

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, successor in name to Shelby County Hospital Board ("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 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 # 1996-33207

22873.1

10/07/1996-33207  
09:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
019 MCD 54.50

Inst # 1996-33207

*Calaha Little*

## Parcel I

A portion of the E 1/2 of SE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West, and a portion of the W 1/2 of SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the E 1/2 of SE 1/4 of NE 1/4 of said Section 35; thence in Westerly direction along South boundary line of E 1/2 of SE 1/4 of NE 1/4 of Section 35, 197.24 feet to the point of intersection with the arc of a curve turning to the left, which is Easterly boundary of right of way of U. S. Highway No. 31, said arc having a radius of 38,287.20 feet, and being subtended by a central angle of 0 deg. 12 min. 38 sec., having a chord of 140.68 feet in length, said chord forming an angle of 96 deg. 04 min. 19 sec. to the right from last mentioned course, having a length of 197.24 feet; thence along said arc of said curve 140.68 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is Easterly boundary of said Highway right of way 659.32 feet; thence turning an angle of 84 deg. 00 min. 30 sec. to the right in an Easterly direction 94.68 feet to the point of intersection with East boundary line of said Section 35; thence continuing East into Section 36, Township 20 South, Range 3 West, along said last mentioned course which is a straight line 659.49 feet to the point of intersection with the East boundary of W 1/2 of SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West; thence turning an angle of 88 deg. 40 min. 30 sec. to the right in Southerly direction along East boundary of said W 1/2 of SW 1/4 of NW 1/4 of said Section 36, 795.80 feet to the Southeast corner of W 1/2 of SW 1/4 of NW 1/4 of said Section 36; thence turning an angle of 91 deg. 19 min. 30 sec. to the right along South boundary of W 1/2 of SW 1/4 of NW 1/4 of said Section 36, 659.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to Leasehold Interest of SMCMOB, L. L. C. and filings pertinent thereto, all as hereinafter set out in the exceptions, covering the hereinafter described parcel:

A tract of land situated in the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, said corner being marked by a one and one-half inch crimped pipe, and run in an Easterly direction along the accepted North line of said 1/4 1/4 Section a distance of 316.16 feet to a one inch crimped pipe; thence deflect 88 deg. 34 min. 47 sec. and run to the right in a Southerly direction a distance of 604.16 feet to a point; thence deflect 97 deg. 24 min. 49 sec. and run to the right in a Northwesterly direction a distance of 140.68 feet to the point of beginning of herein described tract; thence deflect 90 deg. 00 min. 00 sec. and run to the left in a Southwesterly direction a distance of 189.17 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northwesterly direction a distance of 102.94 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northeasterly direction a distance of 189.17 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Southeasterly direction a distance of 102.94 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

Lot A, according to the Survey of Greater Shelby Office Plaza, as recorded in Map Book 7 Page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 94; Deed Book 103 pages 45, 46, 47, 48, 49, 51, 52, and 53 in the Probate Office.
2. Right(s)-of-Way(s) granted to A T & T by instrument(s) recorded in Deed Book 168 page 472 in the Probate Office.
3. 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 36 page 556 in the Probate Office.
4. Any loss, damage, liability, claim, cost, expense, and legal fee based on, or arising because of, any violation, breach, or non-performance of any of the terms and provisions, separately and severally of the Ground Lease dated 01/01/94 by and between Shelby County Health Care Authority d/b/a Shelby Medical Center, Lessor, and SMCMOB, L. L. C., an Alabama limited liability company, Lessee, recorded as Inst. #1994-11311 in the Probate Office. (Parcel I)
5. Attornment, Subordination and Non-Disturbance Agreement as set out in Inst. #1994-11314 in the Probate Office. (Parcel I)
6. Any loss, cost, expense, and attorney's fees based on UCC-1 filed under Inst. #1994-11315 in said Probate Office, and the security agreement underlying it, between SMCMOB, L. L. C., and SouthTrust Bank of Alabama, as additional security, for \$4,350,000.00. (Parcel I)
7. Leasehold Mortgage and Security Agreement from SMCMOB, L. L. C. to SouthTrust Bank of Alabama, N. A. dated 03/23/94 by Inst. #1994-11312 in the amount of \$4,350,000.00, along with Assignment of Rents and Leases as set out in Inst. #1994-11313. (Parcel I)
8. Declaration of Easement to SMCMOB, L. L. C. dated 01/01/94 by Inst. #1994-11310, with Amendment and Correction to Declaration of Easement recorded in Inst. #1994-26786 in the Probate Office. (Parcel I)
9. Easement granted to Alabama Power Company as set out by instrument recorded in Deed Book 320 page 680 in the Probate Office. (Parcel II)
10. Declaration of Easements dated 07/12/94 as set out in Inst. #1994-26783 in the Probate Office. (Parcel II)
11. Declaration of Termination and Creation of Easements dated 07/12/94 as set out in Inst. #1994-26784 in the Probate Office. (Parcels II and III)
12. Reservation of Easement for ingress and egress being 30 feet wide as set out in Deed Book 296 page 159; Deed Book 270 page 186; Deed Book 317 page 683 and Deed Book 335 page 581 in the Probate Office. (Parcels II and III)

