

This instrument was prepared by:

Mark E. Hoffman, Esquire
290 21st Street North, Suite 500
Birmingham, Alabama 35203

Send Tax Notice to:

Shelby Medical Center
1001 1st Street North
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW All MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of SIX HUNDRED SEVENTY-EIGHT THOUSAND and 00/100 DOLLARS (\$678,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Fred F. Phillips, as Executor of the Estate of Nellie B. Phillips, Deceased, and Fred F. Phillips, individually (herein referred to in both capacities as "Grantor") do grant, bargain, sell and convey unto Shelby County Health Care Facility d/b/a Shelby Medical Center (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See attached Exhibit "A".

Subject to:

- (a) 1994 Ad Valorem Taxes, lien not yet due and payable.
- (b) Transmission Line Permits to Alabama Power Company as set out in Deed Book 103, Page 54, Deed Book 138, Page 434 and Deed Book 182, Page 50 in Probate Office.
- (c) Right of way for telephone lines as recorded in Deed Book 80, Page 44 and Deed Book 175, Page 409 in Probate Office.
- (d) Power lines as shown by survey of R.C. Farmer and Associates last revised on April 13, 1994.


\$600,000.00 of the purchase price paid by delivery of a purchase money mortgage executed simultaneously herewith.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 1994.


Fred F. Phillips, as
Executor of the Estate of
Nellie B. Phillips, Deceased


Fred F. Phillips, Individually

05/02/1994-14063
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 89.00

Calhoun Little

Inst # 1994-14063

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred F. Phillips, as Executor of the Estate of Nellie B. Phillips, Deceased, whose name 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 the instrument he, in his capacity as Executor of the Estate of Nellie B. Phillips, Deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 1994.


Notary Public
My Commission Expires 10/30/97

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred F. Phillips, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 1994.

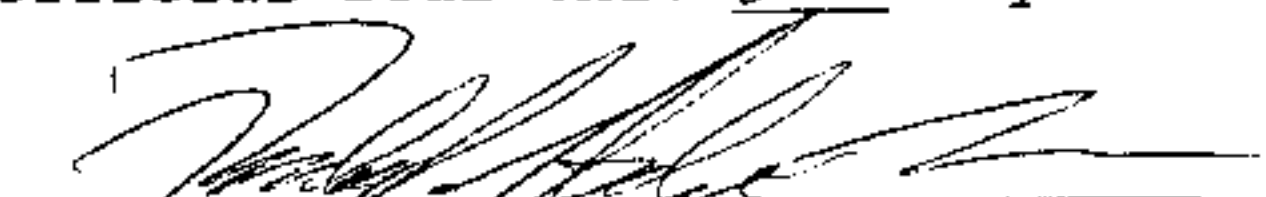

Notary Public
My Commission Expires 10/30/97

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West and the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows: Begin at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20, South, Range 3 West, said point also being a crimped iron pipe; thence South 88 deg. 34 min. 38 sec. East along the south boundary of said NW 1/4 of the NW 1/4 a distance of 316.17 feet; thence South 88 deg. 50 min. 54 sec. East a distance of 58.40 feet to the westerly right of way line of Main Street of the First Addition to Cedar Grove Estates as recorded in Map Book 3, Page 141 in the Probate Office of Shelby County, Alabama; thence North 15 deg. 36 min. 24 sec. East along said right of way a distance of 359.90 feet to the southeast corner of Lot 13 of the aforementioned First Addition; thence North 74 deg. 09 min. 08 sec. West along the southwesterly boundary of said Lot 13 a distance of 94.88 feet; thence North 05 deg. 45 min. 15 sec. West along the westerly boundary of Lot 13 a distance of 149.57 feet; thence North 73 deg. 55 min. 40 sec. West 243.14 feet to the easterly right of way of U.S. Highway 31; thence South 15 deg. 49 min. 46 sec. West 150.53 feet along said right of way to the beginning of a curve to the left concave to the southeast having a radius of 5629.65 feet; thence left through a central angle of 04 deg. 32 min. 59 sec. southwesterly 447.03 feet along said curve to the intersection of said right of way and the south boundary of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence South 88 deg. 34 min. 38 sec. East along said south boundary 1442.14 feet to the point of beginning; being situated in Shelby County, Alabama.