

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) dollars and other considerations to the undersigned grantors Leslie H. Hubbard and wife, Gene L. Hubbard; Milton L. Orr, Jr. and wife, Joyce Garrett Orr; and Lewis E. Kirkland and wife, Helen S. Kirkland, in hand paid by Montevallo Medical Arts, Inc., A Corporation, the receipt whereof is acknowledged we the said Leslie H. Hubbard and wife, Gene L. Hubbard; Milton L. Orr, Jr. and wife, Joyce Garrett Orr; and Lewis E. Kirkland and wife, Helen S. Kirkland, do grant, bargain, sell and convey unto the said Montevallo Medical Arts, Inc., A Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

"A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Commencing at the North-east corner of said forty acres and run along the East line of said forty acres South 2 deg. 43 min. East 503.80 feet; thence run South 41 deg. 57 min. West 99.97 feet to the West right of way line of Montevallo-Siluria Highway right of way; thence along the West right of way of said Highway South 2 deg. 43 min. East 11.43 feet for point of beginning of tract herein described; thence run South 87 deg. 17 min. West 150 feet; thence run South 2 deg. 43 min. East 25 feet; thence run North 64 deg. 40 min. West 311.20 feet to the southerly most corner of lot 3 in Wooley Subdivision according to a survey made by James L. Ray, Jr., C. E.; thence run South 28 deg. 57 min. West 250 feet to an iron pin driven in the ground; run thence North 88 deg. 30 min. East 555.84 feet, more or less, to the West right of way line of the Montevallo-Siluria Highway, run thence North 2 deg. 43 min. West 100 feet to the point of beginning." and,

"ALSO, a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Commencing at the North-east corner of said forty acres and run along the East line of said forty acres South 2 deg. 43 min. East 503.80 feet; thence run South 41 deg. 57 min. West 99.97 feet to the West right of way line of Montevallo-Siluria Highway right of way; run thence North 41 deg. 38 min. West along the Southwest boundary line of Elyton Road for 444.39 feet; run thence South 28 deg. 57 min. West for 527.13 feet to an iron pin for a point of beginning of tract herein described (which is the Southwest corner of the property described in the paragraph above); run thence North 88 deg. 30 min. East 405.84 feet, more or less, to a point which is 150 feet West of the Highway right of way; run thence South 2 deg. 43 min. East along the West line of J. B. Wolley lot and West line of Vernon lot 200 feet to the North-east corner of Ann Boggs Bearden property; run thence South 88 deg. 30 min. West 475 feet, more or less, to the East line of "Wooley Heights" as shown by map recorded in Deed Book 77, page 443 in the Probate Office of Shelby County, Alabama; run thence in a northerly and northeasterly direction along the East line of "Wooley Heights" to the Southeast corner of Lot 22 according to said Wooley Heights; run thence in a southeasterly direction in a straight line (which would be a continuation of the South line of said Lot 22) for a distance of 50 feet; run thence North 28 deg. 57 min. East 125 feet; run thence Northwest in a straight line 50 feet to the Northeast corner of lot 26 according to said Wooley Heights; run thence North 27 deg. 45 min. East to the point of beginning." and,

"A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Commencing at the NE corner of said forty acres and run along the East line of said forty acres South 2 degrees 43 minutes East 503.80 feet; thence run South 41 degrees 57 minutes West 99.97 feet to the West right of way line of Montevallo-Siluria Highway right of way for point of beginning of tract herein described; thence along the West right of way of said Highway South 2 degrees 43 minutes East 11.43 feet; thence run South 87 degrees 17 minutes West 150 feet; thence run South 2 degrees 43 minutes East 25.0 feet; thence run North 64 degrees 40 minutes West 311.20 feet to the Southerly most corner of lot 3 in Wooley Subdivision, according to a survey made by James L. Ray, Jr., C. E.; thence in a northwesterly direction along the SW line of lot 3 of said subdivision a distance of 150 feet to the East line of Kings Street; thence along the SE margin of King Street North 28 degrees 57 minutes East 330 feet to the SW margin of Elyton Road; thence along the SW margin of Elyton road South 41 degrees 38 minutes East 603.40 feet to point of beginning."

TO HAVE AND TO HOLD, To the said Montevallo Medical Arts, Inc., A Corporation, its successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Montevallo Medical Arts, Inc., A Corporation, its successors, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Montevallo Medical Arts, Inc., A Corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of May, 1962.

WITNESSES:

James H. Sharbutt Leslie H. Hubbard (SEAL)
Leslie H. Hubbard

James H. Sharbutt Gene L. Hubbard (SEAL)
Gene L. Hubbard

James H. Sharbutt Milton L. Orr, Jr. (SEAL)
Milton L. Orr, Jr.

