

Value: \$588,000.00

Send Tax Notice to:
SportsFirst, Inc.
Attention: Mr. Bruce Gouin
3500 Blue Lake Drive
Birmingham, Alabama 35243

Return → This instrument prepared by:
Bradley C. Mayhew, Esq.
Johnston Barton Proctor & Powell LLP
1901 Sixth Avenue North
2900 AmSouth/Harbert Plaza
Birmingham, Alabama 35203
(205) 458-9400

GENERAL WARRANTY DEED
Inst. # 1998-23185

STATE OF ALABAMA)
COUNTY OF SHELBY)

06/23/1998-23185
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003-SNA 682.50

KNOW ALL PERSONS BY THESE PRESENTS, that BAPTIST HEALTH SYSTEM, INC., an Alabama nonprofit corporation (the "Grantor"), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto SPORTSFIRST, INC., an Alabama corporation ("Grantee") that certain real property and the improvements thereon situated in the County of Shelby, State of Alabama, more particularly described in Exhibit A attached hereto, subject to the following:

1. Taxes for the year 1998, and subsequent years, which are not yet due and payable; and
2. Easement for Alabama Power Company recorded in Volume 350, page 996, in the Probate Office of Shelby County, Alabama; and
3. Rights of others to use easement as recorded in Volume 342, page 189, in the Probate Office of Shelby County, Alabama; and
4. Condemnation for highway as recorded in Volume 253, page 844, in the Probate Office of Shelby County, Alabama.

(the "Property").


TO HAVE AND TO HOLD to the Grantee and its successors and assigns forever.

Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee and its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed by its duly qualified officer this 9TH day of June, 1998.

GRANTOR:

BAPTIST HEALTH SYSTEM, INC.

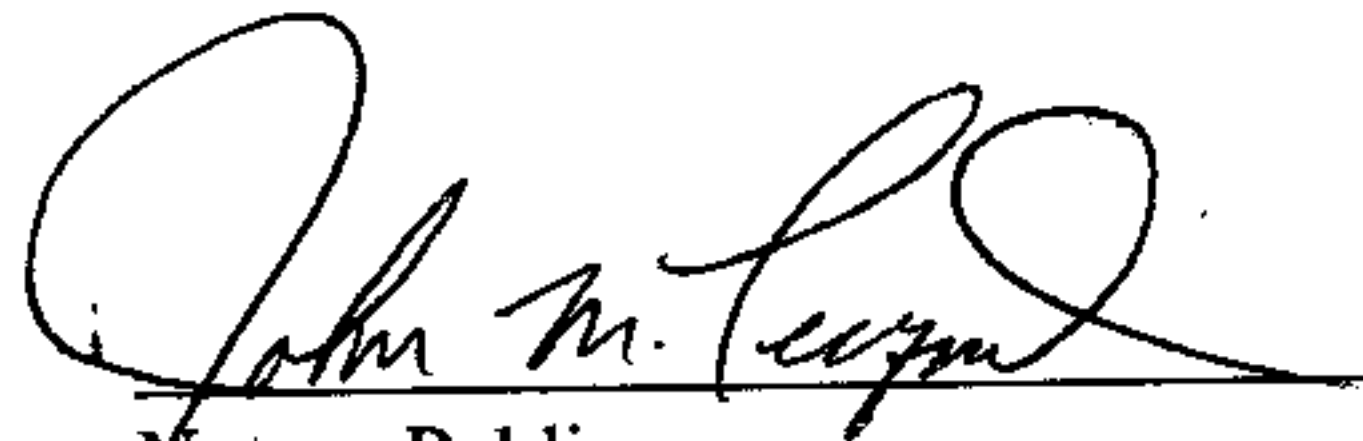
By: 
LOWELL A. HAMILTON
Its: PRESIDENT - HEALTH SYSTEMS DIVISION

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that LOWELL A. HAMILTON, whose name as PRES., HSD of Baptist Health System, Inc., an Alabama nonprofit 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 said instrument, DID, 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 9TH day of June, 1998.



Notary Public

My Commission Expires: March 19, 2002

Exhibit "A"

Commence at the Southwest corner Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and run in an Easterly direction along the South line of said Section a distance of 1336.01 feet to a 1- $\frac{1}{2}$ " open pipe at the Southwest corner of the Southeast quarter of the Southwest $\frac{1}{4}$ of said Section 32, said point being the Point of Beginning of the herein described parcel; thence deflect an angle to the left of 132°49'41" and run in a Northwesterly direction a distance of 102.14 feet; thence turn an interior angle of 185°01'08" and run to the left in a Northwesterly direction a distance of 112.31 feet; thence turn an interior angle of 176°02'57" and run to the right in a Northwesterly direction a distance of 102.30 feet; thence turn an interior angle of 106°17'55" and run to the right in a Northeasterly direction 276.15 feet; thence turn an interior angle of 175°00'09" and run to the right in a Northeasterly direction a distance of 226.42 feet; thence turn an interior angle of 94°23'04" and run to the right in a Southeasterly direction a distance of 57.56 feet; thence turn an interior angle of 265°36'56" and run to the left in a Northeasterly direction a distance of 174.46 feet to a point on the Southwest right-of-way of U.S. Highway 280, also being a point on a curve; thence turn an interior angle of 90°32'33" to tangent and run to the right in a Southeasterly direction along said right-of-way and along the arc of a curve to the right having a radius of 2714.79 feet and a central angle of 16°34'27" a distance of 785.31 feet to a point; thence turn an interior angle of 91°55'23" from the tangent of last described curve and run to the right in a Southwesterly direction a distance of 104.50 feet; thence turn an interior angle of 112°46'44" and run to the right in a Northwesterly direction a distance of 378.71 feet; thence turn an interior angle of 270°18'59" and run to the left in a Southwesterly direction a distance of 208.95 feet; thence turn an interior angle of 205°46'45" and run to the left in a Southerly direction a distance of 144.62 feet to a point on the South line of said Section 32; thence turn an interior angle of 90°00'00" and run to the right in a Westerly direction along the South line of said Section 32 a distance of 258.72 feet to the point of beginning.

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