

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

SEND TAX BILL TO:

Shelby Medical Partners, LLC
3104 Blue Lake Drive, Suite 200
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

Consideration = \$ 925,000.00
(all of which is covered by the
mortgage simultaneously recorded
herewith)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHELBY MEDICAL, LTD.**, an Alabama limited partnership ("Grantor") hereby grants, bargains, sells and conveys unto **SHELBY MEDICAL PARTNERS, LLC**, an Alabama limited liability company ("Grantee") that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. The land described on Exhibit "A" together with all of the tenements, hereditaments, improvements, buildings, fixtures, facilities, appurtenances, rights, easements and rights-of-way incident thereto, including without limitation all rights, title and interest of Seller in and to any and all roads, streets, alleys and ways bounding such property, free and clear of all liens, claims encumbrances, mortgages, leases, or leasehold estates is herein referred to as the "Property."

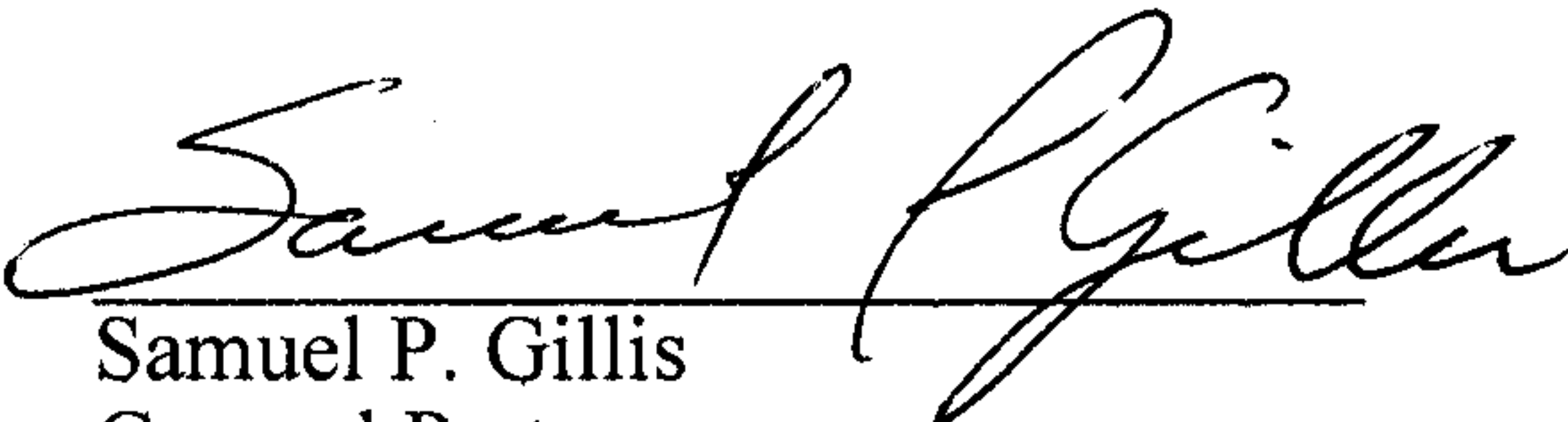
This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor hereto sets its signature and seal this the 9th day of October, 2008.

GRANTOR:

SHELBY MEDICAL, LTD.
an Alabama limited partnership

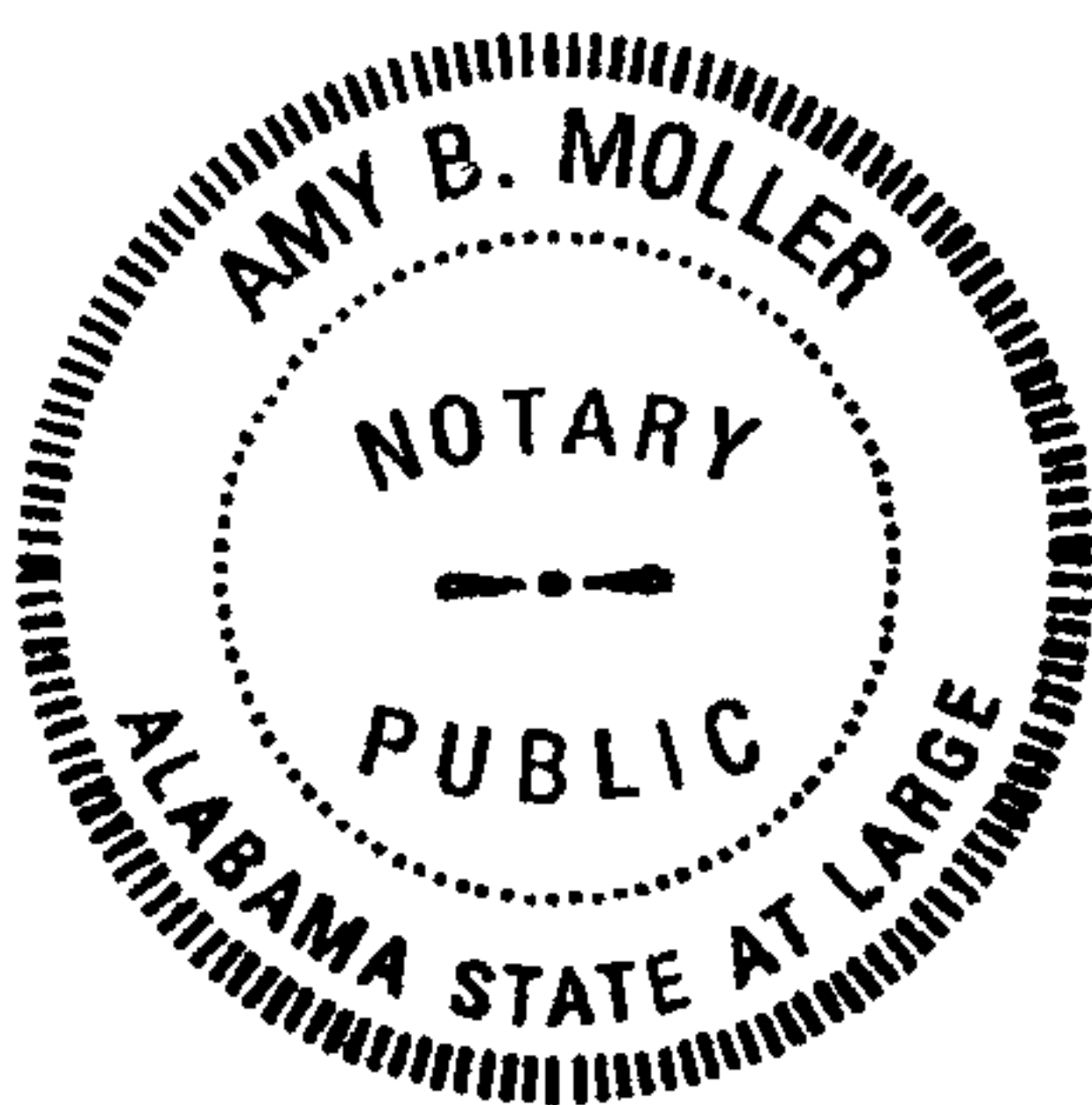
By: 
Its: Samuel P. Gillis
General Partner

