



20050104000000020 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/04/2005 07:58:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Shelby Ridge Properties, LLC
c/o Schmidt Wallace Healthcare
Management Company, Inc.
100 Perry Hill Road
Montgomery, Alabama 36109
Attn: Christopher R. Schmidt

*6,047,750.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Ten & No/100 Dollars (\$10.00) to the undersigned **Baptist Health System, Inc.**, an Alabama non-profit corporation (the "Grantor"), in hand paid by **Shelby Ridge Properties, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama and described more particularly as follows (the "Property"):

Lot 1, according to the Final Plat of Shelby Ridge Nursing Home Survey, as recorded in Map Book 34, Page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes, if any, for the current tax year that are not yet due and payable.
2. Easement to the City of Alabaster, recorded in Probate Minutes Book 75, Page 247, in the Probate Office of Shelby County, Alabama.
3. Agreement for Ingress/Egress & Utilities granted to the Alabaster Water Board by instrument recorded in 2002-06955, as amended by instrument recorded in 20041122000641220, in said Probate Office.
4. Easements, as shown by map recorded in Map Book 34, Page 60, in said Probate Office.
5. Building lines, as shown by map recorded in Map Book 34, Page 60, in said Probate Office.
6. Easement to Alabama Power Company by instrument recorded in 20041221000696110, in said Probate Office.
7. Those matters reflected in the August 25, 2004 survey (last revised December 23, 2004) of the premises, prepared by Joseph F. Breighner, Jr. (Ala. Reg. No. 17518).
8. Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

01114316.1 \$6,047,750.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the Grantor, by its representative, who is authorized to execute this Statutory Warranty Deed and to make this conveyance, has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below.

GRANTOR:

Baptist Health System, Inc., an Alabama non-profit corporation

By: 

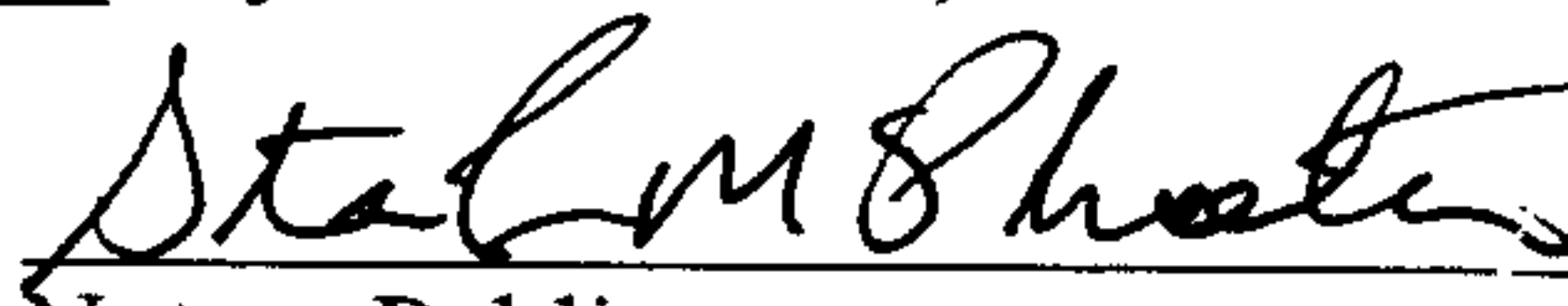
Name: Douglas C. Davenport

Its: Senior Vice President and
Chief Financial Officer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Douglas C. Davenport, whose name as Senior Vice President and Chief Financial Officer of Baptist Health System, Inc., an Alabama non-profit corporation, is signed to the foregoing instrument, 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 the 22nd day of December, 2004.


Notary Public

AFFIX SEAL

My commission expires: 9-7-2008

This instrument was prepared by:

M. Beth O'Neill
MAYNARD, COOPER & GALE, P.C.
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2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2618
(205) 254-1000