

This instrument was prepared by:

S. Perry Given, Jr.
Harbert Corporation
Post Office Box 1297
Birmingham, AL 35201

Send Tax Notice To:

The Baptist Medical Centers
Post Office Box 830605
Birmingham, Alabama 35283-0605
Attention: Charlie Faulkner

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred Fourteen Thousand Three Hundred Sixty-Nine and 50/100 Dollars (\$114,369.50), in hand paid by The Baptist Medical Centers, an Alabama non-profit organization and Shelby County Health Care Authority, an Alabama non-profit organization, (hereinafter referred to as the "Grantees"), to Harbert Properties Corporation, an Alabama corporation, (hereinafter the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

DESCRIPTION:

Part of the S.E. 1/4 of the N.E. 1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at P.C. Station 13+54.43 on the West line of Block 3 of Cahaba Valley Park North as recorded in map book 13 page 140 in the Probate Office of Shelby County, Alabama; thence run Southeasterly along the Westerly line of said Block 3 and along the Easterly right of way line of Cahaba Valley Parkway for 237.74 feet; thence 90°-00'-00" left and Northeasterly for 766.75 feet to a point on the Easterly line of said Block 3, said point also being the point of beginning; thence continue Northeasterly along the same course for 291.65 feet to a point on the Westerly right of way line of Interstate Highway I-65; thence 110°-26'-35" right and run Southerly along said right of way line for 478.30 feet to a point on East line of said Block 3, said point also being at the angle point of the Easterly line of said Block 3 where it diverges Westerly from said right of way line; thence 144°-01'-18" right and run Northwesterly along said Easterly line of said Block 3 for 465.17 feet to the point of beginning. Said parcel contains 1.50 acres, or 65,354 square feet, more or less (the "Property").

Lidney Lavender

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The Property is conveyed subject to the following:


1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records.
2. Ad valorem taxes and assessments due and payable October 1, 1994, and subsequent years. (Unit No. 58-10-9-31-1-001-002)
3. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
4. Permit to Alabama Power Company recorded in Deed Book 179, Page 346 in Probate Office of Shelby County, Alabama.
5. Permits and rights of way of record, if any.
6. Ingress and Egress to and from caption lands.
7. Any common law or statutory right of access to Interstate Highway Project I-65 relinquished by deed or order of condemnation.

The above described Property is not the homestead of the Grantor.

To Have and to Hold unto said The Baptist Medical Centers and Shelby County Health Care Authority and their successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 30th day of December, 1993.

HARBERT PROPERTIES CORPORATION

By 
Name: Chairman Raymond J. Harbert
Title: Chairman

STATE OF ALABAMA
SHELBY COUNTY

I, Carole B. Freeman, Notary Public for the State of Alabama at Large, do hereby certify that Raymond J. Hubert, whose name as Chairman of Harbert Properties Corporation, an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as an act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 1993.

Carole B. Freeman
Notary Public for the
State of Alabama at Large

My Commission Expires: 10/1/97

Inst # 1994-00004

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