

This instrument prepared by:

Send Tax Notices To:

Haskins Jones
Haskins Jones, LLC
2829 2nd Avenue South, Suite 200
Birmingham, Alabama 35233

Key 7, LLC
2183 Parkway Lake Drive
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$870,000.00 and other good and valuable consideration to the undersigned grantor, **SCP Cahaba Valley, LLC**, an Alabama limited liability company, whose address is 110 Office Park Drive, Suite 200, Birmingham, Alabama 35223 and **VET, LLC**, an Alabama limited liability company, whose address is 2000 Morris Avenue, Suite 1100, Birmingham, Alabama 35203 (hereinafter, collectively the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **KEY 7, LLC**, an Alabama limited liability company, whose address is 2183 Parkway Lake Drive, Birmingham, Alabama 35244 (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his signatures as the act of such GRANTOR, this the 23rd day of March, 2017.

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

Grantor's Name and Mailing Address:

SCP Cahaba Valley, LLC
110 Office Park Circle, Suite 200
Birmingham, AL 35233

VET, LLC
2000 Morris Ave, Suite 1100
Birmingham, AL 35203

Grantee's Name and Mailing Address:

Key 7, LLC
2183 Parkway Lake Drive
Birmingham, AL 35244

Property Address: 7341 Cahaba Valley Road, Birmingham, Alabama 35242

Parcel ID: 03-09-29-0-001-005.006.

Sales Price: \$870,000.00

The Sales Price can be verified by the Purchase Agreement dated February 2, 2017, as amended.

[Signatures begin on the following page]

SCP Cahaba Valley, LLC,
an Alabama limited liability company

By: Graham & Company, LLC
Its Manager

By: *H. Michael Graham*
H. Michael Graham
Its Manager

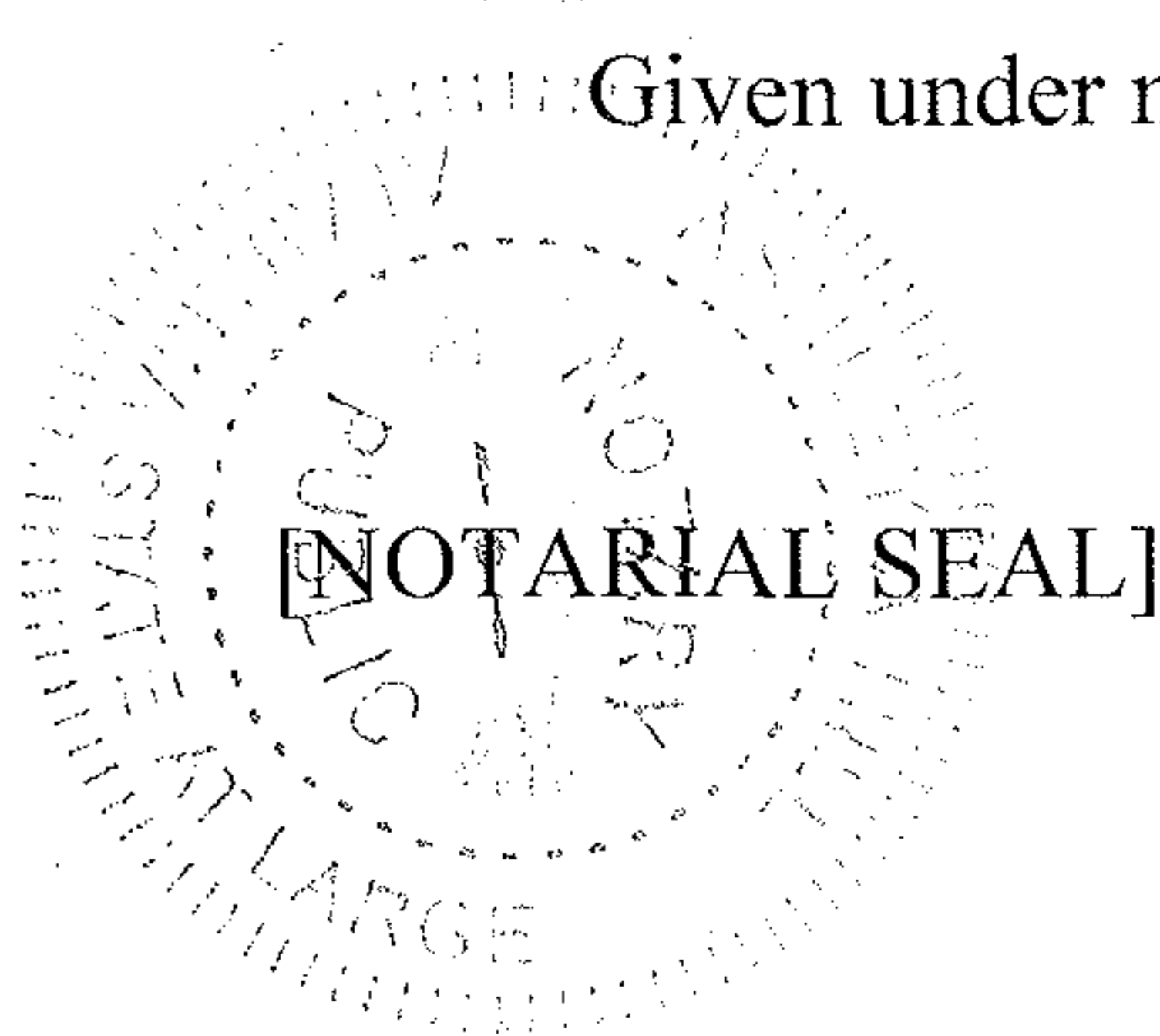
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Michael Graham, whose name as Manager of Graham & Company, LLC, Manager of SCP Cahaba Valley, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 23rd day of March, 2017.

