

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 # 1997-39580

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$60,500.00)** to the undersigned grantor **J. HARRIS DEVELOPMENT CORPORATION**, a corporation (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, to-wit:

A parcel of land located in the SW ¼ of the SW ¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the most Westerly corner of Lot 7, Block 4, Dearing Downs, Second Addition, as recorded in Map Book 9 page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 25° 00 min. 00 sec. East along the Westerly boundary line of said Lot 7, a distance of 100.06 feet (100.0 feet map) to the most Southerly corner of said Lot 7; thence continue along last described course a distance of 212.54 feet to a point on the Westerly line of Lot 9 Block 4 of said Dearing Downs; thence South 65° 00 min. 00 sec. West a distance of 222.63 feet to a point on the Westerly right of way line of Village Parkway (28 feet right of way) and the point of beginning; thence South 23° 57 min. 34 sec. East along said Westerly right of way line a distance of 49.75 feet to the beginning of a curve to the right having a radius of 88.68 feet, a central angle of 75° 50 min. 53 sec. and subtended by a chord which bears South 13° 57 min. 53 sec. West a distance of 109.01 feet; thence along the arc of said curve and said right of way line a distance of 117.39 feet to the end of said curve; thence South 51° 53 min. 19 sec. West along the Northerly right of way line of said Village Parkway a distance of 16.06 feet to the beginning of a curve to the right having a radius of 304.13 feet, a central angle of 13° 36 min. 32 sec. and subtended by a chord which bears South 58° 41 min. 35 sec. West a distance of 72.07 feet; thence along arc of said curve and said right of way line, a distance of 72.24 feet; thence leaving said right of way line North 19° 20 min. 55 sec. East a distance of 162.00 feet; thence North 71° 08 min. 42 sec. East a distance of 141.59 feet 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 55 page 454 in Probate Office.
3. Easement(s) to Colonial Pipeline Co. as shown by instrument recorded in Deed Book 268 page 211 in Probate Office.
4. Easement to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 113 page 59 in Probate Office.
5. Reciprocal easement agreement by and between J. Harris Development Corporation and Shelby County Health Care Authority dba Shelby Medical Center dated September 10, 1993 and recorded as Inst. #1993-27774 in Probate Office.

TO HAVE AND TO HOLD to the said **GRANTEE**, its successors and assigns forever.

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08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 72.50

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE.. its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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.. its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said J. Harris Development Corporation by its Vice-President, Jack A. Harris, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of December, 1997.

ATTEST:

J. HARRIS DEVELOPMENT CORPORATION

Jack A. Harris
Secretary

By Jack A. Harris
Jack A. Harris, Vice-President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. Harris whose name as Vice President of J. Harris Development Corporation, a corporation, 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, 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 12 day of December, 1997.

Conrad W. Funder Jr.
Notary Public

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