

THIS INSTRUMENT PREPARED BY:

G. Thomas Sullivan
CABANISS, JOHNSTON, GARDNER
DUMAS & O'NEAL LLP
Post Office Box 830612
Birmingham, Alabama 35283-0612
(TEL) 205/716-5200

SEND TAX NOTICES TO:

Noland Health Services, Inc.
600 Corporate Parkway, Suite 100
Birmingham, AL 35242


20140923000299310 1/12 \$1192.00
Shelby Cnty Judge of Probate, AL
09/23/2014 03:53:41 PM FILED/CERT

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Million, One Hundred Forty-Four Thousand, Six Hundred Eight-Seven and No/100 Dollars (\$1,144,687.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **CAROLINE S. WALTERS**, a married woman, **WILLIAM G. SCOTT**, a single man, **MARGARET S. JONES**, a married woman, and **ALBERT L. SCOTT, JR.**, a married man (herein referred to as "GRANTORS"), do hereby GRANT, BARGAIN, SELL and CONVEY unto **NOLAND HEALTH SERVICES, INC.**, a Delaware corporation (herein referred to as "GRANTEE"), its successors and assigns, all of their interests in that certain real estate situated in Shelby County, Alabama, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference, together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto (collectively, the real property and improvements thereon, if any, are hereinafter referred to as the "Property").

This conveyance is made and accepted expressly subject to the following matters, but only to the extent actually affecting the Property:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
2. Taxes or assessments for 2014 and subsequent years and not yet due and payable.
3. Right of Way granted to BellSouth Telecommunications, Inc., dba AT&T Alabama as recorded in Instrument # 20090813000311660.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 142, Page 428; Book 138, Page 163 and Deed Book 107, Page 218.

5. Misalignment of fence, overhead power lines, wood power poles, as shown on Survey of James M. Ray, dated August 11, 2014.

TO HAVE AND TO HOLD the Property unto the said GRANTEE, and its successors and assigns, in fee simple, **FOREVER**.

GRANTORS do for themselves, and for their heirs, administrators, executors, successors and assigns, covenant with GRANTEE, and its successors and assigns, that GRANTORS are lawfully seized in fee simple of the Property; that the Property is free from any and all encumbrances, unless otherwise noted herein; that GRANTORS have a good right to sell and convey the Property; and that GRANTORS will, and their heirs, administrators, executors, successors and assigns, shall, forever warrant and defend the Property to GRANTEE, and its successors and assigns, forever, against the lawful claims of all persons whosoever.

The Property does not constitute the homestead or any part thereof of any of the GRANTORS or their spouses.

IN WITNESS WHEREOF, GRANTORS have caused these presents to be executed on this, the 23rd day of September, 2014.

[Signatures Intentionally Begin on the Next Page]

Caroline S. Walters
CAROLINE S. WALTERS

STATE OF GEORGIA)
:
TOWNS COUNTY)

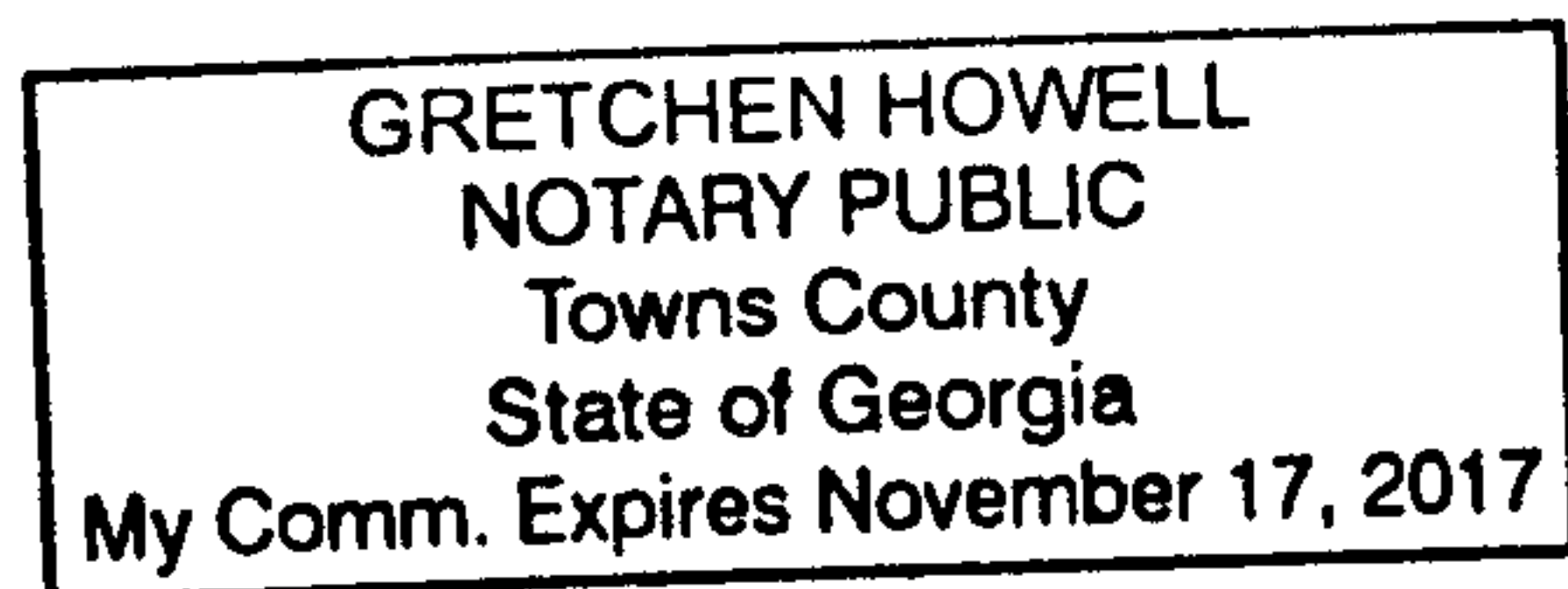
I, the undersigned, a Notary Public residing in the county and state aforesaid, do certify **CAROLINE S. WALTERS**, who is personally to me known, this day appeared before me personally and did acknowledge that she did sign, seal and deliver the foregoing deed of her own free will and accord, for the purposes therein named and expressed.