**Parcel III**

A tract of land situated in the W 1/2 of the SW 1/4 of the NW 1/4 of Section 36, and the E 1/2 of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4 1/4 Section, a distance of 316.21 feet to a point; thence turn a deflection angle of 89 deg. 40 min. to the right and run in a Southerly direction a distance of 251.34 feet to the point of beginning; thence continue in a Southerly direction along the projection of the last described course a distance of 275.00 feet to a point; thence turn an interior angle of 88 deg. 40 min. 30 sec. and run to the right in a Westerly direction a distance of 410.83 feet to a point on the East right of way line of U. S. Highway No. 31; thence turn an interior angle of 84 deg. 02 min. 30 sec. and run to the right in a Northerly direction along the East right of way line of said U. S. Highway No. 31 a distance of 151.10 feet to the P. C. of a curve; thence continue in a Northerly direction along the East right of way line of said U. S. Highway No. 31 and along the arc of a curve to the right, having a central angle of 1 deg. 16 min. 30 sec. and a radius of 5,629.58 feet a distance of 125.37 feet to a point on the curve; thence turn an interior angle of 97 deg. 14 min. 00 sec. (angle measured from tangent) and run to the right in an Easterly direction a distance of 374.43 feet to the point of beginning; being situated in Shelby County, Alabama.



1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 pages 45, 46, 47, 48, 49, 51, 52 and 53 and Deed Book 133 page 94 in the Probate Office.
2. Right(s)-of-Way(s) granted to A T & T by instrument(s) recorded in Deed Book 168 page 472 in the Probate Office.
3. Declaration of Easement(s) dated 07/12/94 as shown by instrument recorded in Inst. #1994-26783 in the Probate Office.
4. Declaration of Termination and Creation of Easements dated 07/12/94 as shown by instrument recorded in Inst. #1994-26784 in the Probate 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 set out in Deed Book 36 page 556 in the Probate Office.
6. Reservation of Easement for ingress and egress being 30 feet wide and situated North of and parallel with and adjacent to the South line of said property as shown by instruments recorded in Deed Book 296 page 159; Deed Book 270 page 186; Deed Book 317 page 683 and Deed Book 335 page 581 in the Probate Office.

Lots 23 and 24, Block 4, according to the Nickerson-Scott Survey, which is recorded in Map Book 3 page 34 in the Probate Office of Shelby County, Alabama, being a subdivision of a part of the E 1/2 of the SE 1/4 of Section 35 and part of the NW 1/4 of the SW 1/4 of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama.

1. Public easements as shown by recorded plat, including 20 feet along the alley on the East side of Lots 23 and 24.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 84; Deed Book 192 page 496; Deed Book 60 page 66; Deed Book 57 page 379; Deed Book 113 page 320 and Deed Book 48 page 617 in the Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 104 page 110 and Deed Book 167 page 355 in the Probate Office.
4. Easement(s) to American Telephone & Telegraph Co. of Alabama as shown by instrument recorded in Deed Book 109 page 191 in the Probate Office.
5. Easement(s) to The Medical Clinic Board of the Town of Alabaster as shown by instrument recorded in Deed Book 313 page 354 in the Probate Office.
6. Grant of Easement and Restrictive Covenants between The Medical Clinic Board of the Town of Alabaster, Alabama, and Frank Abernathy, as shown by Misc. Book 25 page 908 in the Probate Office.
7. We do not assume any liability for loss occurring as a result of the 7 foot overhang of the building onto Lot 22 as shown by survey.



