

THIS INSTRUMENT PREPARED BY:

ALABAMA DEPARTMENT OF TRANSPORTATION
BIRMINGHAM, ALABAMA 35202

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 12

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
\$960.00 dollars, cash in hand paid to the undersigned
by the State of Alabama, the receipt of which is hereby acknowledged, the
undersigned grantor, Baptist Health Systems, Inc., has this day
bargained and sold, and by these presents do hereby grant, bargain, sell and convey
unto the State of Alabama the following described property, lying and being in
Shelby County, Alabama and being more particularly described as follows:

AND AS SHOWN ON THE RIGHT-OF-WAY MAP OF PROJECT NO. STPBH-9802(98) of record
with the Alabama Department of Transportation, a copy of which is also deposited
in the Office of the Judge of Probate of Shelby County, Alabama, as an aid to
persons and entities interested therein, and as shown on the property plat
attached hereto and made a part hereof:

Part of the NE¼ of NW¼, Section 21, T-22-S, R-3-W, identified as Tract No.
12 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more
fully described as follows:

Commencing at the Northeast Corner of said NE¼ of NW¼, thence south
along the east line of said NE¼ of NW¼ a distance of 111.00 meters, more or
less, to the existing east right of way line of State Route 119; thence
continue south along said existing east right of way line a distance of
76.367 meters; thence west a distance of 24.384 meters to the existing
southwest right of way line of Shelby County Road 15; thence northwesterly
along said existing southwest right of way line a distance of 7.572 meters,
more or less to a point that is 16.342 meters westerly of and at right
angles to the centerline of construction of State Route 119 at Station
19+24.998 and the point of beginning of the property herein to be conveyed;
thence westerly a distance of 10 meters to a point that is 24.120 meters
westerly of and at right angles to said centerline at Station 19+18.663;
thence northwesterly a distance of 12.00 meters to a point that 31.687
meters westerly of and at right angles to said centerline at Station
19+27.938; thence southeasterly a distance of 10 meters to a point on said
existing northwest right of way line of said Shelby County Road 15, said
point being 23.941 meters northwesterly of and at right angles to the
centerline of Shelby County Road 15 at station 19+34.273, thence southerly
along said existing northwest right of way line a distance of 12.00 meters
to the point of beginning. Containing 0.012 hectare, more or less.
(Tax ID#58-27-05-21-02-1-3.000)

The Grantor's, the Successors and Assigns of said Grantors herein, hereby
reserves the mineral rights to the property hereby conveyed to the State of
Alabama, but it is understood and agreed by and between the Parties to this
conveyance that the rights so reserved will in no way affect or interfere with
any maintenance of public roads and highways on the property herein conveyed.

TO HAVE AND TO HOLD, unto the State of Alabama, it's successors and
assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESTATED, it does for itself, for its successors and assigns, covenant to and with the State of Alabama that it is lawfully seized and possessed in fee simple title for said tract or parcel of land hereinabove described; that it has a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR HEREIN FURTHER COVENANTS AND AGREES, that the purchase price above stated is full compensation to them for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to their remaining property arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of April, 2002.

ATTEST:

By: James C. Good
Its Director of Finance

BAPTIST HEALTH SYSTEMS, INC.

By: Charles C. Colvert
Its Pres. SBMC

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Charles C. Colvert, whose name is signed as its duly authorized officer of Baptist Health Systems, Inc., 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 this conveyance, _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this the 29 day of April, 2002.

