

STATE OF ALABAMA)

SHELBY COUNTY)



20070208000060110 1/2 \$1214.00
Shelby Cnty Judge of Probate, AL
02/08/2007 12:16:48PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **WILLIAM MORRIS REALTY WAREHOUSE, L.L.C.**, an Alabama limited liability company (hereinafter referred to as the "Grantee") to **BAPTIST HEALTH SYSTEM, INC.**, an Alabama non-profit corporation (hereinafter referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 1-C, according to the Survey of Final Plat of 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.

It is expressly understood and agreed that this deed is made subject to the following:

1. Taxes due and payable October 1, 2007, and in subsequent years.
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, Page 520, Deed Book 145, Page 378 and Real 5, Page 159, in the Probate Office of Shelby County, Alabama.
4. Easement for grant of grading/slope recorded in Instrument 2001/8587 in the Probate Office of Shelby County, Alabama.
5. Restrictions and easement(s) as shown by recorded map at Map Book 36, Page 143.
6. Any mineral and mining rights not owned by seller.
7. Any and all recorded or unrecorded easements, liens, right-of-way and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor 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.

01439215.2

Shelby County, AL 02/08/2007
State of Alabama

Deed Tax: \$1200.00

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed by its officer thereunto duly authorized on the 6th day of ~~January~~ February, 2007.

BAPTIST HEALTH SYSTEM, INC.,
an Alabama non-profit corporation

By: [Signature]
Name: [Signature]
Its: SVP CFO

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 Davenport, whose name as SVP + 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/she, 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 16th day of January, 2007.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 3-12-07

This instrument was prepared by:
Scott A. Abney
Maynard, Cooper & Gale, P.C.
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