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**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:**

Baptist Health System, Inc.  
P.O. Box 830605  
Birmingham, Alabama 35283-0605  
Attention: CFO

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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 **S.N.O., Inc.**, an Alabama corporation (the "Grantor"), in hand paid by **Baptist Health System, Inc.**, an Alabama non-profit corporation doing business as **Shelby Baptist Medical Center** (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 30 day of July, 2008.

S.N.O., INC.  
an Alabama corporation


  
By: Steve Issis  
Its: President

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as President of S.N.O., Inc., an Alabama 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 30<sup>th</sup> day of July, 2008.

  
Notary Public  
My commission expires: 3/12/2011  
[SEAL]

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

Deed Tax: \$1177.00

  
20080808000320270 2/4 \$1197.00  
Shelby Cnty Judge of Probate, AL  
08/08/2008 12:12:07PM FILED/CERT

**EXHIBIT A**

**[Legal Description of Property]**

Lot 2-A and Lot 2-B, according to the Resurvey of Lot 2, of Alabama Telco Credit Union Addition to Chelsea, as recorded in Map Book 40, Page 49, in the Probate Office of Shelby County, Alabama.



20080808000320270 3/4 \$1197.00  
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## **EXHIBIT B**

### **[Permitted Exceptions]**

1. Taxes and assessments for the year 2008 and thereafter, which are not yet due and payable.
2. Any minerals or mineral rights leased, granted or retained by previous owners of the Property, including those set out in Deed Book 13, Page 305, in the Probate Office of Shelby County, Alabama (the "Probate Office").
4. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 102, Page 171; Deed Book 111, Page 152; and Deed Book 138, Page 95, in said Probate Office.
5. Twenty foot utility easement and thirty foot private access easement as shown on plat recorded in Map Book 40, Page 49, in said Probate Office.
6. Restrictions, covenants and conditions as recorded in Inst. No. 20070919000440290, as amended by Amendment of Declaration of Protective Covenants for Chelsea Promenade dated July 30, 2008, and being recorded in said Probate Office simultaneously herewith.
7. Reciprocal Easement Agreement by and between S.N.O., Inc., and Alabama Telco Credit Union dated 9-18-07, recorded in Inst. No. 20070919000440310, as amended by Amendment to Reciprocal Easement Agreement dated July 30, 2008, recorded as Instrument No. 20080731000307820, in said Probate Office.



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