

This Instrument Prepared By:
Richard J. Brockman
Johnston Barton Proctor & Powell, LLP
2900 AmSouth/Harbert Plaza
1901 Sixth Avenue North
Birmingham, Alabama 35203-2618

Send Tax Notice to:
Baptist Health System, Inc.
P. O. Box 830605
Birmingham, AL 35283-0605

Inst # 1998-19390

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED


THIS QUITCLAIM DEED, made this ____ day of April, 1998, between Shelby County Health Care Authority ("Grantor"), and Baptist Health System, Inc. ("Grantee"). References herein to "Grantor" and "Grantee" shall include the successors and assigns of Grantors and Grantee.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by Grantee, together with other good and valuable consideration, the receipt of which is hereby acknowledged, does here remise, release, quitclaim and convey unto Grantee all its right, title, interest and claim in or to the real property and improvements thereon situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and incorporated herein. (Said real property and improvements thereon being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

SHELBY COUNTY HEALTH CARE AUTHORITY

By: 
Its: Paul P. Salter, Jr. Inst # 1998-19390

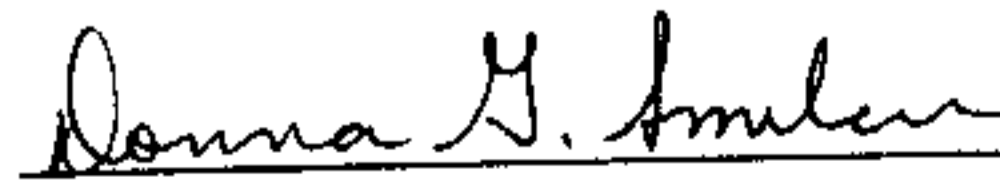
STATE OF ALABAMA)
SHELBY COUNTY)

05/28/1998-19390
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 13.00

I, the undersigned, a notary public in and for said County in said State hereby certify that Paul P. Salter, Jr., whose name as Chairman of Shelby County Health Care Authority, an Alabama 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, _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 13 day of May, 1998.

(NOTARIAL SEAL)


Notary Public
My Commission Expires: March 30, 2002

W. E. F. H.

Exhibit A

Description of Property

Parcel I:

A portion of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, and a portion of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 35; thence in Westerly direction along South boundary line of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, 197.24 feet to the point of intersection with the arc of a curve turning to the left, which is Easterly boundary of right of way of U. S. Highway No. 31, said arc having a radius of 38,287.20 feet, and being subtended by a central angle of 0 deg. 12 min. 38 sec., having a chord of 140.68 feet in length, said chord forming an angle of 96 deg. 04 min. 19 sec. to the right from last mentioned course, having a length of 197.24 feet; thence along said arc of said curve 140.68 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is Easterly boundary of said Highway right of way 659.32 feet; thence turning an angle of 84 deg. 00 min. 30 sec. to the right in an Easterly direction 94.68 feet to the point of intersection with East boundary line of said Section 35; thence continuing East into Section 36, Township 20 South, Range 3 West, along said last mentioned course which is a straight line 659.49 feet to the point of intersection with the East boundary of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West; thence turning an angle of 88 deg. 40 min. 30 sec. to the right in Southerly direction along East boundary of said W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, 795.80 feet to the Southeast corner of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36; thence turning an angle of 91 deg. 19 min. 30 sec. to the right along South boundary of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, 659.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

Subject to Leasehold Interest of SMC MOB, L.L.C. and filings pertinent thereto, covering the hereinafter described parcel:

A tract of land 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, being more particularly described as follows:

Commence at the NW 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 one and one-half 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 one inch crimped pipe; thence deflect 88 deg. 34 min. 47 sec. and run to the right in a Southerly direction a distance of 604.16 feet to a point; thence deflect 97 deg. 24 min. 49 sec. and run to the right in a Northwesterly direction a distance of 140.68 feet to the point of beginning of herein described tract; thence deflect 90 deg. 00 min. 00 sec. and run to the left in a Southwesterly direction a distance of 189.17 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northwesterly direction a distance of 102.94 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northeasterly direction a distance of 189.17 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Southeasterly direction a distance of 102.94 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-19390