

This instrument prepared by:
Haskins W. Jones
Johnston, Barton, Proctor & Powell
2900 AmSouth/Harbert Building
1901 Sixth Avenue North
Birmingham, Alabama 35203-2618
(205) 458-9400

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration to Shelby County Health Care Authority (d/b/a Shelby Medical Center), an Alabama non-profit corporation ("Grantor"), paid by Baptist Health System, Inc., an Alabama non-profit corporation ("Grantee"), the receipt of which is hereby acknowledged by Grantor, Grantor does hereby grant, bargain, sell and convey unto the Grantee all of its undivided interest in and to that certain real estate and improvements thereon situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto (the "Premises").

TO HAVE AND TO HOLD the Premises unto the Grantee and its successors and assigns, forever.

Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

Inst # 1996-33206

Inst # 1996-33206

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10/07/1996-33206
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 22.00

Cahaba Title

106070 E, F + G

Lot 1, according to the survey of Shelby Medical Center - Baptist Medical Centers Resurvey as recorded in Map Book 18 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268 page 140; Real 290 page 386; Real 325 page 929; Inst. #1992-15856 and as Inst. #1993-25691 in Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 pages 520 and 521; Deed Book 113 page 281; Deed Book 145 page 378; Deed Book 118 page 29 and Real 5 page 159 in Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office.
4. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.
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 set out in Deed Book 5 page 706 in Probate Office.
6. Public easements as shown by recorded plat, including 3 foot easement along the Southwesterly side and an irregular along the Easterly side of lot.
7. Subject to sign easement and ingress and egress easement for Shoney's as shown on the survey by Joseph A. Miller dated July 19, 1993 and Schedule A, #4 herein and Real 376 page 686 in Probate Office.

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268 page 140; Real 290 page 386, Inst. #1992-15856 and Real 325 page 929 in Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 pages 520 and 521; Deed Book 113 page 281; Deed Book 145 page 378; Deed Book 118 page 29 and Real 5 page 159 in Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5 page 706 in Probate Office.
5. Easements as set out on the Survey of Joseph A. Miller dated January 4, 1994, specifically a proposed 60 foot road right of way, and 7' x 15' easement, a 3' easement and an irregular easement on corner of property.

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 179 page 346 in the Probate Office.
2. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed on the 30th day of September, 1996.

SHELBY COUNTY HEALTH CARE
AUTHORITY (d/b/a Shelby Medical Center)

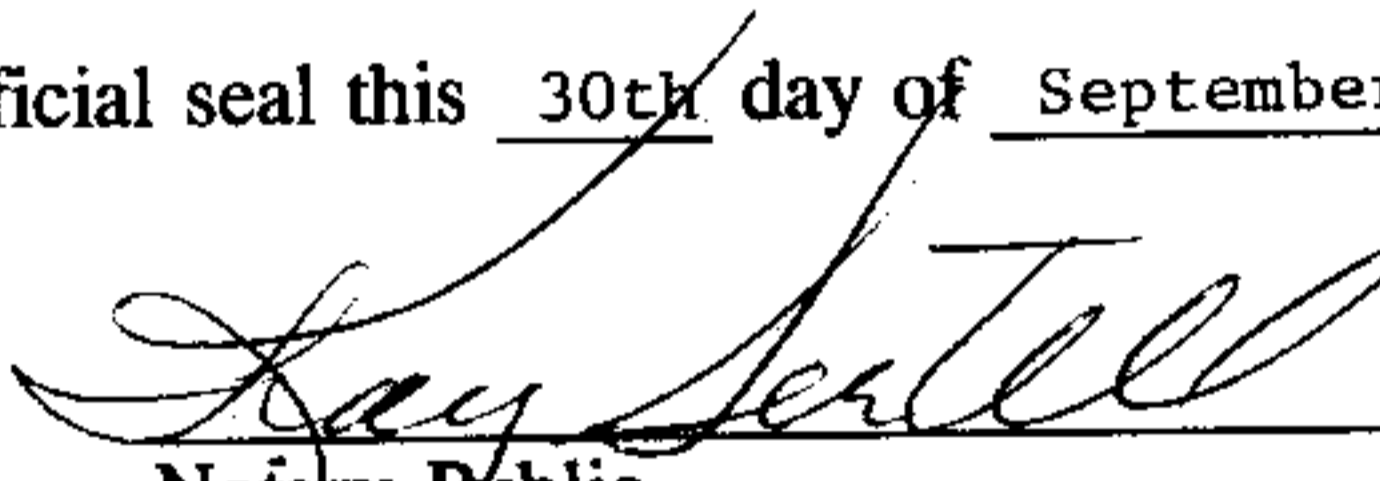
By: 
Its: Chairman

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that Paul P. Salter, Jr., whose name as Chairman of Shelby County Health Care Authority, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, 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 30th day of September, 1996.


Notary Public
My Commission Expires: 5/31/2000

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