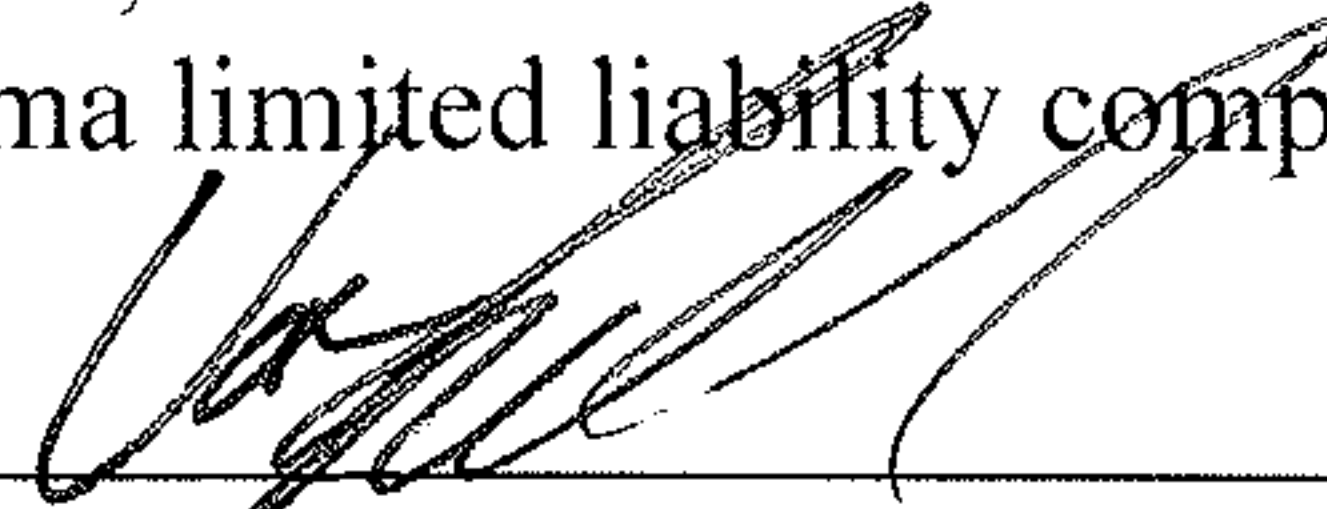
Ashley A. Hill
Notary Public
My Commission Expires:

Ashley A Hill
Notary Public, Alabama State at Large
My Commission Expires November 20, 2019



VET, LLC,
an Alabama limited liability company

By:


Vann Russell
Its Authorized Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vann Russell, whose name as Authorized Representative of VET, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 23rd day of March, 2017.



Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

Ashley A Hill
Notary Public, Alabama State at Large
My Commission Expires November 20, 2019

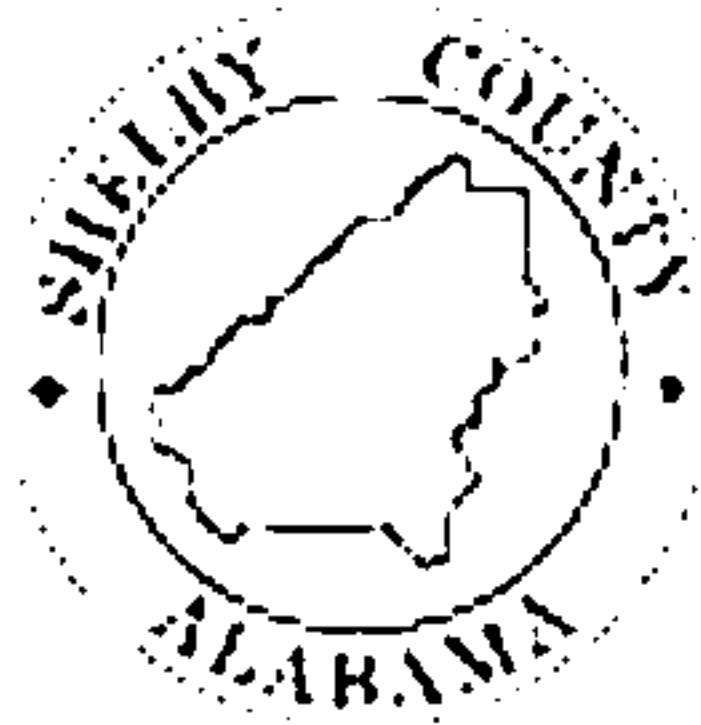
Exhibit A

Legal Description

Lot 1, according to Resurvey of part of Lot 2 and Lot 3 Bigler's Resurvey and Acreage, as recorded in Map Book 46, page 76 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2017 08:09:30 AM
\$218.00 CHERRY
20170327000100310

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.