All of the E 1/2 of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, being situated in Shelby County, Alabama, except the following described property:

LESS AND EXCEPT: A parcel of land lying near the NE corner of said property; being more particularly described as follows: Commence at the NE corner of the E 1/2 of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West; thence facing South along the East boundary of said 1/4 1/4, turn an angle of 91 deg. 33 min. 00 sec. to the right and run Westerly 92.28 feet to the point of beginning; thence left 90 deg. 00 min., Southerly 134.22 feet; thence right 90 deg. 00 min., Westerly 100.00 feet; thence right 90 deg. 00 min., Northerly 134.22 feet; thence right 90 deg. 00 min., Easterly 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

1. Easement(s) to City of Alabaster as shown by instrument recorded in Probates Minutes Book 75 page 247 in Probate Office.
2. 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 36 page 556 in Probate Office.
3. Unrecorded easement to the Water and Gas Board of the City of Alabaster as shown on the survey of Norris Hughes dated 11/25/91.

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said 1/4 1/4 Section; thence in a Southerly direction, along the East line of said 1/4 1/4 Section, a distance of 503.80 feet; thence 44 deg. 40 min. right, in a Southwesterly direction a distance of 99.92 feet to the point of beginning, said point being the intersection of the Southwesterly right of way line of Shelby County Highway 15 and the Westerly right of way line of Alabama Highway 119; thence 44 deg. 40 min. left, in a Southerly direction, along the Westerly right of way line of said Highway 119, a distance of 111.43 feet; thence 90 deg. right in a Westerly direction a distance of 150.0 feet; thence 90 deg. left in a Southerly direction a distance of 200.0 feet; thence 91 deg. 13 min. right in a Westerly direction a distance of 56.0 feet to an existing fence; thence 09 deg. 30 min. 09 sec. right in a Northwesterly direction along said fence, a distance of 381.87 feet; thence 110 deg. 56 min. 51 sec. right in a Northeasterly direction a distance of 104.30 feet; thence 90 deg. left in a Northwesterly direction a distance of 50.0 feet to the most Easterly corner of Lot 26 of Wooley Heights, as recorded in Deed Book 77 page 443 in the Office of the Probate Judge of Shelby County, Alabama; thence 90 deg. right in a Northeasterly direction along the Southeasterly boundary of said Subdivision, a distance of 175.0 feet; thence 90 deg. left in a Northwesterly direction a distance of 150.0 feet to the Southeasterly right of way line of King Street; thence 90 deg. right in a Northeasterly direction along said right of way line a distance of 430.0 feet to the intersection of the Southwesterly right of way line of Shelby County Highway 15; thence 109 deg. 25 min. right in a Southeasterly direction along said Highway 15 right of way line, a distance of 603.40 feet to the point of beginning; being situated in Shelby County, Alabama.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:**

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said 1/4 1/4 Section; thence in a Southerly direction along the East line of said 1/4 1/4 Section a distance of 503.80 feet; thence 44 deg. 40 min. right in a Southwesterly direction a distance of 99.92 feet to the intersection of the West right of way line of Alabama Highway 119 and the Southwest right of way line of Shelby County Highway 15; thence 96 deg. 25 min. right in a Northwesterly direction along the Southwesterly right of way line of said Highway 15 a distance of 444.35 feet to the point of beginning; thence continue along last described course a distance of 159.05 feet to the Southeast right of way line of King Street; thence 109 deg. 25 min. left in a Southwesterly direction along said King Street right of way a distance of 430.0 feet; thence 90 deg. left in a Southeasterly direction a distance of 150.0 feet; thence 90 deg. left in a Northeasterly direction a distance of 377.13 feet to the point of beginning; being situated in Shelby County, Alabama.

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 223 page 103 in Probate Office.
2. Right(s)-of-Way(s) granted to City of Montevallo by instrument(s) recorded in Deed Book 219 page 487; Deed Book 219 page 479 and Deed Book 219 page 501 in Probate Office.

