

STATE OF ALABAMA)
SHELBY COUNTY)

19730108000001110 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1973 12:00:00 AM FILED/CERT

This Document Prepared By
HAROLD WILLIAMS
Balch, Bingham, Baker, Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35201

2247
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum
of ONE HUNDRED SIXTY-TWO THOUSAND THREE HUNDRED NINETY-TWO AND NO/100
DOLLARS (\$162,392.00), in hand paid by BAPTIST MEDICAL CENTER-MONTCLAIR,
a corporation (hereinafter referred to as "Grantee"), to the undersigned
BILL L. HARBERT and EDWIN M. DIXON, as Trustees under a certain Declaration
of Trust dated September 18, 1968, and filed for record in the office of
the Judge of Probate of Shelby County, Alabama, in Deed Book 265, page 447
(hereinafter referred to as "Grantors"), the receipt of which is hereby
acknowledged, the said BILL L. HARBERT and EDWIN M. DIXON, as Trustees
under a certain Declaration of Trust dated September 18, 1968, do by these
presents grant, bargain, sell and convey unto the said BAPTIST MEDICAL
CENTER-MONTCLAIR, a corporation, the following described real estate
situated in Shelby County, Alabama, to wit:

A tract of land situated in Section 19, Township 19 South,
Range 2 West, Shelby County, Alabama, and being more
particularly described as follows:

Commence at the southeast corner of Section 19, Township
19 South, Range 2 West, Shelby County, Alabama; thence
N 88° 07' 30" W, 3471.23 feet along the south line of
said section; thence N 01° 52' 30" E, 364.58 feet to the
point of beginning; thence N 17° 30' 00" W, 1759.74 feet;
thence N 77° 50' 00" E, 399.10 feet to the beginning of
a curve to the right; thence 814.40 feet along said curve
(having a central angle of 76° 40' 00" and a radius of
608.63 feet); thence S 25° 30' 00" E, 288.00 feet to the
beginning of a curve to the left; thence 189.95 feet along
said curve (having a central angle of 24° 45' 00" and a
radius of 439.74 feet); thence S 50° 15' 00" E, 125.00
feet to the beginning of a curve to the right; thence 260.84
feet along said curve (having a central angle of 52° 00' 00"
and a radius of 287.40 feet); thence S 01° 45' 00" W,
147.00 feet to the beginning of a curve to the left;
thence 384.37 feet along said curve (having a central
angle of 34° 14' 40" and a radius of 643.11 feet); thence
S 79° 30' 00" W, 1092.06 feet to the point of beginning
and containing 40.598 acres, more or less.

Such land is conveyed subject to the following:

1. Right of Way granted to Alabama Power Company by
instruments recorded in Deed Book 119, Page 560,
Deed Book 225, Page 996, Deed Book 225, Page 998,
Deed Book 252, Page 184, and Deed Book 252,
Page 182.



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2. Title to any mineral rights as may not be owned by Grantors herein.

3. Ad valorem tax liens for the 1972-73 tax year.

This deed is executed in consummation of a sales agreement entered between the parties herein on November 30, 1972; however, the rights and duties of the parties set out therein, as to which performance has not been completed on the date of this deed, shall survive the closing of such sale and shall be effective in the future to require timely performance by the party obligated by such sales agreement even though such obligations are not again specifically set out in this deed.

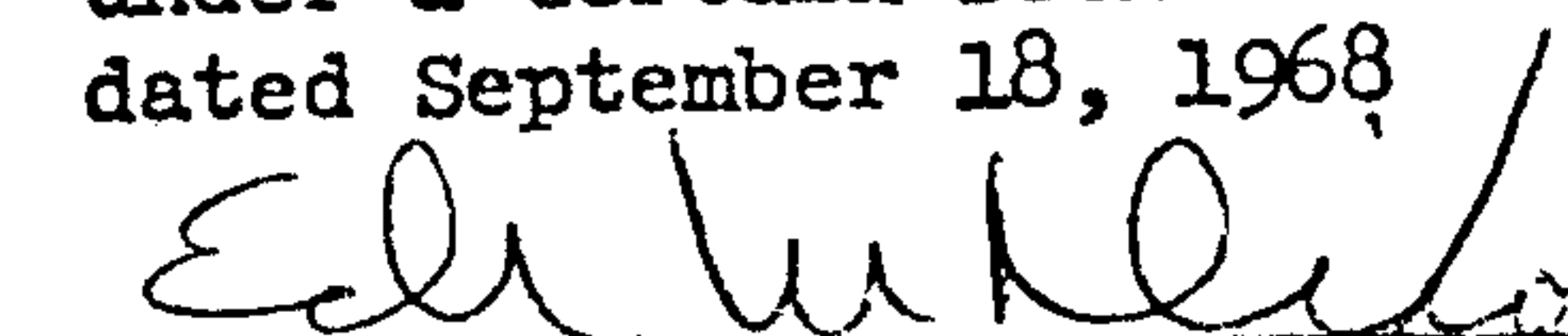
From the land hereinabove conveyed, Grantee agrees to convey to Shelby County, Alabama, upon request any slope easements as may be required by Shelby County, Alabama (along the north and east sides of the land hereinabove conveyed), for use in connection with a basic easement for public road purposes and for the location thereon of water and sewer facilities (such basic easement to be granted by Grantors herein to Shelby County, Alabama), extending from U. S. Highway 31, to serve the above described land and adjoining property.

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

And we do for ourselves and for our successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Bill L. Harbert and Edwin M. Dixon, as Trustees under a certain Declaration of Trust dated September 18, 1968, have hereunto set their hands and seals, on this the 3rd day of January, 1973.


Bill L. Harbert, as Joint Trustee
under a certain Declaration of Trust
dated September 18, 1968 (SEAL)


Edwin M. Dixon, as Joint Trustee
under a certain Declaration of Trust
dated September 18, 1968 (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned Notary Public in and for said County in said State, hereby certify that Bill L. Harbert, whose name as Joint Trustee under a certain Declaration of Trust, dated September 18, 1968, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 1973.

Evangelina H. Hoover
Notary Public

My Commission Expires April 27,

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Edwin M. Dixon, whose name as Joint Trustee under a certain Declaration of Trust, dated September 18, 1968, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 1973.

Evangelina H. Hoover
Notary Public

My Commission Expires April 27,