

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
P.O. Box 740
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ninety-five Thousand and no/100 DOLLARS (\$295,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jeff Denney, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Orthopaedic Physical Therapy, Inc. (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

PARCEL B:

A parcel of land in the Northeast quarter of the Northwest quarter of Section 26, Township 21 South, Range 1 West, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 26; thence South 01 degree 15 minutes 00 seconds East, along the west line of said sixteenth section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East, a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 31 seconds East, a distance of 105.80 feet to the point of beginning; thence South 00 degrees 45 minutes 08 seconds East, a distance of 169.29 feet to the center of a creek; thence North 86 degrees 25 minutes 01 seconds East, along the center of the creek, a distance of 59.50 feet to a point; thence North 88 degrees 10 minutes 50 seconds East along the center of the creek, a distance of 101.33 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East, along said right of way at 25.00 feet, set a reference iron with cap stamped "S. Wheeler, RPLS 16165", a total distance of 175.28 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 66 degrees 11 minutes 48 seconds West, a distance of 77.79 feet to a 3/4" pipe found; thence South 79 degrees 44 minutes 31

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seconds West, a distance of 165.14 feet to the point of beginning.

SUBJECT TO:

1. Easement described in deed recorded as Instrument #1998-48098 in the Probate Office of Shelby County, Alabama.
2. Sewer easements to Town of Columbiana, Alabama, as recorded in Deed Book 87, Page 90, and Deed Book 219, Page 86, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 177, Page 492, in the Probate Office of Shelby County, Alabama.
4. Except 2/3 interest in oil located under the above described lands as reserved in Deed Book 173, Page 440, in the Probate Office of Shelby County, Alabama.

\$295,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 13th day of September, 2001.

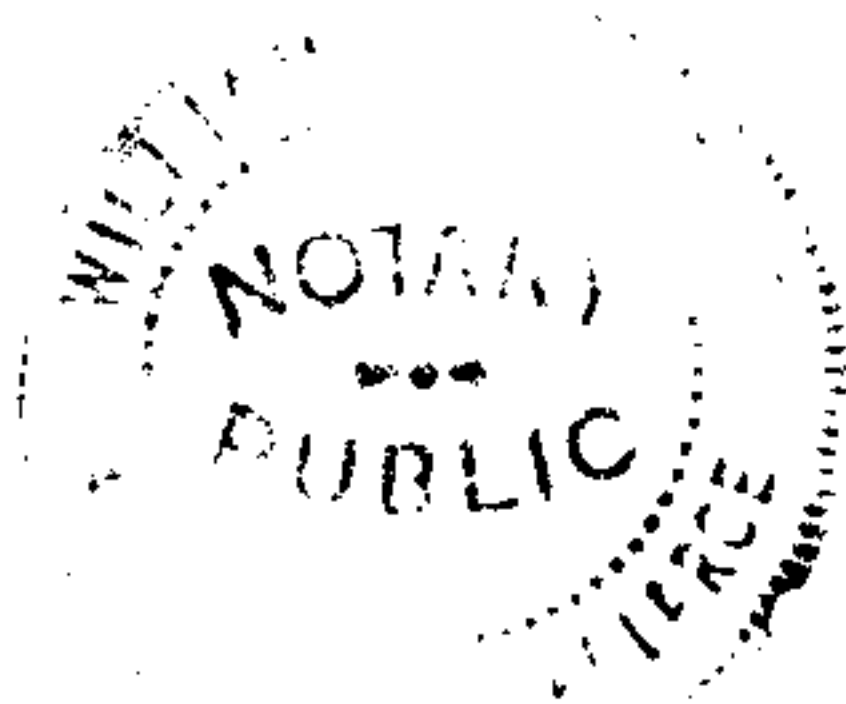

Jeff Denney

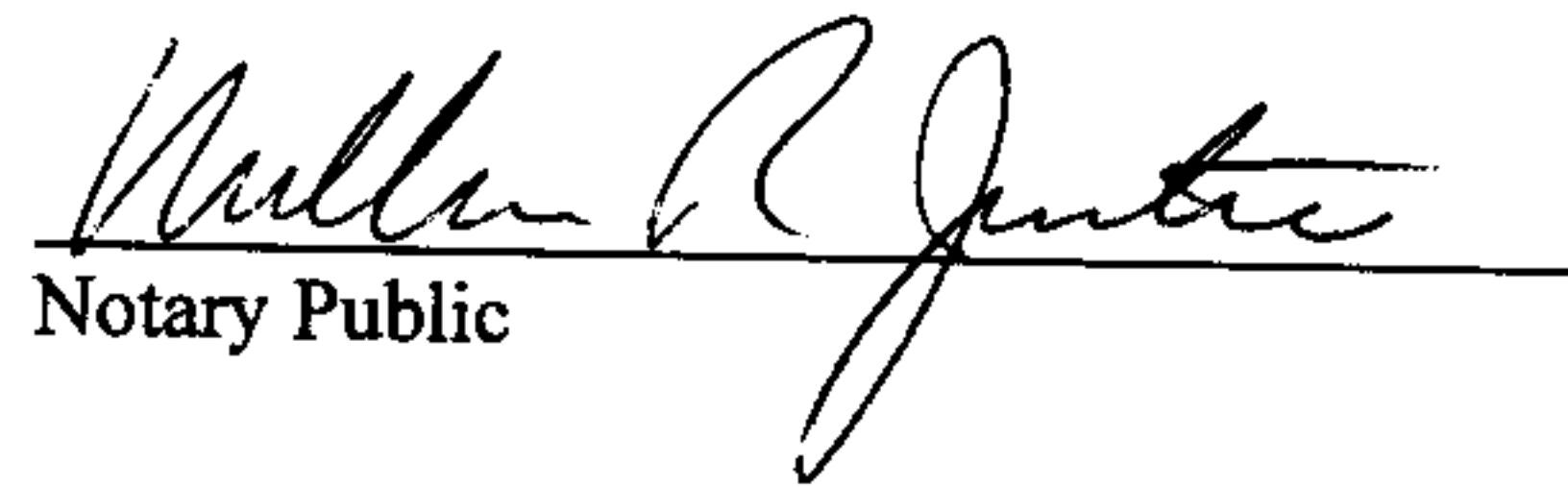
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Denney, unmarried, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2001.




Notary Public

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