

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

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that **BAPTIST HEALTH SYSTEM, INC.**, an Alabama non-profit corporation (the "Grantor"), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama ("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. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 350 page 996 in Probate Office.
3. Rights of others to use easement as set out in Deed Book 342 page 189.
4. Condemnation for highway right of way as set out in Deed Book 253 page 844 in Probate Office.
5. Less and except any portion of property lying within road.
6. Reciprocal Easement Agreement dated January 1, 1998 by and between Baptist Health Systems, Inc. and Charles W. Daniel and as set out by Instrument Number 1999-7730 in Probate Office.
7. Location of telephone line(s) and over-head power line(s) as shown on the survey by Paragon Engineering, Inc. dated June 1, 1998.

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8. Reciprocal Easement Agreement dated as of August 5, 1999 by and between Baptist Health Systems, Inc. and SportsFirst, Inc. and as set out by Instrument Number 1999-33954 in the Probate Office of Shelby County, Alabama.

(the "Property").

TO HAVE AND TO HOLD to the Grantee and its successors and assigns forever so long as the Property and any improvements constructed thereon (the "Improvements") are used by the Grantee or its successors and assigns for a public purpose or for the good of the public. Should Grantee or its successors and assigns determine that the Property is not appropriate for public purpose or public good, or should Grantee devote the Property to a non-public use for a period of more than ninety (90) days after Grantee receives written notice from Grantor objecting to such non-public use, Grantor shall have the option to purchase the Property at its then appraised value and Grantee shall be required to invest the proceeds from such a sale for public use or public good. If, after the date which is ten (10) years from the date hereof, Grantee determines that the Property is not appropriate for public purpose or public good, or should Grantee devote the Property to a non-public use for a period of more than ninety (90) days after receipt of notice from Grantor objecting to such non-public use, title in the Property shall revert to Grantor. Grantee's right, title and interest in the Property shall then terminate and Grantee shall quit the Property and Improvements leaving the same in good and marketable condition. Notwithstanding the foregoing, should Grantor sell or transfer its interest in the parcel of land contiguous to the Property, Grantor's reversion interest in the Property shall terminate and shall not run with the land and Grantee, its successors and assigns, shall hold the property in fee simple.

Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

SIGNATURE APPEARS ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its duly qualified officer this 10th day of October, 1999.

GRANTOR:

BAPTIST HEALTH SYSTEM, INC.

By:
Its:

Dennis A. Hall
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dennis A. Hall, whose name as President 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, 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 15th day of October, 1999.

Margaret C. Bradley
Notary Public
My Commission Expires: 02/19/01

EXHIBIT A
Legal Description

A parcel of land situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of 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 1/2 inch open pipe at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence deflect an angle to the left of 132 deg. 49 min. 41 sec. and run in a Northwesterly direction a distance of 102.14 feet; thence deflect an angle to the left of 5 deg. 01 min. 08 sec. and run in a Northwesterly direction a distance of 112.31 feet; thence deflect an angle to the right of 3 deg. 57 min. 03 sec. and run right in a Northwesterly direction a distance of 102.30 feet to the point of beginning of the herein described parcel; thence continue along the last described course in a Northwesterly direction a distance of 192.00 feet; thence turn an interior angle of 105 deg. 41 min. 08 sec. and run to the right in a Northeasterly direction 628.60 feet to a point on the Southwesterly right of way of U. S. Highway 280, also being a point on a curve; thence turn an interior angle of 91 deg. 51 min. 43 sec. 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 5 deg. 42 min. 14 sec. a distance of 270.26 feet; thence turn an interior angle of 89 deg. 27 min. 27 sec. from the tangent of last described curve and run to the right in a Southwesterly direction a distance of 174.46 feet; thence turn an interior angle of 94 deg. 23 min. 04 sec. and run to the right in a Northwesterly direction a distance of 57.56 feet; thence turn an interior angle of 265 deg. 36 min. 56 sec. and run to the left in a Southwesterly direction a distance of 226.42 feet; thence turn an interior angle of 184 deg. 59 min. 51 sec. and run to the left in a Southwesterly direction a distance of 276.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with beneficial rights to non-exclusive access easement(s) as set out herein:

Parcel A

A 60.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Section 32, run North 89 deg. 42 min. 31 sec. East along the South line of said Section for a distance of 1336.01 feet to the SE corner of the SW 1/4 of the SW 1/4 of said Section; thence turn an angle to the left of 132 deg. 49 min. 41 sec. and run North 43 deg. 07 min. 10 sec. West for a distance of 102.14 feet; thence turn an angle to the left and run North 48 deg. 08 min. 18 sec. West for a distance of 112.31 feet; thence turn an angle to the right and run North 44 deg. 11 min. 15 sec. West for a distance of 294.30 feet to the point of beginning of the easement herein described; thence turn an angle to the right and run North 30 deg. 07 min. 38 sec. East for a distance of 60.38 feet; thence turn an angle to the left and run

North 66 deg. 20 min. 00 sec. West for a distance of 574.69 feet to a point on the East right of way line of Alabama Highway No. 119; thence turn an angle to the left and run South 23 deg. 05 min. 18 sec. West along said East right of way line for a distance of 60.00 feet; thence turn an angle to the left and run South 66 deg. 20 min. 00 sec. East for a distance of 567.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B

