

This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Law LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242

Send tax notices to:

Snider Therapy Centers, Inc.
4000 Meadow Lake Drive, Suite 121
Birmingham, Alabama 35242
Attention: Randall L. Snider

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of One Million and 00/100 Dollars (\$1,000,000.00) to the undersigned, **Sheffield Realty I, L.L.C.**, an Alabama limited liability company (the "Grantor"), with a mailing address of 900 Corporate Drive, Hoover, Alabama 35242, Attention: Donald E. Capps, in hand paid by **Snider Therapy Centers, Inc.**, an Alabama corporation (the "Grantee"), with a mailing address of 4000 Meadow Lake Drive, Suite 121, Birmingham, Alabama 35242, Attention: Randall L. Snider, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO exceptions, if any, also shown in Exhibit "A" attached hereto (the "Permitted Encumbrances")

NOTE: \$960,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan, executed and recorded simultaneously herewith.

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

And subject to the foregoing, the Grantor does for itself, its heirs, successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

* * * * *

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:

Sheffield Realty I, L.L.C.
900 Corporate Drive
Birmingham, Alabama 35242

Grantee's Name and Mailing Address:

Snider Therapy Centers, Inc.
4000 Meadow Lake Drive, Suite 121
Birmingham, Alabama 35242

Property Address: 1300 Corporate Drive
Birmingham, Alabama 35242

Purchase/Sale Price: \$1,000,000.00

Date of Sale: February 28, 2019

The purchase price or actual value claimed can be verified in the following documentary evidence:

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> X </u> Closing Statement	

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 28th
day of February 2019.

Sheffield Realty I, L.L.C.,
an Alabama limited liability company

By: Donald E. Capps
Donald E. Capps
Its: Manager

STATE OF ALABAMA §
COUNTY OF Shelby §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald E. Capps, whose name as Manager of Sheffield Realty I, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 28 day of February 2019.

[SEAL]



Martha Trucks
Notary Public
My Commission Expires: 1-13-21

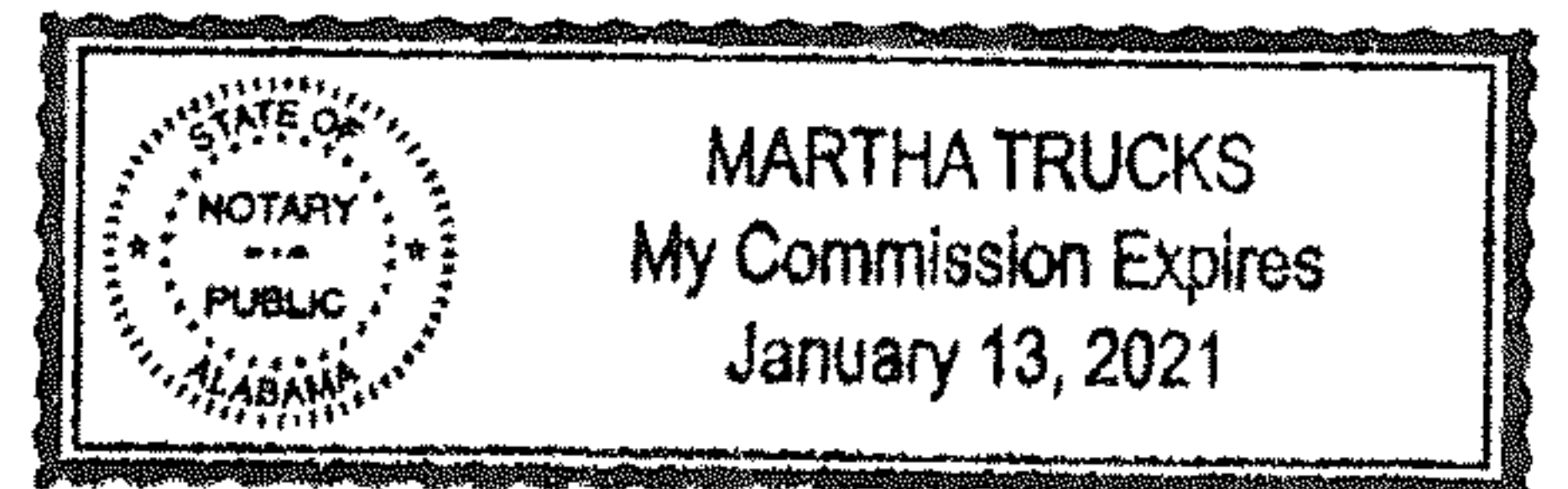


EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

Lot 9-B-2B-1, according to a Resurvey of Lot 9-B-2-B, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 23, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Permitted Encumbrances

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Transmission Line Permit(s) Easements and Agreements to Alabama Power Company as shown by instruments recorded in Deed Book 109, Page 490; Deed Book 112, Page 134 and Inst. No. 1998-17710 in the Probate Office.
4. Easement to South Central Bell as shown by instrument recorded in Deed Book 299, Page 703 in the Probate Office.
5. Agreement with Alabama Power as to underground cables recorded in Real 75, Page 634, Real 207, Page 348 and Real 165, Page 355 in the Probate Office.
6. Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park South as set out in Real 64, Page 91, with 1st Amendment in Real 95, Page 826, with 2nd Amendment in Real 141, Page 784, and further amended by Notice of Variance and Disclaimer of Reserved Easements recorded in Real Record 147, page 666, and further amended by 3rd Amendment recorded in Real 177, page 244, with Notice of Variance and Disclaimer of Reserved Easements as set out in Real 187, page 584, further amended by Fourth Amendment recorded in Real 243, page 453, 5th Amendment recorded in Real 245, page 89, as further amended by Notice of Variance of Disclaimer of Reserved Easements recorded in Real Record 229, Page 649, and further amended by 6th Amendment as Inst. No. 1992-23529, and by Acknowledgement of Completion of Improvements recorded as Inst. No. 1992-23528, further amended by 7th Amendment recorded as Inst. No. 1995-03028, 8th Amendment recorded as Inst. No. 1995-04188, 9th Amendment recorded as Inst. No. 1995-5491, 10th Amendment recorded as Inst. No. 1996-32318, 11th Amendment recorded as Inst. No. 1997-30077, 12th Amendment recorded as Inst. No. 1997-37856, 13th Amendment recorded as Inst. No. 1998- 5588, 14th Amendment recorded as Inst. No. 1998-41655, 15th Amendment recorded as Inst. No. 1998-46243, 16th Amendment recorded as Inst. No. 1990-2935, and 17th Amendment recorded as Inst. No. 20021217000631360 as affected by Notice of Variance recorded as Real 303, Page 371 in the Probate Office, and Eighteenth Amendment to Declaration of Covenants recorded in Inst. No. 20100927000316200, in the Probate Office, Shelby County, Alabama. Assignment of Developer Rights recorded in Inst. No. 2001, Page 35829.
7. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880 in the Probate Office of Shelby County, Alabama.
8. Easements obtained as set out in Deed Book 262 Page 640; Real 145, Page 554; and Real 161, Page 965, in the Probate Office of Shelby County, Alabama.
9. Rights of others to use of easement as set out in Easement Agreement recorded as Inst. No. 1995-32946 in the Probate Office of Shelby County, Alabama.
10. Sign situated in Corporate Drive and transformer on northerly property line, as shown on the survey of Arrington Engineering dated September 29, 2008.

