

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CALLEN ALRED, a married man, CALLEN H. ALRED, a married man, and GINGER L. ALRED, a single 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:

Parcel I

A parcel of land lying East of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 17 to 21, both inclusive, of Block 4, according to Nickerson-Scott Survey, subject parcel lying in the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 34, more particularly described as follows:

Begin at a point on the East boundary of said 20 foot alley, at a point where the South boundary of Lot 22, Block 4, according to said Nickerson-Scott Survey if extended Easterly from 2nd Street N.E. (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 South 69° 30 min. 54 sec. East for a distance of 200 feet; thence South 19° 50 min. 23 sec. West a distance of 247.67 feet (meas.) 250.0 feet (deed); thence North 70° 12 min. 05 sec. West a distance of 198.37 feet (meas.) 200.0 feet (deed) to a point of intersection with an Easterly extension of the North boundary of Lot 16, Block 4, according to said survey and the East boundary of said alley; thence North 19° 28 min. 06 sec. East along the East boundary of said 20 foot alley a distance of 250.07 feet (meas.) 250.0 feet (deed) to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Parcel II

An easement for ingress and egress over the following described property:

Commencing at the NE corner of the above described property, and continue along the East boundary in a Northeasterly direction along a straight line projection on its same course for a distance of 195.93 feet to a point; thence 90° to the right for a distance of 30.00 feet to a point; thence 90° to the right for a distance of 245.93 feet to a point; thence 90° to the right for a distance of 30.00 feet to the East boundary of said hereinabove described property; thence 90° to the right for a distance of 50.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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.

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08:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1997-26982

3. Easement(s) to A T & T as shown by instrument recorded in Deed Book 109 page 191 in Probate Office.
4. Rights of others to use access easement described as set out in Deed Book 354, page 317 in Probate Office.
5. Easement(s) to Harold and Frances Walker as shown by instrument recorded in Deed Book 313, page 414 and Deed Book 313, page 361 in Probate Office.
6. 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 354, page 317 in Probate Office.

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

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 22nd day of August, 1997.

 (SEAL)
Callen Alred

 (SEAL)
Callen H. Alred

 (SEAL)
Ginger L. Alred

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Callen Alred, a married man, Callen H. Alred, a married man, and Ginger L. Alred, a single woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, 1997.


Notary Public

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