Form ROW-4

THIS INSTRUMENT PREPARED BY:
R. L. WOLFE & ASSOCIATES

STATE OF ALABAMA)

SHELBY COUNTY)

TRACT NO. 20

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of ($1,300.00) ONE THOUSAND THREE HUNDRED dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor(s), Columbiana Health Realty, LLC, have (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 more particularly described as follows: And as shown on the right of way plans of Project No. STPBH-0025(504) of record in the State of 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:

A part of the NE ¼ of the NE ¼ of Section 24, Township 21 South, Range 1 West, identified as Tract No. 20, Project No. STPBH-0025(504), being more fully described as follows:

Commence at the southwest corner of said NE ¼ of the NE ¼;

Thence South 87°43'47"East 118 feet more or less along the South line of the NE ¼ of the NE ¼ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama to the Point of Beginning (said point offset 50' and perpendicular to project centerline at station 72+42.89);

Thence northeasterly along the required right of way line a distance of 110 feet more or less to a point on the required R/W line(said point offset from the centerline of project 50.0 feet and perpendicular to said project centerline at Station 73+53.06);

Thence northeasterly along the required R/W line 34 feet more or less to a point on the present right of way line that is offset 33.27 feet and perpendicular to the project centerline at Station 73+82.20;

Thence southwesterly along the present R/W line 130 feet more or less to a point on the grantor's SOUTH property line;

Thence westerly along the grantor's SOUTH property line 21 feet more or less to the Point of Beginning

Containing 0.046 acres, more or less.

Temporary Easement:

A part of the NE ¼ of the NE ¼, Section 24, Township 21 South, Range 1 West, identified as Tract No. 20, Project No. STPBH-0025(504), being more fully described as follows:

Commence at the southwest corner of said NE ¼ of the NE ¼;

Thence South 87°43'47"East 118 feet more or less to the Point of Beginning (said point offset 50 feet and perpendicular to said Project centerline at Station 72+42.89);

Thence northeasterly along the required R/W line a distance of 110 feet more or less to a point on the required easement line (said point being offset 50 feet and perpendicular to said project centerline at Station73+53.06);

Thence southwesterly along the required easement line 61 feet more or less to a point that is offset 80.0 feet and perpendicular to the Project centerline at Station 73+00.00;

Thence southwesterly along the required easement line 75 feet more or less to a point on the grantor's SOUTH property line;

Thence easterly along the grantor's SOUTH property line 34 feet more or less to the Point of Beginning.

Containing 0.065 acres, more or less.

It is expressly understood that all rights, title, and interest to the above described easement shall revert to the Grantor upon the earlier of (i) the completion of the Project or (ii) December 31, 2008.

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

20060512000225420 1/4 $21.00
Shelby Cnty Judge of Probate,AL
05/12/2006 12:19:48PM FILED/CERT

AND FOR THE CONSIDERATION, AFORESAID, we (I) do for ourselves (myself), for our (my) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama, that we (I) are (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (I) have 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 we (I) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN further covenant(s) and agree that the purchase price above-stated is in full compensation to them (him-her) for this conveyance, and hereby release the State of Alabama, and all of its employees and officers from any and all damages to their (his-her) remaining property contiguous to the property hereby conveyed arising our 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, we (I) have hereunto set our (my) hand(s) and seal(s) this the 1 day of May, 2006.

COLUMBIANA HEALTH REALTY, LLC
By: Northport Holding LLC, Its Member

By: Claude E. Lee L.S.
Claude E. Lee
Its: Vice President L.S.

20060512000225420 2/4 $21.00
Shelby Cnty Judge of Probate, AL
05/12/2006 12:19:48PM FILED/CERT

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County and State, hereby certify that _____, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 200__.

_____ NOTARY PUBLIC

MY COMMISION EXPIRES: _____

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF Alabama)

COUNTY OF Tuscaloosa)

I, Sally Ray, a Notary Public, in and for said County and State, hereby certify that Claude E. Lee, whose name(s) as Vice President of the company, a corporation, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, Claude Lee 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 official seal this 3rd day of May, 2006.

