
THIS INSTRUMENT WAS PREPARED BY:

M. Beth O'Neill
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2618

SEND TAX NOTICE TO:

S.N.O., Inc.
2858 Highway 31 South
Pelham, Alabama 35124
Attn: Mr. Steve Issis

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **Baptist Health System, Inc.**, an Alabama non-profit corporation (the "Grantor"), in hand paid by **S.N.O., Inc.**, an Alabama corporation (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, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance is also made subject to the permitted exceptions as shown on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

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.

The Grantor hereby covenants and agrees with the Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor, by its authorized representative, has hereto set its signature on this the 30th day of July, 2008.

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

By: [Signature]
Name: David C. Wilson
Its: President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David C. Wilson, whose name as President 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 30th day of July, 2008.

Shelby County, AL 08/08/2008
State of Alabama

Deed Tax: \$1180.00

[Signature]
Notary Public
My commission expires: 7/26/2009
[SEAL]



20080808000320260 2/5 \$1203.00
Shelby Cnty Judge of Probate, AL
08/08/2008 12:12:06PM FILED/CERT

EXHIBIT A

[Legal Description of Property]

Parcel I: Helena Clinic (270 Village Parkway, Helena, AL 35080)

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, of Dearing Downs, 2nd Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of Lot 15 for a distance of 239.72 feet to a point on a curve to the right having a central angle of 31 deg. 04 min. 07 sec. and a radius of 116.68 feet; thence turn an angle to the left of 43 deg. 14 min. 47 sec. to the radius of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 63.27 feet to a point; thence run tangent to last stated curve for a distance of 16.06 feet to a point of a curve to the right having a central angle of 28 deg. 13 min. 52 sec. and a radius of 332.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 163.65 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. from the tangent of last stated curve and run in a Northwesterly direction for a distance of 28.00 feet to the point of beginning; thence continue along last stated course for a distance of 11.00 feet to a point; thence turn an angle to the left 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 15.44 feet to a point on a curve to the right having a central angle of 89 deg. 00 min. 08 sec. and a radius of 25.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.83 feet to a point on the Northeast right of way of Shelby County Highway No. 95, said point being on a reverse curve to the left having a central angle of 2 deg. 23 min. 56 sec. and a radius of 2,845.83 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Northeast right of way for a distance of 119.15 feet to a point; thence turn an angle to the right of 83 deg. 13 min. 22 sec. from the chord of last stated curve and run in a Northeasterly direction for a distance of 96.31 feet to a point; thence turn an angle to the right of 89 deg. 30 min. 22 sec. and run in a Southeasterly direction for a distance of 162.00 feet to a point on a curve to the right having a central angle of 14 deg. 37 min. 20 sec. and a radius of 304.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 77.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II: Montevallo Clinic (33 Salem Road, Montevallo, AL 35115)

A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence in a Southerly direction, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 503.80 feet; thence 44 deg. 40 min. right, in a Southwesterly direction a distance of 99.92 feet to the point of beginning, said point being the intersection of the Southwesterly right of way line of Shelby County High 15 and the Westerly right of way line of Alabama Highway 119; thence 44 deg. 40 min. left, in a Southerly direction, along the Westerly right of way line of said Highway 119, a distance of 111.43 feet; thence 90 deg. Right in a Westerly direction a distance of 150.0 feet; thence 90 deg. Left in a Southerly direction a distance of 200.0 feet; thence 91 deg. 13 min. right in a Westerly direction a distance of 56.0 feet to an existing fence; thence 09 deg. 30 min. 09 sec. right in a Northwesterly direction along said fence, a distance of 381.87 feet; thence 110 deg. 56 min. 51 sec. right in a Northeasterly direction a distance of 104.30 feet; thence 90 deg. Left in a Northwesterly direction a distance of 50.0 feet to the most Easterly corner of Lot 26 of Wooley Heights, as recorded in Deed Book 77 page 443 in the Office of