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Samuel P. Gillis, whose name as General Partner of **SHELBY MEDICAL, LTD.**, an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of limited partnership.

Given under my hand and official seal this the 9th day of October, 2008.



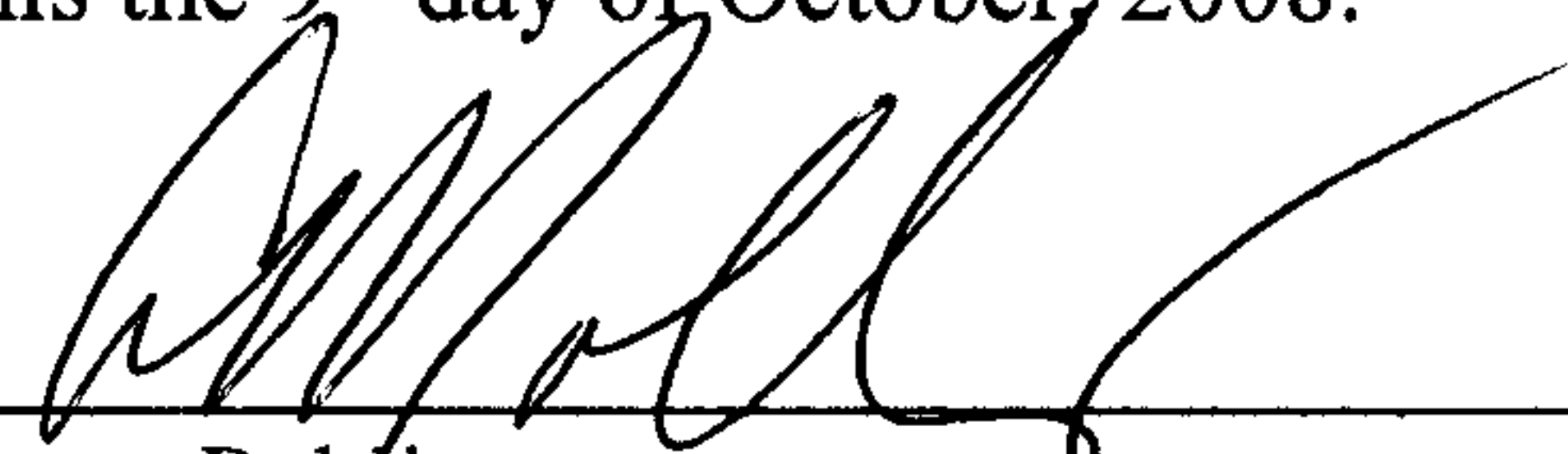

Notary Public
My Commission Expires: MY COMMISSION EXPIRES
DECEMBER 12, 2011

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

Lots 19, 20, 21 and 22, Block 4, according to the Nickerson – Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, being a subdivision of a part of the East ½ of the SE ¼ of Section 35 and part of the NW ¼ of the SW ¼ of Section 36, all in Township 20 South, range 3 West.

Parcel II:

All rights of access to and parking upon, Lots 23 and 24 in Block 4 according to the Nickerson – Scott Survey as recorded in said Map Book 3, Page 34 in said Probate Office, as created in an instrument from Frank Abernathy to the board that is recorded in Deed Book 344 at page 517 in the records of the Office of the Judge of Probate of Shelby County, Alabama.

SITUATED IN SHELBY COUNTY, ALABAMA


20081017000409740 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
10/17/2008 03:31:52PM FILED/CERT

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2008 and subsequent years.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, or and under subject property.
3. Grant of easement and reservation covenants by and between The Medical Board of the Town of Alabaster and Frank Abernathy as recorded in Misc. Book 25, Page 908. (Parcel I and II)
4. Grant of easement and reservation covenants by and between The Medical Board of the Town of Alabaster and Frank Abernathy as recorded in Book 313, Page 354. (Parcel I)
5. Right-of-way granted to Alabama Power Company recorded in Deed Book 133, Page 82; Book 234, page 856 and Inst. No. 20071109000517650.
6. Right-of-way granted to American Telephone and Telegraph recorded in Deed Book 109, Page 191.



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