

Send Tax Notice To:

THE BAPTIST MEDICAL CENTERS and
SHELBY COUNTY HEALTH CARE
AUTHORITY

2000-B South Bridge Pkwy
B'ham Ala 35293-0605
ATTN: CARL Sather

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 25th day of August, 1993, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to THE BAPTIST MEDICAL CENTERS and the SHELBY COUNTY HEALTH CARE AUTHORITY (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollars (\$100.00), and other good and valuable consideration, in hand paid by Grantees to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, THE BAPTIST MEDICAL CENTERS and the SHELBY COUNTY HEALTH CARE AUTHORITY, as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 3 Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows: Commence at the Southeast corner of said Block 3, said point being at the intersection of the Northerly right of way line of Cahaba Valley Parkway East and the Westerly right of way line of a service road which runs along Interstate Highway I-65 right of way; thence run Northerly along said I-65 service road Westerly right of way line for 165.13 feet to a point at the end of said service road; said point being the point of beginning; thence continue Northerly along the last stated course for 123.07 feet; thence 119 deg. 50 min. 08 sec. left and run Southwesterly for 288.94 feet; thence 90 deg. 00 min. 00 sec. left and Southeasterly for 250.00 feet to a point on the North right of way line of said Cahaba Valley Parkway East; thence 90 deg. 00 min. 00 sec. right and run Southwesterly along said right of way line for 341.32 feet to the beginning of a curve to the right; said curve subtending a central angle of 89 deg. 02 min. 19 sec. and having a radius of 50.00 feet; thence run Northwesterly along the arc of said curve for 77.70 feet to the end of said curve to a point on the East right of way line of Cahaba Valley Parkway; thence at tangent to said curve run Northwesterly along said right of way line for 557.87 feet to a point at the beginning of a curve to the left; said curve subtending a central angle of 0 deg. 32 min. 23 sec. and having a radius of 21,261.42 feet; thence run Northwesterly along the arc of said curve and along said right of way line for 200.28 feet to the end of said curve; thence at tangent to said curve run Northwesterly along said right of way line for 269.14 feet; thence 90 deg. right and run Northeasterly for 766.75 feet; thence 74 deg. 27 min. 53 sec. right and run Southeasterly for 465.17 feet to a point on the West right of way line of Interstate Highway I-65; thence 35 deg. 58 min. 42 sec. right and run Southerly along said I-65 right of way line for 485.19 feet; thence 12 deg. 04 min. 00 sec. right and

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run Southwesterly along said right of way line for 96.71 feet to a point at the end of the East right of way line of said I-65 service road; thence 90 deg. right and run Northwesterly along the Northerly right of way line of said service road for 65.00 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1993;
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268, Page 140; Real 290, Page 386 and Real 325, Page 929 and as Instrument #1992-15856 in the Office of the Judge of Probate of Shelby County, Alabama;
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 520 and 521; Deed 113, Page 281; Deed 118, Page 29; Real 5, Page 159 and Deed 145, Page 378 in said Probate Office;
4. Easement(s) to Alabama Power company as shown by instrument recorded in Real 292, Page 618 in said Probate Office;
5. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama;
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 5, page 706 in said Probate Office; and
7. Subject to sign easement and ingress and egress easement for Shoney's recorded in Real 376, Page 686 in said Probate Office.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

The Grantor hereby covenants and agrees with Grantees, their successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner, which is duly authorized hereunto, on this 25th day of August, 1993.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc.,
Its General Partner

By: 
Charles H. Stephens,
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles H. Stephens**, whose name as President of Cahaba Valley Properties, Inc., the General Partner of **119 PROPERTIES, LTD.**, an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 25th day of August, 1993.


Notary Public
My Commission Expires: 12-26-94

THIS INSTRUMENT PREPARED BY

David L. Silverstein
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

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