

Send Tax Notice To:
Medplex Land Associates, an
Alabama general partnership

STATE OF ALABAMA)

1,540,816.00

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 31st day of October, 1991, by HOOVER DOCTORS GROUP, II, INC., an Alabama corporation (hereinafter referred to as the "Grantor"), to MEDPLEX LAND ASSOCIATES, (hereinafter referred to as the "Grantee"), an Alabama general partnership, comprised of Grantor and Brookwood Center Development Corporation, an Alabama corporation ("BCDC"). The instrument has been executed and delivered pursuant to (i) Purchase Agreement dated October 16, 1991, among Grantee, BCDC, and others and (ii) General Partnership Agreement of Grantee, of even date herewith.

For the convenience of the Grantor, BCDC, and Grantee, Grantor is conveying the Subject Property directly to the Grantee in order to effect (i) the conveyance of an undivided 49% interest in the Subject Property to BCDC; and (ii) the contribution of the entire Subject Property to Grantee by BCDC and Grantor.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by BCDC to Grantor, and other good and valuable consideration, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, Lot 1, according to the survey of Medplex as recorded in Map Book 11, Page 105, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, including but not limited to the rights of access and other privileges under Access Easement Agreement recorded in Real 170, Page 303 in said Probate Office, 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 current tax year and subsequent years;
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 153, Page 395 and Real 155, Page 944, Probate Office of Shelby County, Alabama;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179, Page 358, said Probate Office;
4. Agreement with Alabama Power Company as to underground cables recorded in Real 142, Page 184, said Probated Office;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 4, Page 542, Deed Book 127, Page 140 and Deed Book 42, Page 246, said Probate Office;
6. Public utility easements as shown by survey of Coulter, Gay, Salmon and Martin Engineering Co., Inc., including a 40 foot easement on the Southeast side for ingress and egress;

BOOK 371 PAGE 277

Brookwood

7. Public utility easements as shown by recorded plat, including a 20 foot easement through lot;

8. Access Easement Agreement by and between Riverchase Medical Developers, Southlake Properties and Hoover Doctors Group II, Inc., as set out by instrument recorded in Real 170, Page 303, said Probate Office;

9. UCC by and between Hoover Doctors Group II, Inc. and AmSouth Bank N.A. recorded February 8, 1988 at 8:35 a.m., Case No. 019215, said Probate Office;

10. Mortgage, Security Agreement and Assignment of Rents and Leases dated January 13, 1988, by Hoover Doctors Group II, Inc. in favor of AmSouth Bank N.A. recorded in Book 170, Page 280, said Probate Office.

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

And said Grantor does for itself, its successors and assigns, covenant with BCDC and said Grantee, their successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same to BCDC and the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its duly authorized officer hereunto, on this 31st day of October, 1991.

GRANTOR:

HOOVER DOCTORS GROUP II, INC., an Alabama corporation

By: *Robert J. Sciacca*
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert J. Sciacca, whose name as President of HOOVER DOCTORS GROUP II, INC., an Alabama corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1991.

D. W. B. K.
Notary Public

My Commission Expires: June 13, 1993

THIS INSTRUMENT PREPARED BY:

WILLIAM R. SYLVESTER
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -1 PM 2:09

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William R. Sylvester
JUDGE OF PROBATE

1. Deed Tax	\$ 1.5410
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 9.5410

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