

This instrument was prepared by

(Name) CONWILL & JUSTICE  
(Address) P.O. Box 557  
Columbiana, AL 35051

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration <sup>DOLLARS,</sup>  
to the undersigned grantor, The Medical Clinic Board of Alabaster, Alabama, a corporation  
a public corporation under the laws of Alabama  
(herein referred to as GRANTOR) 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  
Baptist Health System, Inc.  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

12/02/1997-39029  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 1387.00

GRANTEE'S ADDRESS: 1000 1st Street  
Alabaster, AL 35007

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and  
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 1st, day of Dec., 19 97

ATTEST:

Willie Arrington  
Secretary

The Medical Clinic Board of  
Alabaster, Alabama, a public corporation  
under the laws of Alabama

By Paul DiMaggio  
President  
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 DiMaggio

whose name as President of The Medical Clinic Board of Alabaster, Alabama  
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.

Given under my hand and official seal, this the 1st day of Dec., 1997.

Howell  
Notary Public

EXHIBIT "A"

Parcel I

Lot B, according to the Amended Map 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.

Parcel II

The beneficial, non-exclusive easement as granted by Declaration of Easements for Shelby County Health Care Authority d/b/a Shelby Medical Center, dated July 12, 1994 and recorded by Inst. No. 1994-26783, described as follows:

Commence at the Northwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, said corner being marked by a 1  $\frac{1}{2}$  inch crimped pipe, and run in an easterly direction along the accepted North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 316.16 feet to a 1 inch crimped pipe; thence deflect  $88^{\circ} 34$  min. 47 sec. and run to the right in a southerly direction a distance of 262.86 feet to the point of beginning of the herein described easement; thence continue in a southerly direction along the last described course a distance of 55.83 feet to a point; thence turn an interior angle of  $87^{\circ} 31$  min. 22 sec. and run to the right in a Westerly direction a distance of 56.09 feet to a point; thence turn an interior angle of  $156^{\circ} 56$  min. 15 sec. and run to the right in a northeasterly direction a distance of 61.02 feet to a point; thence turn an interior angle of  $202^{\circ} 25$  min. 18 sec. and run to the left in a westerly direction a distance of 239.28 feet to a point; thence turn an interior angle of  $266^{\circ} 24$  min. 32 sec. and run to the left in a Southerly direction a distance of 210.49 feet to a point; thence turn an interior angle of  $95^{\circ} 11$  min. 56 sec. and run to the right in a westerly direction a distance of 32.05 feet to a point, said point being on the Easterly right of way line of U.S. Highway #31; thence turn an interior angle of  $84^{\circ} 17$  min. 50 sec. and run to the right in a northerly direction a distance of 121.13 feet to the P.C. of a curve on said Right of Way, said curve being to the right and having a central angle of  $156^{\circ} 56$  min. 15 sec. and a radius of 5,629.58 feet; thence continue along the arc of said curve and said Right of Way a distance of 125.49 feet to a point; thence turn an interior angle of  $94^{\circ} 51$  min. 04 sec. from the tangent of the last described curve and departing from said Right of Way run to the right in an easterly direction a distance of 374.70 feet to the point of beginning of the herein described easement; being situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Inst # 1997-39029

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