

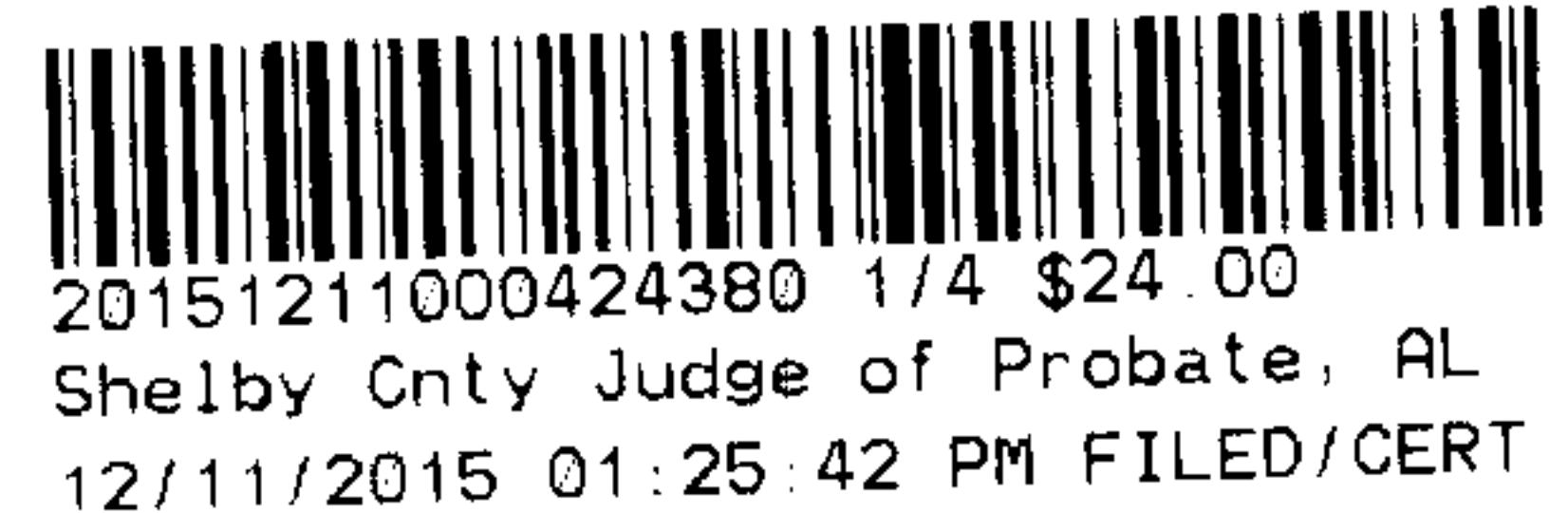
THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

154 Business Center Drive, LLC
1616 2nd Avenue South, Suite 100
Birmingham, Alabama 35233

WARRANTY DEED



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, that **PHOENIX MEDS, INC., an Alabama corporation** (hereinafter referred to as "Grantor"), do by these presents grant, bargain, sell and convey unto the said **154 BUSINESS CENTER DRIVE, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

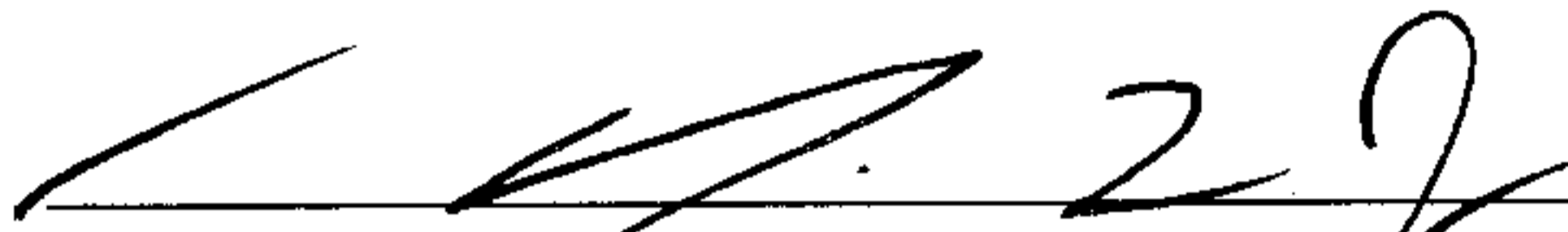
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns forever and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Phoenix Meds, Inc., an Alabama corporation, by its President, who is authorized to execute this conveyance, have hereto set their signature and seal, this the 10th day of December, 2015.


