

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 **TWO HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$238,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELIZABETH H. BOUCHILLON**, a widow (herein referred to as grantor) 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:

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run West along the South line of same 902.21 feet to a point; thence an angle right of  $104^{\circ}20'24''$  and run in a Northeasterly direction along the Southeasterly right-of-way of 2nd Street Northeast 290.25 feet to the Northwest corner of Lot 15, Block 4 of the Amended Map of a Portion of Cedar Grove Estates, as recorded in Map Book 4, page 22, in the Probate Office of Shelby County, Alabama; thence an interior angle of  $90^{\circ}00'00''$  and run to the right in a Southeasterly direction along the Northeasterly line of said Lot 15 and the extension of same 250.01 feet to a point; thence an interior angle of  $270^{\circ}19'51''$  and run to the left in a Northeasterly direction and parallel to the Southeasterly line of Lots 8-15 of said subdivision a distance of 600.86 feet to the Southwesterly corner of Lot 4, Block 4 of said subdivision; thence an interior angle of  $104^{\circ}11'00''$  and run to the right in an Easterly direction along the Southerly line of Lots 4 and 1, Block 4 of said subdivision 199.91 feet to a point; thence an interior angle of  $269^{\circ}55'41''$  and run to the left in a Northerly direction along the Easterly line of Blocks 4 and 3 of said subdivision a distance of 519.67 feet to the Northeast corner of Lot 1, Block 3 of said subdivision, being on the Northerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence an interior angle of  $90^{\circ}06'18''$  and run to the right in an Easterly direction along said North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 215.65 feet to the Northwest corner of Lot 1 of Hickory Hills Subdivision, as recorded in Map Book 5, Page 103, in the Probate Office of Shelby County, Alabama, also being the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence an interior angle of  $91^{\circ}00'19''$  and run to the right in a Southerly direction along the West line of said Hickory Hills subdivision a distance of 1323.63 feet to the Southwesterly corner of Lot 13 of said Hickory Hills subdivision, and the POINT OF BEGINNING; 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 175 page 394, Deed Book 176 page 377, Deed Book 138 page 434 and Deed Book 103 page 54 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 167 page 242, Deed Book 102 page 446 in Probate Office.
4. Easement(s) to City of Alabaster as shown by instrument recorded in Inst. No. 1996-34769 in Probate Office.

12/05/1997-39579  
08:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 250.00

Inst # 1997-39579

5. Easement(s) to Southern Bell Telephone & Telegraph Co. as shown by instrument recorded in Deed Book 175 page 409 in Probate Office.
6. Easement(s) to AT&T as shown by instrument recorded in Deed Book 109 pages 191 & 192 in Probate Office.
7. Less and except any portion condemned by the State of Alabama, as set out in Inst. No. 1992-23187 and Inst. No. 1992-23190 in Probate Office.
8. Matters shown on the survey by Paragon Engineering, Inc., dated November 1997, including: a) fence(s) on the Southerly and Easterly sides; b) shed(s) on the Easterly side; c) asphalt on the Westerly side.

**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 4<sup>th</sup> day of December, 1997.

Elizabeth H. Bouchillon  
Elizabeth H. Bouchillon

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth H. Bouchillon, a widow 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 4<sup>th</sup> day of December, 1997.

Conrad M. Fowler Jr.  
Notary Public

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