

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 # 1997-33738

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

10/17/1997-33738
08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 87.00

That in consideration of SEVENTY FIVE THOUSAND NO/100 DOLLARS (\$ 75,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ANN L. WALKER, an unmarried 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 parcel of land in the NW ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

A tract of land of 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 13, 14, 15 and 16 in Block 4 according to Nickerson-Scott survey recorded 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 16, Block 4 according to said Nickerson-Scott survey, if extended Easterly, would intersect the said East boundary of said alley, which said alley is shown in said survey as lying immediately East of Lots 1 to 24, both inclusive, in Block 4 of said subdivision; thence continue in an Easterly direction and parallel with the North boundary of NW ¼ of SW ¼, Section 36, Township 20 South, Range 3 West, for a distance of 200 feet; thence Southerly and parallel with the East boundary of said alley 200 feet; thence Westerly and parallel with the North boundary of said ¼ ¼ Section to the East line of said alley and the South line of Lot 13 in said Block 4, if the same were extended East; thence Northerly along the East boundary of said alley to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1998 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 in Probate Office.
3. Easement(s) to A T & T as shown by instrument recorded in Deed Book 109 page 192 in Probate Office.

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 16th day of October, 1997.

 (SEAL)
Ann L. Walker

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann L. Walker, an un married woman man 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 16^R day of October, 1997.

Conrad M. Fowler Jr.
Notary Public

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