

SEND TAX NOTICE TO:

Name: Baptist Health System, Inc.

Address: 1000 1st STREET
ALABASTER,
ALABAMA 35007

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1997-25674

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **RUTH S. WISE, a married woman** (herein referred to as grantors) do grant, bargain, sell and convey unto **BAPTIST HEALTH SYSTEM, INC.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land of a uniform width of 200 feet lying East of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 22 to 24, both inclusive, of Block 4, according to Nickerson-Scott Survey, subject parcel lying in the SW 1/4 of Section 36, Township 20 South, Range 3 West as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 34, more particularly described as follows:

Begin at a point on the East boundary of a 20 foot alley, at a point where the North boundary of Lot 24, Block 4, according to said Nickerson-Scott Survey if extended easterly from U.S. Highway 31 (which said alley is shown on said survey as lying immediately East of Lots 1 to 24, both inclusive in Block 4, according to said subdivision); thence continue in an easterly direction along the South boundary of said roadway S 75° 30' 18" E for a distance of 201.10' (meas) 200' (deed); thence S 20° 29' 06" W and parallel with the East boundary of said alley a distance of 193.0' to a point of intersection with an easterly extension of the South boundary of said Lot 22, Block 4, according to said survey; thence N 69° 30' 54" W along said extension of said South boundary of Lot 22, a distance of 200' to the East boundary of said alley; thence N 20° 29' 06" East along the East boundary of said 20 foot alley a distance of 172.01' to the POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 82 and Deed Book 234 page 856 in Probate Office.
3. Easement(s) to A T & T as shown by instrument recorded in Deed Book 109 page 191 in Probate Office.
4. Easement for access as set out in Deed Book 354 page 317 and Deed Book 313 page 361 in Probate Office, and rights of others to use.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

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08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 262.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of August, 1997.

Ruth S. Wise (SEAL)
Ruth S. Wise

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth S. Wise, a married woman 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 1997.

Conrad M. Fowler Jr.
Notary Public

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