James H. Sharbutt Joyce Garrett Orr (SEAL)
Joyce Garrett Orr

James H. Sharbutt Lewis E. Kirkland (SEAL)
Lewis E. Kirkland

James H. Sharbutt Helen S. Kirkland (SEAL)
Helen S. Kirkland

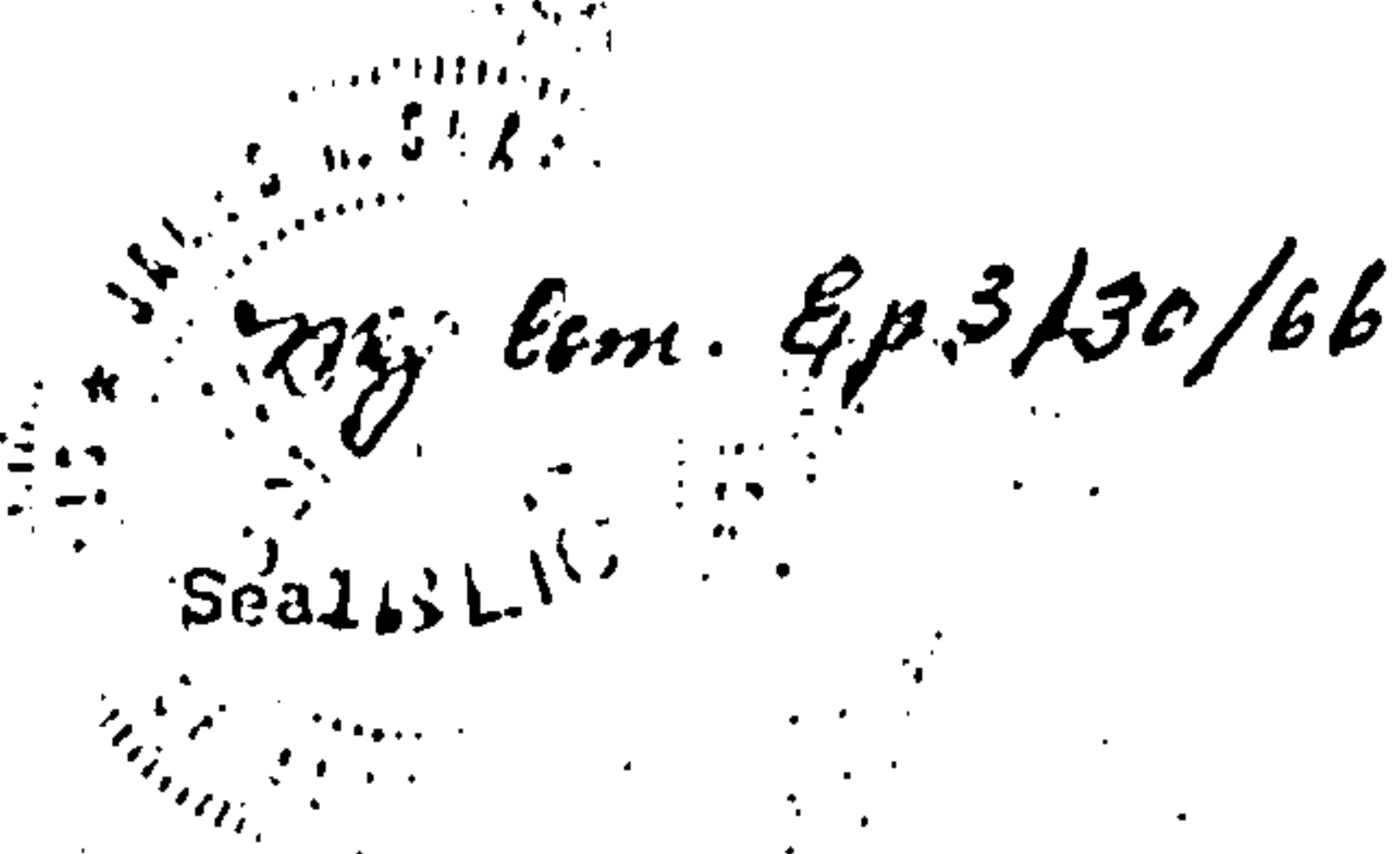
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STATE OF ALABAMA

SHELBY COUNTY

I, James H. Sharbutt, a Notary Public in and for said State and County, hereby certify that Leslie H. Hubbard and wife, Gene L. Hubbard; Milton L. Orr, Jr. and wife, Joyce Garrett Orr; and Lewis E. Kirkland and wife, Helen S. Kirkland, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of May, 1962.



