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This instrument was prepared by:
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Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Brookwood Center Development Corporation
2010 Brookwood Medical Center Drive
B'ham, Al 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Six Hundred Eighty thousand Six Hundred Fifty-Five and 50/100 Dollars (\$680,655.50) to the undersigned **WINDY OAKS (also known as WINDY OAKS PARTNERSHIP)**, an Alabama general partnership and **JARVIS WORTH PALMER**, a married man (hereinafter collectively referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **BROOKWOOD CENTER DEVELOPMENT CORPORATION** (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of property
Less and except any part of subject property lying within the right of way of Martin Street as shown on the survey of Amos Cory & Associates dated April 27, 1987.

SUBJECT TO:

1. Ad valorem taxes for the year 1997 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 242, page 952, and Deed Book 248, page 842 in Probate Office.
3. Right-of-way(s) granted to Shelby County by instrument(s) recorded in Deed Book 101 page 263 in the Probate Office.
4. Easement(s) to Plantation Pipeline Company as shown by instrument recorded in Deed Book 112 page 217 and Deed Book 254 page 323 in Probate Office.
5. Mislocation of concrete into Yeager Parkway in the Northerly line as shown on the Survey by Cory & Associates, dated June 20, 1997.
6. Location of manholes, overhead wire(s), 50 foot plantation pipeline easement and structures as shown by the Survey by Cory & Associates, dated June 20, 1997.
7. That certain Ground Lease Agreement, dated January 15, 1987, between Roy Martin Construction, Inc. and Stan R. Ehlman recorded at Book 119, page 654, as assigned by that certain Assignment of Ground Lease, dated March 22, 1991, effective July 16, 1987, between Roy Martin Construction, Inc. and Jarvis W. Palmer - Windy Oaks, recorded at Book 335, Page 943, both in the records of the Judge of Probate of Shelby County, Alabama, and as renewed by the Renewal to Ground Lease dated January 30, 1997, by and between J.W. Palmer - Windy Oaks and Stan R. Ehlman, and any amendment(s) to or assignment(s) of such Ground Lease Agreement, Assignment of Ground Lease and Renewal.
8. Right of First American Bank of Pelham To Assume Ground Lease Agreement, recorded at Book 335, Page 945 of the records of the Judge of Probate of Shelby County, Alabama.

The property being conveyed is not the homestead of Jarvis Worth Palmer.

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

08/11/1997-25251
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 698.00

Inst # 1997-25251-1

Alabama Title

And said GRANTORS do for themselves, their respective heirs, administrators, successors and assigns, covenant with said GRANTEE, its administrators, successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, its administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, Jarvis Worth Palmer, individually, and Jarvis Worth Palmer, as Vice President of Shelby Homes, Inc., an Alabama Corporation, as a general partner of Windy Oaks (a/k/a Windy Oaks Partnership) and Roy Martin, as President of Roy Martin Construction, Inc., an Alabama Corporation, as a general partner of Windy Oaks (a/k/a Windy Oaks Partnership), who are authorized to execute this conveyance, has hereto set his signature and seal, this the 29th day of July, 1997.

WINDY OAKS PARTNERSHIP

By: Shelby Homes, Inc., a General Partner

By: Jarvis W. Palmer
Jarvis Worth Palmer, Vice President

By: Roy Martin Construction, Inc., a General Partner

By: Roy Martin
Roy Martin, President

Jarvis W. Palmer
Jarvis Worth Palmer

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify **JARVIS WORTH PALMER**, whose name as Vice President of Shelby Homes, Inc., an Alabama corporation, as a general partner of Windy Oaks (formerly known as Windy Oaks Partnership) an Alabama general partnership, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as a general partner of Windy Oaks.

Given under my hand and official seal, this the 29th day of July, 1997.

Linda J. Pearson
Notary Public
My Commission Expires: 2/23/99

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify **ROY MARTIN**, whose name as President of Roy Martin Construction, Inc., an Alabama

corporation, as a general partner of Windy Oaks (formerly known as Windy Oaks Partnership) an Alabama general partnership, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as a general partner of Windy Oaks.

Given under my hand and official seal, this the 29th day of July, 1997.

Linda J. Pearson
Notary Public
My Commission Expires: 2/23/99

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify **JARVIS WORTH PALMER**, whose name as 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of July, 1997.

Linda J. Pearson
Notary Public
My Commission Expires: 2/23/99

Exhibit A

A parcel of land in the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 13, thence run East along the South section line 969.65 feet to a point on the Easterly right of way of U.S. Highway No. 31; thence turn left 102 deg. 06 min. 33 sec. and run Northwest 428.12 feet along said right of way to the Point of Beginning; thence turn left 00 deg. 06 min. 27 sec. and continue Northwest 256.56 feet along said right of way to the Southerly right of way of Yeager Parkway (60 foot right of way); thence turn right 89 deg. 57 min. 10 sec. and run East 148.77 feet along said Yeager Parkway right of way; thence turn right 90 deg. 00 min. 00 sec. and run South 5.00 feet along said Yeager Parkway right of way (70 foot right of way) to a point on a counterclockwise curve having a Delta Angle of 28 deg. 05 min. 59 sec. and a Radius of 396.93 feet and a tangent of 99.33 feet; thence turn left 90 deg. 00 min. 00 sec. to tangent and run along the arc of said right of way 194.67 feet; thence turn right 91 deg. 37 min. 34 sec. from tangent and run Southeast 500.86 feet to the South right of way of Martin Street (30 foot right of way); thence turn right 64 deg. 04 min. 44 sec. and run Southwest 188.69 feet along said right of way; thence turn left 10 deg. 37 min. 36 sec. and run Southwest 64.12 feet along said right of way; thence turn right 154 deg. 38 min. 48 sec. and run Northwest 91.72 feet; thence turn left 79 deg. 28 min. 40 sec. and run West 232.96 feet; thence turn right 90 deg. 57 min. 30 sec. and run North 171.23 feet; thence turn left 90 deg. 57 min. 57 sec. and run West 233.86 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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