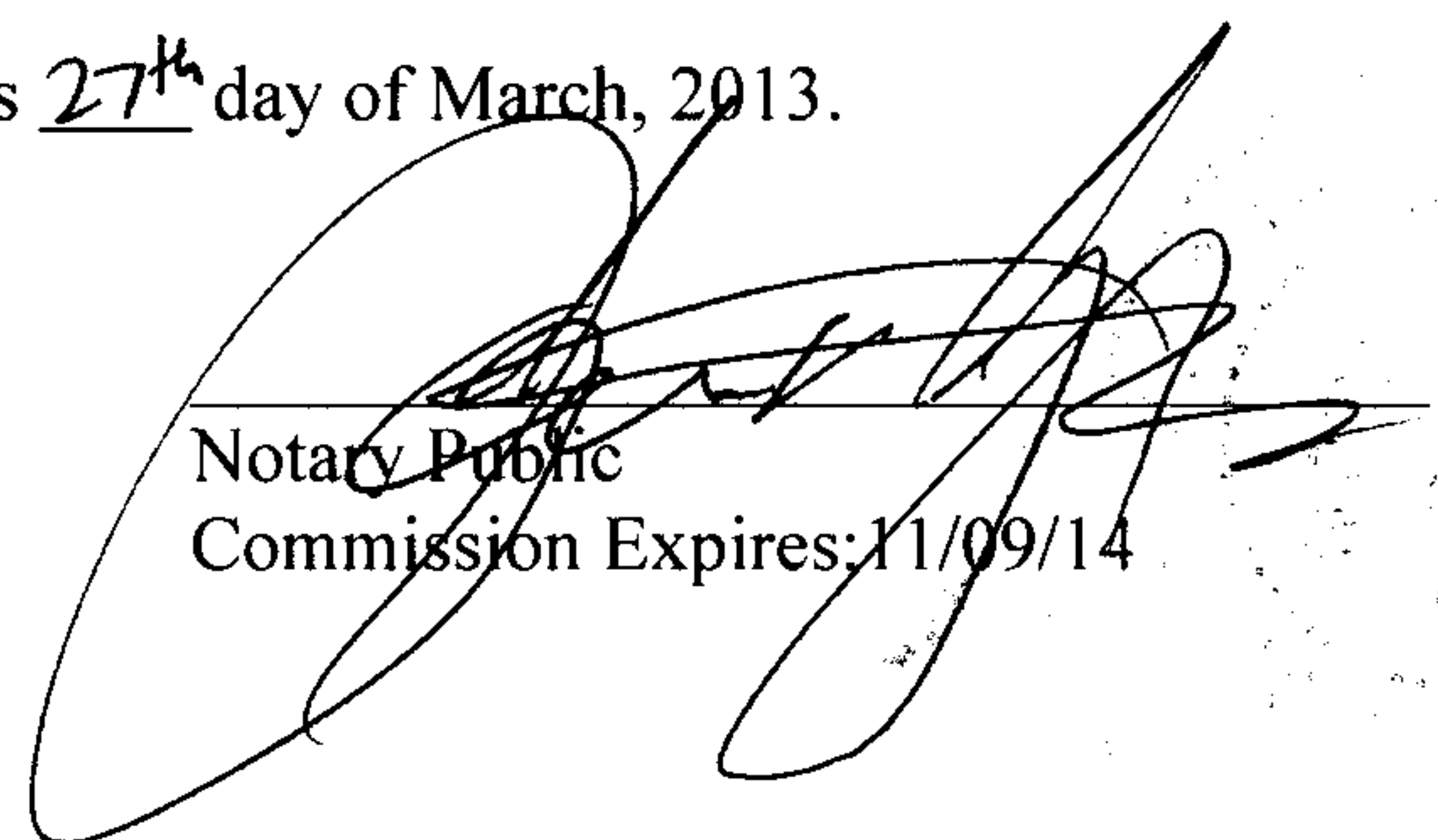
**BY UROLOGY LAND COMPANY II, LLC
AS MEMBER**


**PATRICK L. MILLS, JR, M.D. aka
PATRICK L. MILLS, II, M.D.
Its Manager**

**State of Alabama)
Jefferson County)**

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that whose name as James L. Head, Jr., M.D. whose name as Manager of SHELBY OB, LLC, an Alabama Limited Liability Company acting in its capacity as Member of **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC**, 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company in its capacity as member of **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC**.