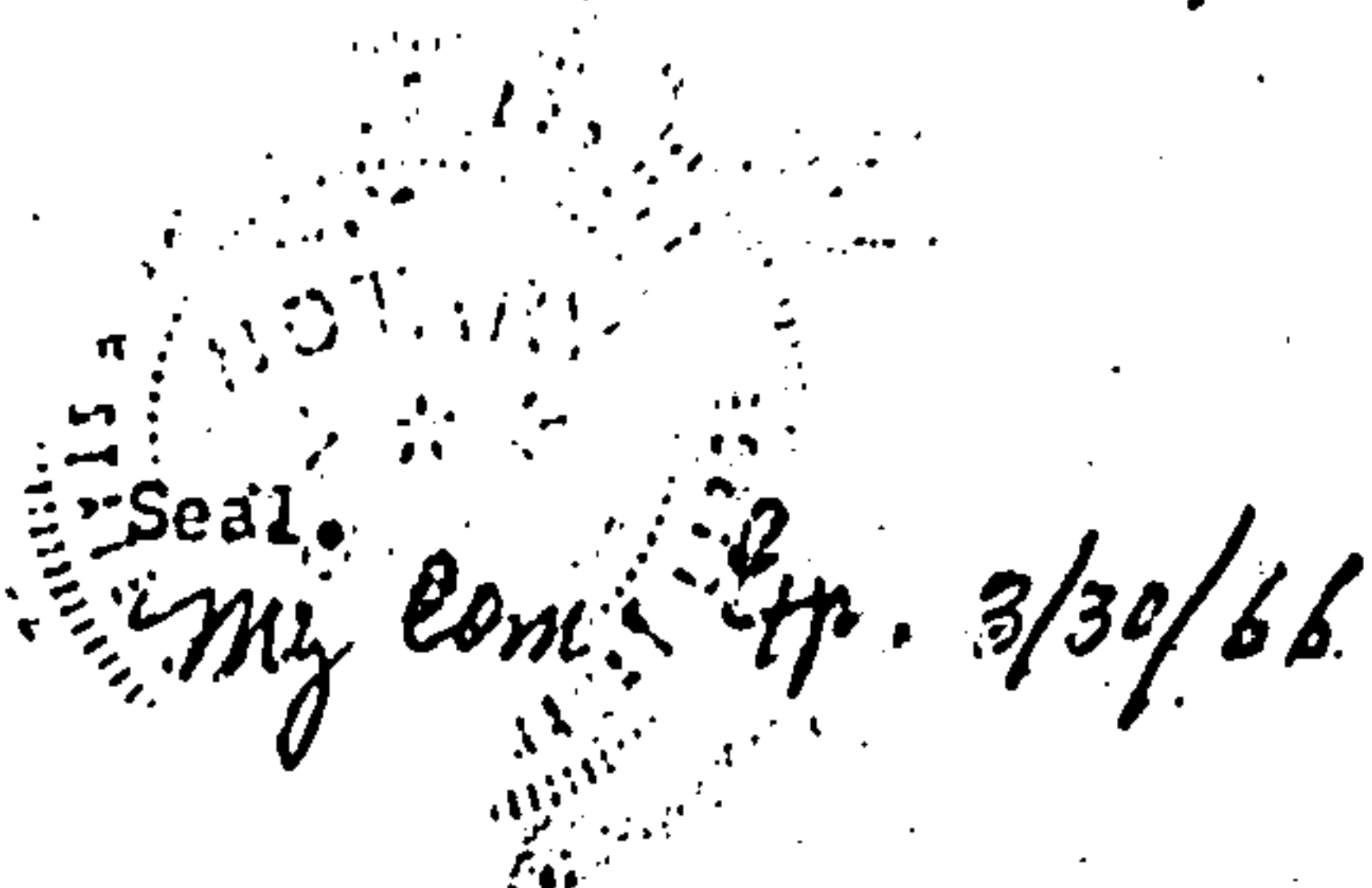
James H. Sharbutt
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, James H. Sharbutt, a Notary Public in and for said State and County, do hereby certify that on the 7th day of May, 1962, came before me the within named Gene L. Hubbard, Joyce Garrett Orr and Helen S. Kirkland, known to me (or made known to me) to be the wife of the within named Leslie H. Hubbard, Milton L. Orr, Jr. and Lewis E. Kirkland, respectively, who being examined separate and apart from the husband, touching her signature to the within conveyance, each acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this 7th day of May, 1962.



James H. Sharbutt
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/1/62
3-8-62
RECORDED & \$3.50 MTG. TAX
& \$3.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

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