ATTEST:

PHOENIX MEDS, INC., an Alabama corporation



BY: **Alfred Lamoureux, Jr.**
ITS: **President**

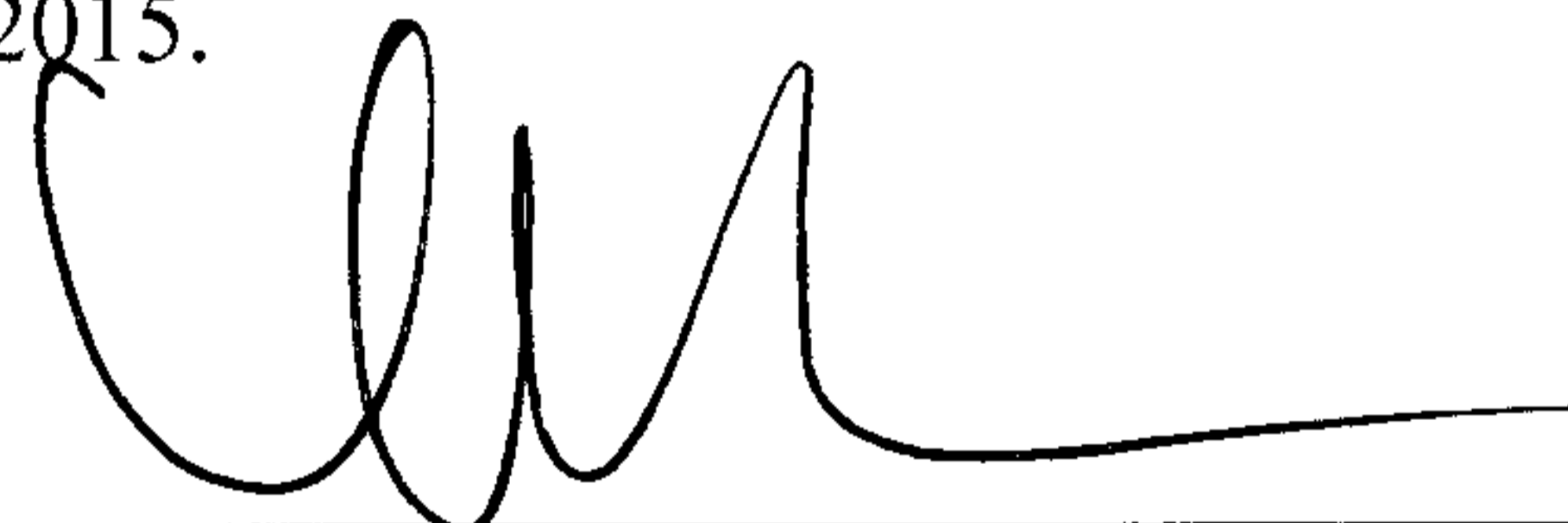
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0



20151211000424380 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/11/2015 01:25:42 PM FILED/GERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred Lamoureux, Jr., whose name as President of Phoenix Meds, Inc., an Alabama corporation, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of December, 2015.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Phoenix Meds Inc., an Alabama corporation
2240 Old Tyler Road
Hoover, Alabama 35226

Grantee's Name and Mailing Address:

154 Business Center Drive, LLC, an Alabama
limited liability company
1616 2nd Avenue South, Suite 100
Birmingham, Alabama 35233

Property Address: 154 Business Center Drive, Pelham, AL 35124

Purchase Price: \$225,000.00

The Purchase Price of the Property can be verified by the sales contract.

[Signature appears on following page]




20151211000424380 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/11/2015 01:25:42 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the East 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said East 1/2 of said SW 1/4; thence in a Southerly direction along the West line of said East 1/2, a distance of 874.79 feet to the point of beginning; thence continue along last described course a distance of 155.16 feet; thence 87 degrees 44 minutes left in an Easterly direction a distance of 280.97 feet to a point on the Westerly right of way line of Business Center Drive; thence 92 degrees 16 minutes left in a Northerly direction along said right of way line a distance of 155.16 feet; thence 87 degrees 44 minutes left, in a Westerly direction a distance of 280.97 feet to the point of beginning. Said parcel being located in the Valleydale Business Center as recorded in Map Book 8, Page 170, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.


20151211000424380 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
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