A parcel of land situated in Sections 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, of Dearing Downs 2nd Addition, as recorded in Map Book 9 page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of said Lot 15 for a distance of 239.72 feet to a point on a curve to the right having a central angle of 31 deg. 04 min. 07 sec. and a radius of 116.68 feet; thence turn an angle to the left of 43 deg. 14 min. 47 sec. to the radius of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 63.27 feet to a point; thence run tangent to last stated curve for a distance of 16.06 feet to a point of a curve to the right having a central angle of 28 deg. 13 min. 52 sec. and a radius of 332.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 163.65 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. from the tangent of last stated curve and run in a Northwesterly direction for a distance of 28.00 feet to the point of beginning; thence continue along last stated course for a distance of 11.00 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 15.44 feet to a point on a curve to the right having a central angle of 89 deg. 00 min. 08 sec. and a radius of 25.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.83 feet to a point on the Northeast right of way of Shelby County Highway No. 95, said point being on a reverse curve to the left having a central angle of 2 deg. 23 min. 56 sec. and a radius of 2,845.83 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Northeast right of way for a distance of 119.15 feet to a point; thence turn an angle to the right of 83 deg. 13 min. 22 sec. from the chord of last stated curve and run in a Northeasterly direction for a distance of 96.31 feet to a point; thence turn an angle to the right of 89 deg. 30 min. 22 sec. and run in a Southeasterly direction for a distance of 162.00 feet to a point on a curve to the right having a central angle of 14 deg. 37 min. 20 sec. and a radius of 304.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 77.62 feet to the point of beginning; being situated in Shelby County, Alabama.

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 55 page 454 in the Probate Office.
2. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 271 page 726 in the Probate Office.
3. Easement(s) to Plantation Pipeline Company as shown by instrument recorded in Deed Book 113 page 59 in the Probate Office.
4. Easement(s) to Colonial Pipeline Company as shown by instrument recorded in Deed Book 223 page 431 and Deed Book 268 page 211 in the Probate Office.
5. Easement(s) to Southern Natural Gas Company as shown by instrument recorded in Deed Book 191 page 231 in the Probate Office.
6. Reciprocal Easement Agreement between J. Harris Development Corporation and Shelby County Health Care Authority dated 09/10/93 as recorded in Inst. #1993-27774 in the Probate Office.
7. Easement between Harry Dearing, Jr. and J. Harris Development Corporation dated 06/16/76 and as set out in Deed Book 299 page 358 in the Probate Office.



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 36, 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 14.42 feet to the point of beginning; being situated in Shelby County, Alabama.

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 54; Deed Book 182 page 50 and Deed Book 138 page 434 in the Probate Office, and as shown on survey of R. C. Farmer & Associates, last revised on 04/13/94.
2. Right(s)-of-Way(s) for telephone lines as shown by instrument(s) recorded in Deed Book 80 page 44 and Deed Book 175 page 409 in Probate Office, and as shown by survey of R. C. Farmer & Associates, last revised 04/13/94.

