



20130412000150440 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
04/12/2013 08:02:13 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

Buckeye 119, LLC
126 Elm Street
Birmingham, Alabama 35213

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

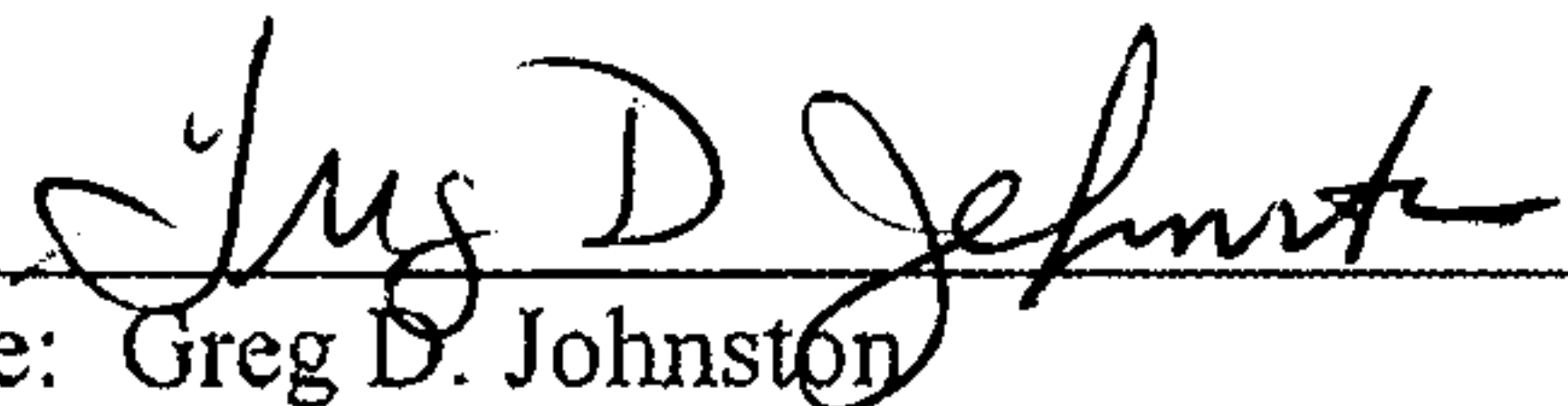
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Baptist Health System, Inc.**, an Alabama non-profit corporation (hereinafter referred to as "Grantor"), does hereby remise, release, quitclaim and convey unto **Buckeye 119, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of Grantor's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, and being more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD to the Grantee forever.

[Signature on following page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on this the 21 day of February, 2013.


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

By: 
Name: Greg D. Johnston
Its: Senior Vice 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 GREG D. JOHNSTON, whose name as Senior Vice 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 21 day of February, 2013.


Notary Public

My commission expires: _____

AFFIX SEAL

**My Commission Expires
August 27, 2014**


EXHIBIT A

(Legal Description)

Lot 1-B, according to the survey of Golden Corral's Addition to Pelham as recorded in Map Book 27, page 149 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT Lot 1-B-1, Lot 1-B-2, Lot 1-B-3 and Lot 1-B-4, according to the survey of Baptist Health System, Inc. Resurvey of Lot 1-B as recorded in Map Book 30, page 109 in the Probate Office of Shelby County, Alabama.

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Real Estate Sales Validation Form

This Document must be filed in accordance with *Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Baptist Health System, Inc.	Grantee's Name	Buckeye 119, LLC
Mailing Address	3201 4 th Avenue South Birmingham, Alabama 35222	Mailing Address	_____ _____ _____
Property Address	_____ _____ _____	Date of Sale	_____
		Total Purchase Price	\$10,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate.
I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 21, 2013

Unattested _____
(verified by)

Printed Name Greg D Johnston
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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