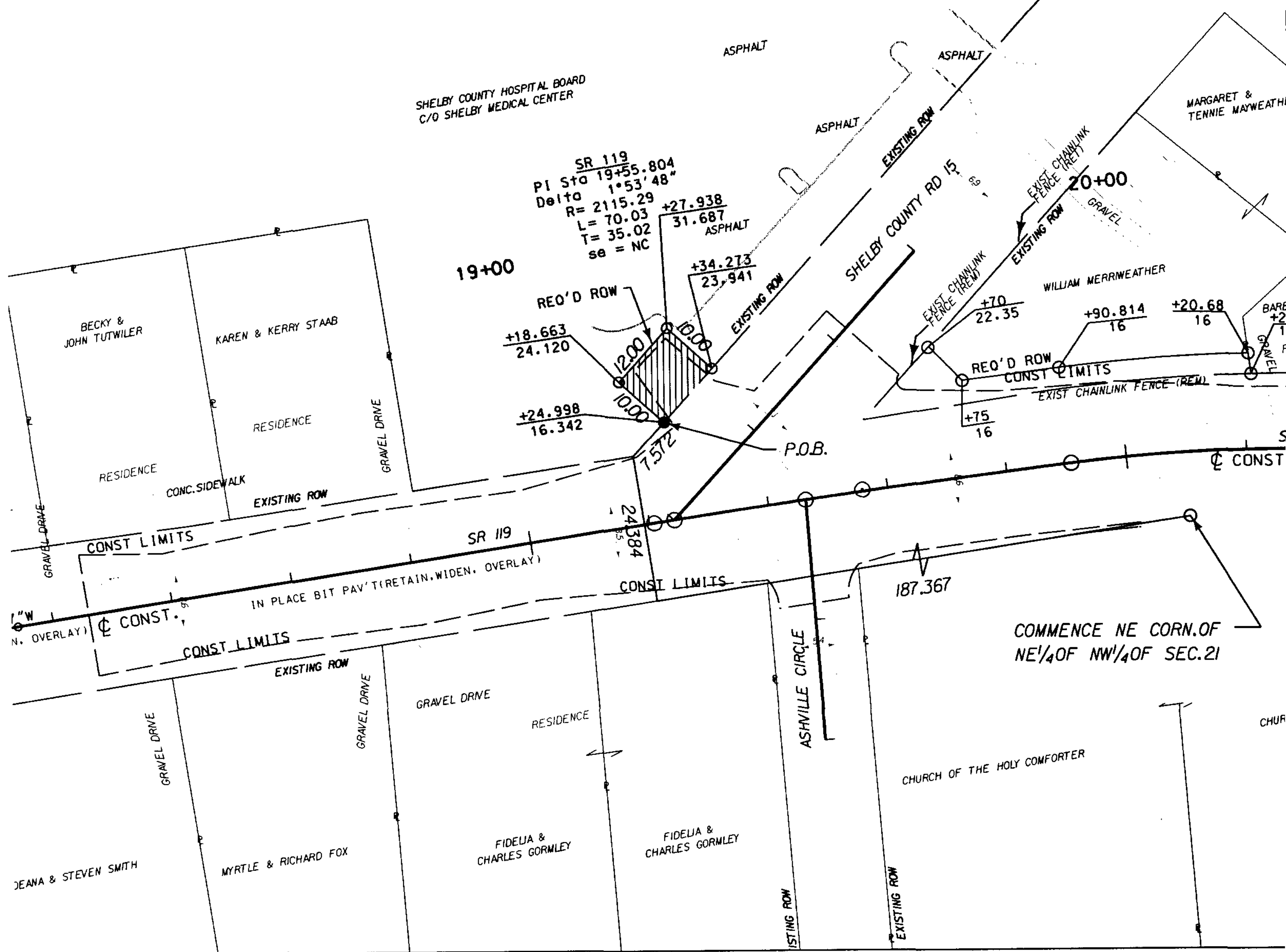
Donna K. Falkner
Notary Public

My Commission Expires: 9/13/05



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BAPTIST HEALTH
SYSTEM, INC.



ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NUMBER 12

OWNER: BAPTIST HEALTH SYSTEM, INC.

TOTAL HECTARES 1.825
REQUIRED ROW 0.012
REMAINDER 1.813

PROJECT NO. STPBH-9802(98)
COUNTY: SHELBY
SCALE : 1: 1000
DATE: 12-19-2000

