

Send Tax Notice to:

Shelby County Treatment Center, Inc.

3181 BRADFORD PLACE
BIRMINGHAM AL 35242

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, Than in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Stovall & Co., Inc.**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Shelby County Treatment Center, Inc.** (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. 2004 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

ALL of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

And the undersigned does for itself and for its successors, and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises;

that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this the 8th day of April, 2004.

Stovall & Co., Inc.

BY: _____

Its _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN M. SHERLEY whose name as Chief Financial Officer of Stovall & Co., Inc., 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 as such officer and with full authority executed the same voluntarily and as the act of said Stovall & Co., Inc.

Given under my hand and official seal this 8th day of April, 2004.

Notary Public

My Commission Expires: 8/29/07

EXHIBIT "A"

A PARCEL OF LAND IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE SOUTH 89°06'53" EAST AND RUN ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2015.04 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF L & N NORTH BOUND TRACT (100 FOOT RIGHT OF WAY); THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND RUN A DISTANCE OF 480.43 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 31 (200 FOOT RIGHT OF WAY); THENCE SOUTH 39°16'16" EAST AND ALONG SAID RIGHT OF WAY RUN A DISTANCE OF 202.22 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID U. S. HIGHWAY NO. 31 AND THE CENTER LINE OF BUCK CREEK, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 306.85 FEET; THENCE NORTH 77°13'37" WEST AND LEAVING SAID RIGHT OF WAY RUN A DISTANCE OF 135.36 FEET; THENCE SOUTH 02°03'25" EAST AND RUN A DISTANCE OF 343.14 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SAID L & N NORTH BOUND TRACT; THENCE NORTH 43°42'17" WEST AND ALONG SAID RIGHT OF WAY RUN A DISTANCE OF 771.36 FEET; THENCE SOUTH 89°06'53" EAST AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 458.48 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.