

20060606000266390 1/4 \$1573.00
Shelby Cnty Judge of Probate, AL
06/06/2006 11:25:10AM FILED/CERT

\$1,553,000.00

THIS INSTRUMENT WAS PREPARED BY:

Scott A. Abney, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Windrose 119 Properties, LLC
c/o Windrose Medical Properties, L.P.,
3502 Woodview Trace, Suite 210
Indianapolis, In. 46268

STATE OF ALABAMA
JEFFERSON COUNTY

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 **Windrose 119 Properties, L.L.C.**, a Delaware 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 Jefferson County, Alabama, and described more particularly on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), subject to the matters described in Exhibit B, attached hereto and incorporated herein by reference.

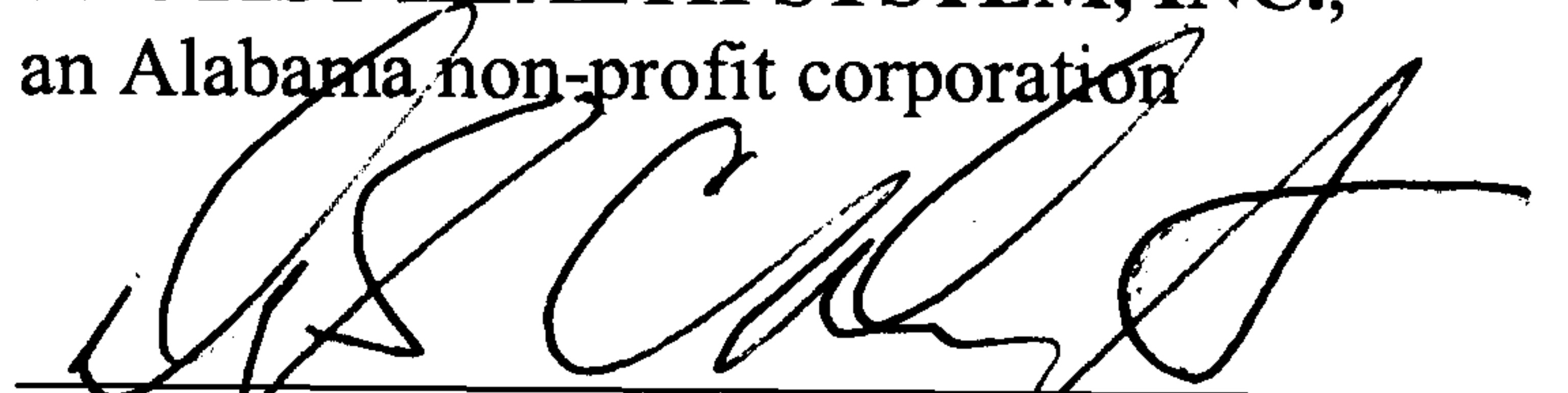
TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

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.

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



Name: Douglas C. Davenport
Its: Senior Vice President/CFO

Shelby County, AL 06/06/2006
State of Alabama

Deed Tax: \$1553.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

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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/CFO 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 1st day of June, 2006.

Britt Humphries Parsons
Notary Public
My commission expires: 04-19-2010
[SEAL]


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EXHIBIT A

[Property Description]

Lot 1-B, according to a Resurvey of Lot 1-A, Golden Corral's Addition to Pelham, as recorded in Map Book 36, page 143, in the Probate Office of Shelby County, Alabama.

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EXHIBIT B

[Permitted Encumbrances]

1. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants and conditions as set out in instruments recorded in Real 268, page 140; Real 290, page 386; Real 325, page 929; and Instrument 1992-15856, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Deed Book 101, pages 520; Deed Book 145, page 378, and Real 5, page 159, in the Probate Office of Shelby County, Alabama.
4. Easements as set forth on the recorded plat at Map Book 36, page 143, including 3 foot easement along the southwesterly side and an irregular easement along the easterly side of said lot.