_____ NOTARY PUBLIC

y Commission Expires
May 21, 2008

MY COMMISSION EXPIRES: _____

20060512000225420 3/4 $21.00
Shelby Cnty Judge of Probate,AL
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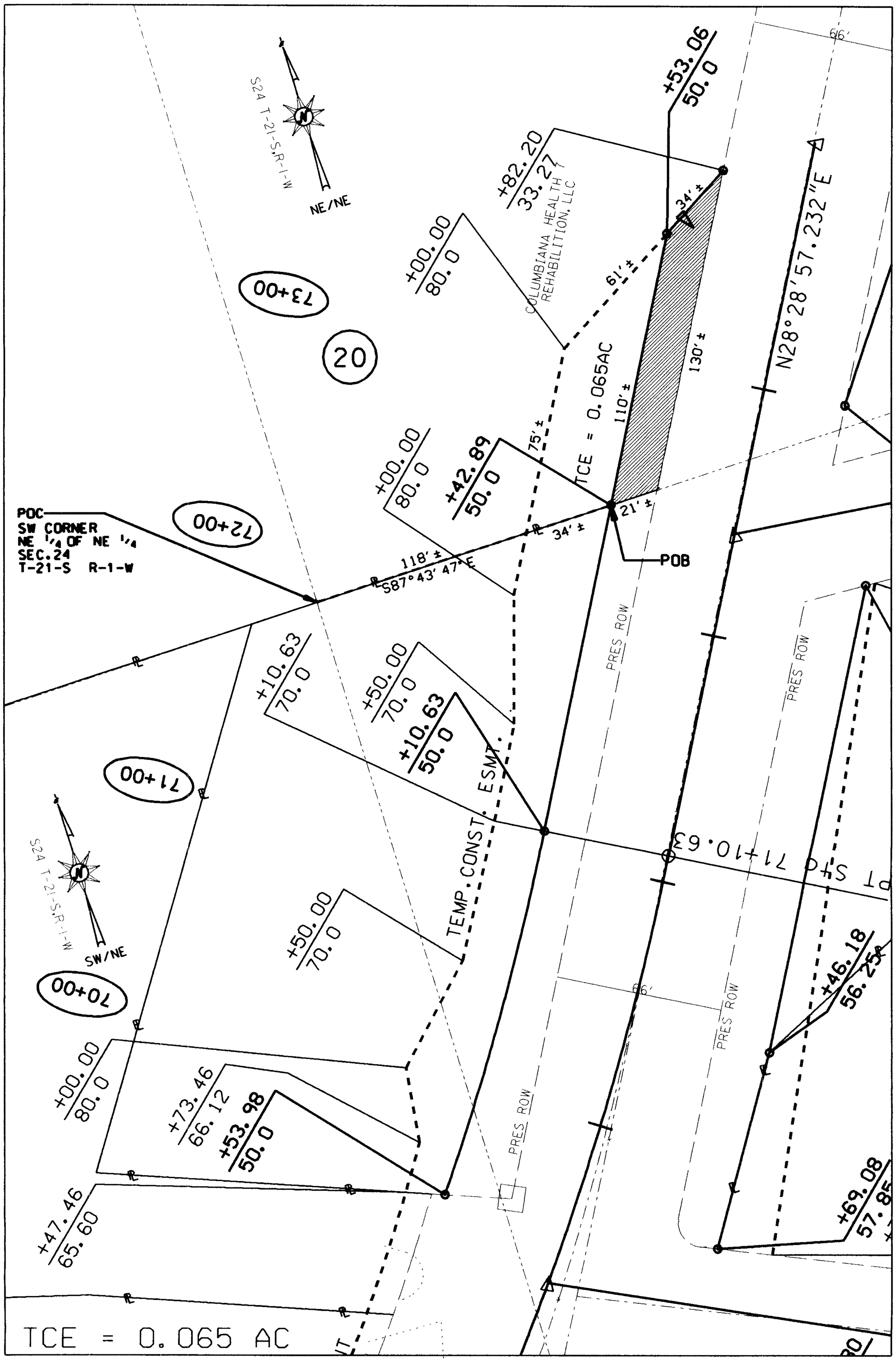

TRACT NUMBER 20 ALABAMA DEPT. OF TRANSPORTATION

OWNER: COLUMBIANA HEALTH & REHABILITATION LLC

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 10.09

SCALE: 1" = 50'

R/W REQUIRED: 0.046

DATE: 02/01/05

REMAINDER: 10.044

REVISED: 12/27/05

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Shelby Cnty Judge of Probate,AL
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