A 50.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline:

Commence at the Southwest corner of said Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and run in an Easterly direction along the South line of said Section on an assumed bearing of North 89 deg. 42 min. 31 sec. East a distance of 1336.01 feet to a point at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 deg. 07 min. 10 sec. West for a distance of 102.14 feet to a point; thence run North 48 deg. 08 min. 18 sec. West for a distance of 112.31 feet to a point; thence run North 44 deg. 11 min. 15 sec. West for a distance of 294.30 feet to a point; thence run North 30 deg. 07 min. 38 sec. East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run North 59 deg. 52 min. 22 sec. West for a distance of 87.25 feet to a point of curvature; thence run along the arc of said curve to the left having a central angle of 51 deg. 26 min. 31 sec. and a radius of 200.00 feet in a Northwesterly to Southwesterly direction for a distance of 179.57 feet; thence run South 68 deg. 41 min. 07 sec. West for a distance of 2.26 feet to a point of curvature; thence run along the arc of a curve to the right having a central angle of 46 deg. 44 min. 53 sec. and a radius of 230.00 feet in a Southwesterly to Northwesterly direction for a distance of 187.66 feet to a point; thence run North 64 deg. 34 min. 01 sec. West for a distance of 196.36 feet, more or less, to a point on the Easterly right of way of Alabama Highway No. 119 and the end of the herein described centerline easement.

Parcel E

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the South line of said Section on an assumed bearing of North 89 deg. 42 min. 31 sec. East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 deg. 07 min. 10 sec. West for a distance of 102.14 feet to a point; thence run North 48 deg. 08 min. 18 sec. West for a distance of 112.31 feet to a point; thence run North 44 deg. 11 min. 15 sec. West for a distance of 294.30 feet to a point; thence run North 30 deg. 07 min. 38 sec. East for a distance of 449.98 feet to a point; thence run South 59 deg. 52 min. 22 sec. East for a distance of 199.20 feet to the point of beginning of the herein described easement; thence continue South 59 deg. 52 min. 22 sec. East for a distance of 57.56 feet to a point; thence deflect 85 deg. 36 min. 56 sec. and run to the left in a Northeasterly direction for a distance of 174.46 feet to a point on the Southwesterly right of way of U. S. Highway No. 280, said point lying on a curve to the right having a central angle of 2 deg. 06 min. 39 sec. and a radius of 2714.79 feet; thence deflect 90 deg. 32 min. 33 sec. to the right to the tangent of said curve and run along the arc of said curve and along said Southwesterly right of way line for a distance of 100.01 feet; thence deflect 88 deg. 25 min. 55 sec. from the tangent of the last described curve and run to the right in a Southwesterly direction for a distance of 216.05 feet to a point; thence deflect 85 deg. 36 min. 56 sec. and run to the right in a Northwesterly direction for a distance of 157.86 feet to a point; thence deflect 85 deg. 36 min. 56 sec. and run to the right in a Northeasterly direction for a distance of 50.15 feet to the

point of beginning; being situated in Shelby County, Alabama.

Subject to reservation and non-beneficial rights to non-exclusive access easement(s) as set out herein:

Parcel C

A 50.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the South line of said Section on an assumed bearing of North 89 deg. 42 min. 31 sec. East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 deg. 07 min. 10 sec. West for a distance of 102.14 feet to a point; thence run North 48 deg. 08 min. 18 sec. West for a distance of 112.31 feet to a point; thence run North 44 deg. 11 min. 15 sec. West for a distance of 294.30 feet to a point; thence run North 30 deg. 07 min. 38 sec. East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run South 59 deg. 52 min. 22 sec. East for a distance of 197.29 feet to the end of the herein described centerline easement.

Parcel D

A 20 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement being more particularly described as follows:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the South line of said Section on an assumed bearing of North 89 deg. 42 min. 31 sec. East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 deg. 07 min. 09 sec. West for a distance of 102.14 feet to a point; thence run North 48 deg. 08 min. 18 sec. West for a distance of 112.31 feet to a point; thence run North 44 deg. 11 min. 15 sec. West for a distance of 294.30 feet to a point; thence run North 30 deg. 07 min. 38 sec. East for a distance of 449.98 feet to a point; thence deflect 90 deg. 00 min. 00 sec. and run to the right in a Southeasterly direction for a distance of 236.70 feet to the point of beginning of the easement herein described; thence deflect 85 deg. 36 min. 56 sec. and run to the left in an Northeasterly direction for a distance of 175.74 feet to a point on the Southerly right of way of U. S. Highway No. 280, said point lying on a curve to the right having a central angle of 0 deg. 25 min. 20 sec. and a radius of 2714.79 feet; thence deflect 90 deg. 57 min. 53 sec. to the tangent of said curve and run to the right along the arc of said curve and along said right of way in a Southeasterly direction a distance of 20.00 feet to a point; thence deflect 90 deg. 32 min. 33 sec. from the tangent of the last described curve and run to the right in a Southwesterly direction a distance of 174.46 feet to a point; thence deflect 85 deg. 36 min. 56 sec. and run to the right in a Northwesterly direction for a distance of 20.06 feet to the point of beginning; being situated in Shelby County, Alabama.

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