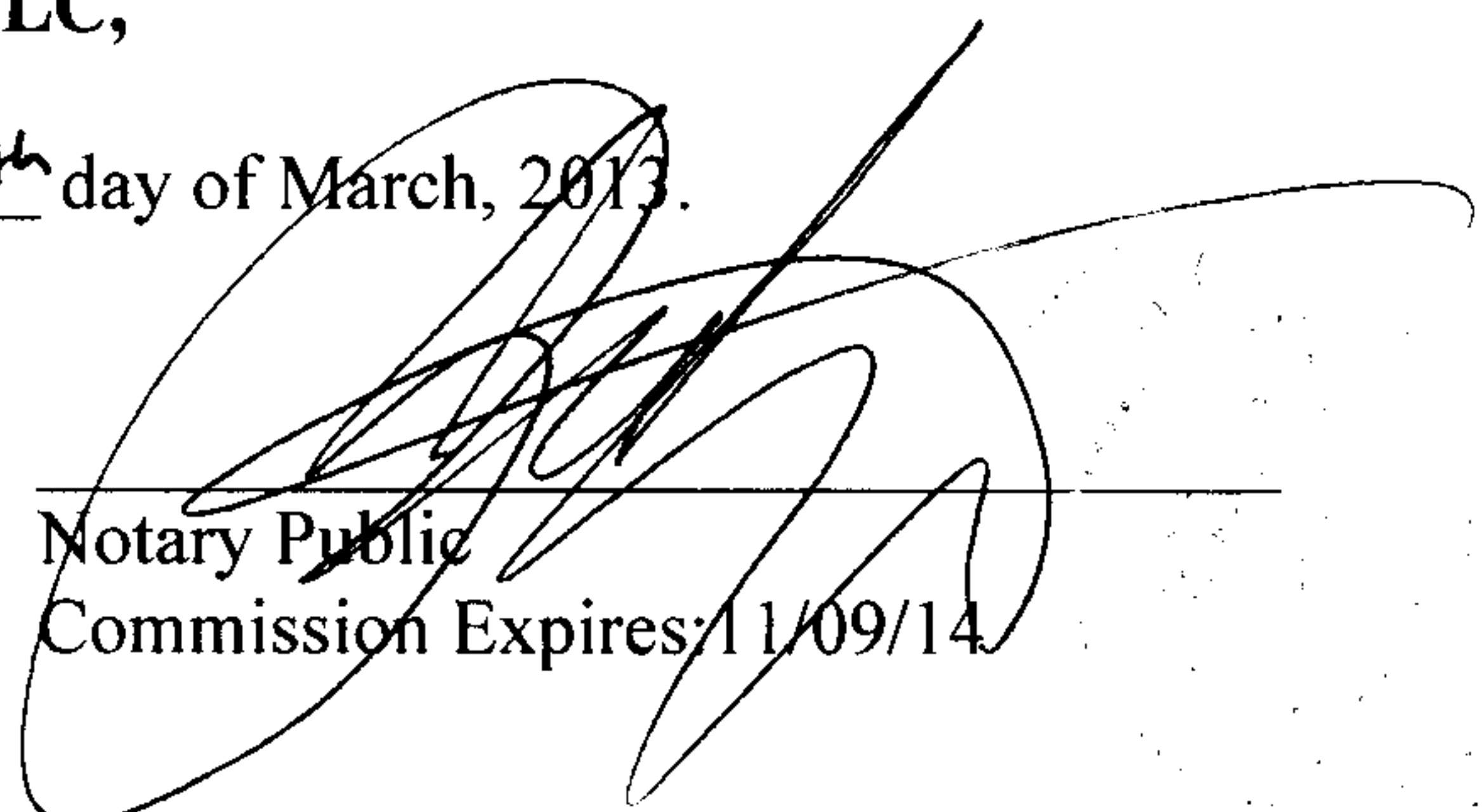
Given under my hand and official seal of office this 27th day of March, 2013.


Notary Public
Commission Expires: 11/09/14

**State of Alabama)
Jefferson County)**

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that whose name as Patrick L. Mills, Jr. M.D. aka Patrick L. Mills, II whose name as Manager of Urology Land Company II, LLC, an Alabama Limited Liability Company acting in its capacity as Member of **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC**, 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company in its capacity as member of **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC**,

Given under my hand and official seal of office this 27th day of March, 2013.


Notary Public
Commission Expires: 11/09/14

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205 879 3400

Send Tax Notice To:
SHELBY OB, LLC

Alabaster, Al 35007
ID#TBA