A parcel of land situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 32, and run thence in an Easterly direction along the South line of said 1/4 1/4 Section, North 89 deg. 42 min. 31 sec. East for a distance of 927.95 feet to a point on the Southwest right of way line of U. S. Highway 280; thence turn an angle to the left of 120 deg. 41 min. 35 sec. and run North 30 deg. 59 min. 04 sec. West along said Southwest right of way line for a distance of 142.54 feet to a concrete right of way monument found at Station 202+28/150 feet right, said point being the point of beginning of a curve to the left having a radius of 2714.79 feet, a chord of 1187.10 feet bearing North 49 deg. 05 min. 47 sec. West and a central angle of 25 deg. 15 min. 27 sec. and an arc length of 1196.75 feet and the chord to which forms an interior angle of 161 deg. 53 min. 17 sec. with the previous call; thence run Northwesterly along the arc of said curve in said right of way line for a distance of 1196.75 feet; thence turn an angle to the left and depart from said curve and said right of way line non-radially on a bearing of South 30 deg. 07 min. 59 sec. West for a distance of 628.76 feet; thence turn an angle to the left and run South 44 deg. 10 min. 41 sec. East for a distance of 294.36 feet; thence turn an angle to the left and run South 48 deg. 01 min. 51 sec. East for a distance of 112.35 feet; thence turn an angle to the right and run South 43 deg. 11 min. 16 sec. East for a distance of 101.75 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60.00 foot wide easement for ingress and egress to a parcel of land, said easement being situated in the SW 1/4 of SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Section 32, run North 89 deg. 42 min. 31 sec. East along the South line of said Section for a distance of 1334.76 feet to the Southeast corner of the SW 1/4 of the SW 1/4 of said Section; thence turn an angle to the left of 132 deg. 53 min. 47 sec. and run North 43 deg. 11 min. 16 sec. West for a distance of 101.75 feet; thence turn an angle to the left and run North 48 deg. 01 min. 51 sec. West for a distance of 112.35 feet; thence turn an angle to the right and run North 44 deg. 10 min. 41 sec. West for a distance of 294.36 feet to the point of beginning of the easement herein described; thence turn an angle to the right and run North 30 deg. 07 min. 59 sec. East for a distance of 60.38 feet; thence turn an angle to the left and run North 66 deg. 18 min. 42 sec. West for a distance of 574.69 feet to a point on the East right of way line of Alabama Highway No. 119; thence turn an angle to the left and run South 23 deg. 07 min. 26 sec. West along said East right of way line for a distance of 60.00 feet; thence turn an angle to the left and run South 66 deg. 18 min. 42 sec. East for a distance of 567.32 feet to the point of beginning; being situated in Shelby County, Alabama.

1. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 350 page 996 in the Probate Office.
2. Rights of others to use easement as set out in Deed Book 342 page 189 and in Schedule A, herein.
3. Condemnation for highway right of way as set out in Deed Book 253 page 844 in the Probate Office.
4. Less and except any portion of property lying within road.

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)

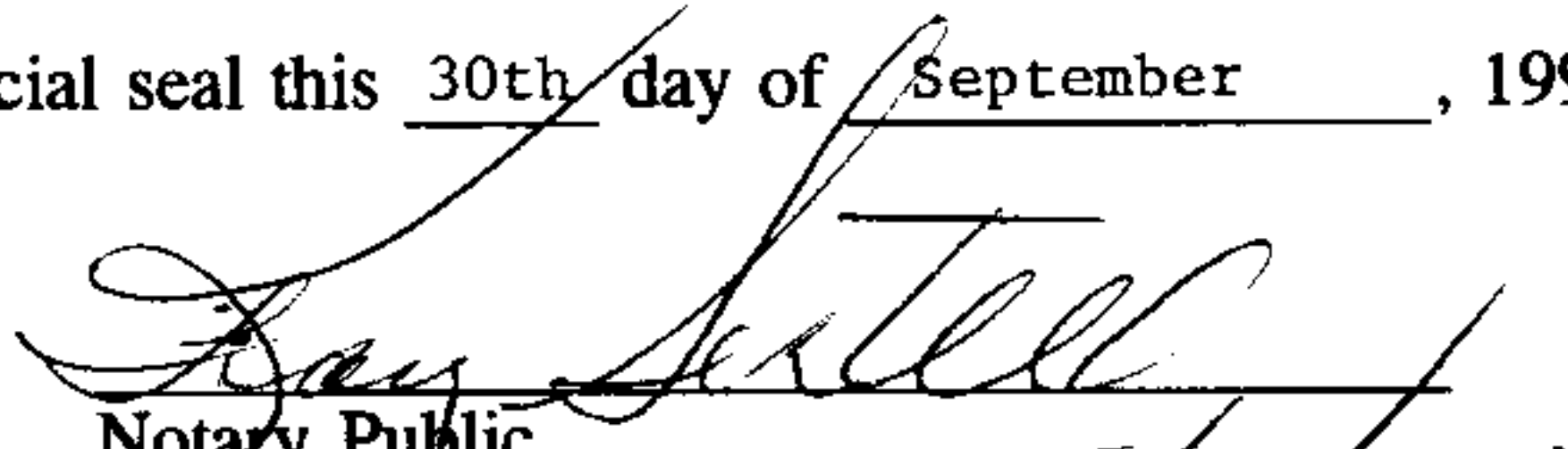
By:   
Its: Chairman

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

Inst # 1996-33207