the Probate Judge of Shelby County, Alabama; thence 90 deg. Right in a Northeasterly direction along the Southeasterly boundary of said Subdivision, a distance of 175.0 feet; thence 90 deg. Left in a Northwesterly direction a distance of 150.0 feet to the Southeasterly right of way line of King Street; thence 90 deg. right in a Northeasterly direction along said right of way line a distance of 430.0 feet to the intersection of the Southwesterly right of way line of Shelby County Highway 15; thence 109 deg. 25 min. right in a Southeasterly direction along said Highway 15 right of way line, a distance of 603.40 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence in a Southerly direction along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 503.80 feet; thence 44 deg. 40 min. right in a Southwesterly direction a distance of 99.92 feet to the intersection of the West right of way line of Alabama Highway 119 and the Southwest right of way line of Shelby County Highway 15; thence 96 deg. 25 min. right in a Northwesterly direction along the Southwesterly right of way line of said Highway 15 a distance of 444.35 feet to the point of beginning; thence continue along last described course a distance of 159.05 feet to the Southeast right of way line of King Street; thence 109 deg. 25 min. left in a Southwesterly direction along said King Street right of way a distance of 430.0 feet; thence 90 deg. left in a Southeasterly direction a distance of 150.0 feet; thence 90 deg. left in a Northeasterly direction a distance of 377.13 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 21, T-22-S, R-3-W, identified as Tract No. 12 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more fully described as follows:

Commencing at the Northeast corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence South along the east line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 111.00 meters, more or less, to the existing east right of way line of State Route 119; thence continue south along said existing east right of way line a distance of 76.367 meters; thence west a distance of 24.384 meters to the existing southwest right of way line of Shelby County Road 15; thence northwesterly along said existing southwest right of way line a distance of 7.572 meters, more or less to a point that is 16.342 meters westerly and of at right angles to the centerline of construction of State Route 119 at Station 19+24.998 and the point of beginning of the property herein to be conveyed; thence westerly a distance of 10 meters to a point that is 24.120 meters westerly of and at right angles to said centerline at Station 19+18.663; thence northwesterly a distance of 12.00 meters to a point that is 31.687 meters westerly of and at right angles to said centerline at Station 19+27.938; thence southeasterly a distance of 10 meters to a point on said existing northwest right of way line of said Shelby County Road 15, said point being 23.941 meters northwesterly of and at right angles to the centerline of Shelby County Road 15 at station 19+34.273, thence southerly along said existing northwest right of way line a distance of 12.00 meters to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

[Permitted Exceptions]

1. Taxes and assessments for the year 2008 and thereafter, which are not yet due and payable.
2. Encroachments, encumbrances, violations, variations or adverse circumstances affecting the Property that would be disclosed by an updated survey.
3. Any minerals or mineral rights leased, granted or retained by previous owners of the Property.

The following items as applicable to Parcel I:

4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 55, Page 454, in the Probate Office of Shelby County, Alabama (the "Probate Office").
5. Right of way to Shelby County recorded in Deed Book 271, Page 726, in said Probate Office.
6. Easement to Plantation Pipeline as recorded in Deed Book 113, Page 59, in said Probate Office.
7. Easement to Colonial Pipeline as recorded in Deed Book 223, Page 431, and Deed Book 268, Page 211, in said Probate Office.
8. Easement to Southern Natural Gas recorded in Deed Book 191, Page 231, in the Probate Office.
9. Reciprocal Easement Agreement by and between J. Harris Development Corp. and Shelby County Healthcare Authority recorded as Inst. No. 1993-27774, in the Probate Office.
10. Easement between Harry Dearing, Jr., and J. Harris Development Corp. recorded in Deed Book 299, Page 358, in the Probate Office.

The following items as applicable to Parcel II:

11. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 223, Page 103, in the Probate Office.
12. Right of way to City of Montevallo recorded in Deed Book 219, Page 487; Deed Book 219, Page 479; and Deed Book 219, Page 501, in the Probate Office.
13. Right of way to State of Alabama recorded as Inst. No. 20020521000238850 in the Probate Office.