

STATE OF ALABAMA)  
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE MILLION FIFTEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100 DOLLARS (\$1015875.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA FOR THE UNIVERSITY OF ALABAMA AT BIRMINGHAM** a Not for Profit Corporation (GRANTOR) does grant, bargain, sell and convey unto **WALKER, L.L.C. an Alabama Limited Liability Company (GRANTEE)**, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

**Subject to:**

Advalorem Taxes due October 01, 2001 and thereafter.  
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 329, page 508.  
Right of way granted Shelby County in Deed Book 229, Page 487.  
Easement to Colonial Pipeline in Deed Book 224, Page 477.  
Transmission Line Permit to Alabama Power Company in Real 157, Page 643.  
Less and accept any portion lying within a public road right of way.  
Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.  
Property is conveyed in "AS IS WHERE IS" condition, without warranty or representation, either statutory or otherwise expressed or implied.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the        day of February, 2001.

**THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA FOR THE UNIVERSITY OF ALABAMA AT BIRMINGHAM, a Not-For-Profit Corporation**

By: Steve Pickett

Its: CFO  
UAB Health System

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Steve Pickett whose name as CFO, UAB Health System of THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA FOR THE UNIVERSITY OF ALABAMA AT BIRMINGHAM, a Not-For-Profit 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 conveyance, 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 of office this        day of February, 2001.

Tana Lee Kennedy  
Notary Public  
Print Name: Tana Lee Kennedy  
My Commission Expires: 04/23/05

PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
WALKER L.L.C.  
1717 11<sup>TH</sup> AVENUE SOUTH SUITE 510  
BIRMINGHAM, AL 35205  
58-15-3-08-0-000-021-019

**EXHIBIT "A" WALKER from UAB**

A parcel of land situated in the SW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:  
Begin at the SE corner of the SW 1/4 of Section 8, Township 20 South, Range 1 West and run West along the South line of said 1/4 section a distance of 61.26 feet to a point on the Northeasterly right of way line of Shelby County Highway #69, said point lying on a curve to the left having a radius of 2904.79 feet and a central angle of 7 deg. 23 min. 26 sec.; thence 42 deg. 06 min. 44 sec. to the right (angle measured to tangent) in a Northwesterly direction along the arc of said curve and along the Northeasterly right of way line of Shelby County Highway #69 a distance of 374.69 feet to the P.T. (point of Tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction along the Northeasterly right of way line of Shelby County Highway #69 a distance of 1177.17 feet to a point of the West line of the E 1/2 of said Section; thence 57 deg. 10 min. 24 sec. to the right in a Northerly direction along the West line of said E 1/2 of the SW 1/4 of said Section a distance of 844.99 feet to a point on the Southeasterly right of way line of Shelby County Highway #39; thence 49 deg. 23 min. 14 sec. to the right in a Northeasterly direction along the Southeasterly right of way line of said Highway #39 a distance of 177.05 feet to the P.C. (point of Curve) of a curve to the right having a radius of 3920.65 feet and a central angle of 4 deg. 09 min.; thence along the arc of said curve and along the Southeasterly right of way line of said Highway #39 a distance of 283.98 feet to the P.T. (point of tangent) of said curve; thence in tangent to said curve and along the Southeasterly right of way line of said Highway #39 a distance of 36.93 feet to the P.C. (point of curve) of a curve to the left having a radius of 608.50 feet and a central angle of 17 deg. 59 min. 30 sec. thence along the arc of said curve and along the Southeasterly right of way line of said Highway #39 a distance of 191.08 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve and along the Southeasterly right of way line of said Highway #39 a distance 276.48 feet to the P.C. (point of curve) of a curve to the right having a radius of 700.00 feet and a central angle of 27 deg. 55 min. 41 sec.; thence along the arc of said curve and along the Southeasterly right of way line of said Highway #39 a distance of 341.21 feet to a point; thence 26 deg. 07 min. 42 sec. to the right (angle measured to tangent) in an Easterly direction a distance of 345.14 feet to a point; thence 83 deg. 38 min. 35 sec. to the right in a Southeasterly direction a distance of 607.70 feet to a point on the East line of the SW 1/4 of said Section; thence 6 deg. 49 min. 31 sec. to the right in a Southerly direction along the East line of said 1/4 section a distance of 1997.28 feet to the point of beginning; being situated in Shelby County, Alabama.