In witness whereof, I have hereunto set my hand and official seal, this the 19 day of SEPT., 2014.

Gretchen Howell
Notary Public

[SEAL]

My Commission Expires: _____



Witnesses:

[Signature]
[Signature]

[Signature]
WILLIAM G. SCOTT

STATE OF LOUISIANA)

East Baton Rouge PARISH)

Be it known, that on this 20 day of the month of September, 2014, before me, the undersigned authority, personally came and appeared **WILLIAM G. SCOTT**, to me personally known and known by me to be the person whose genuine signature is affixed to the foregoing document, who signed said document before me and in the presence of the two witnesses whose names are thereto subscribed as such, being competent witnesses, and who acknowledged, in my presence and in the presence of said witnesses, that he signed the above and foregoing document as his own free act and deed and for the uses and purposes therein set forth and apparent.

In witness whereof, the said appearer has signed these presents and I have hereunto affixed my hand and seal, together with the said witnesses on the day and date first above written.

[Signature]
Notary Public, LSBA #81961

[SEAL]

My Commission Expires: Lifetime Commission

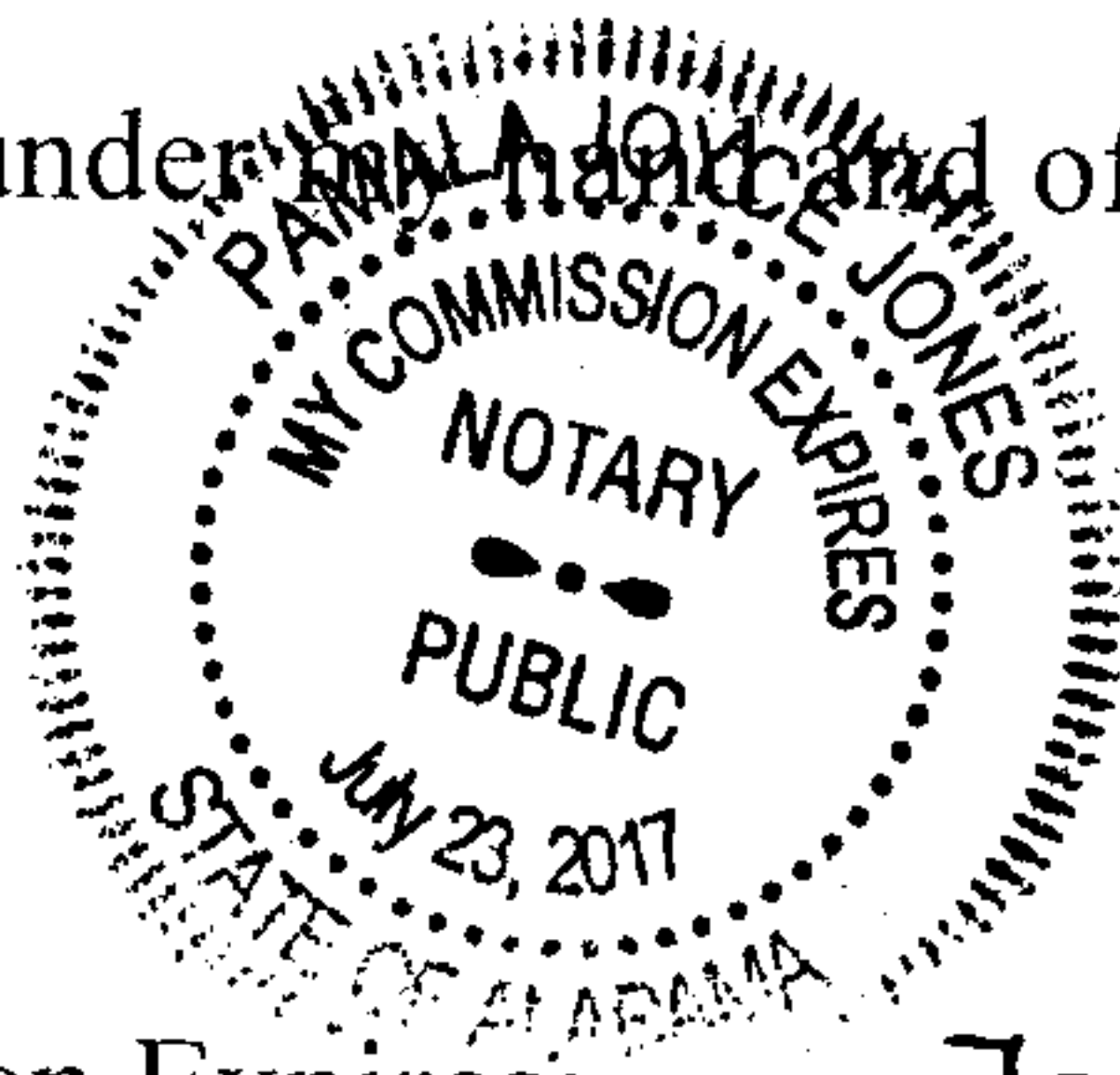
Margaret Jones
MARGARET S. JONES

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARGARET S. JONES**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of Septemb, 2014.



Pamela Joyce Jones
Notary Public

[SEAL]

My Commission Expires: 7-23-17

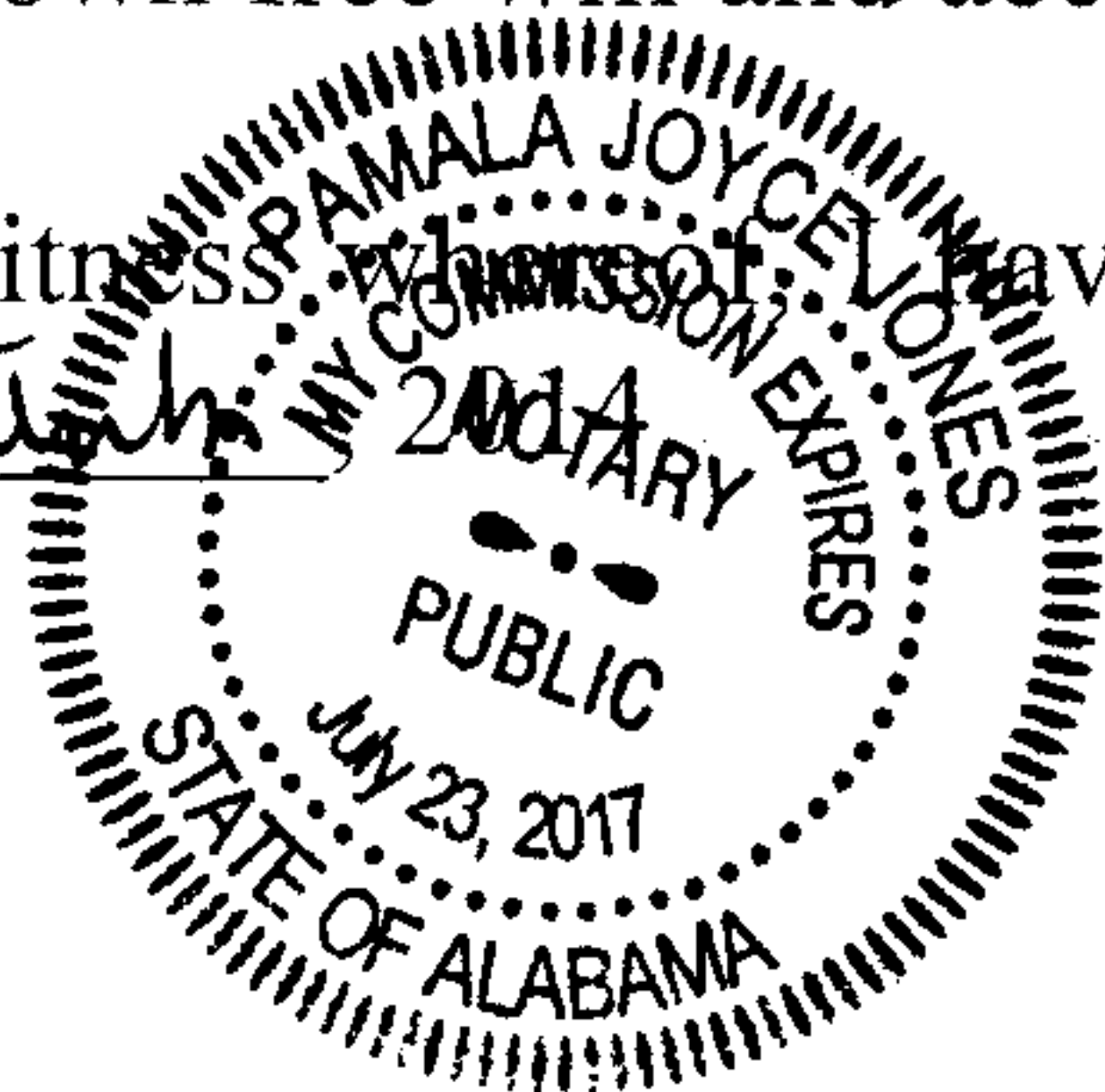


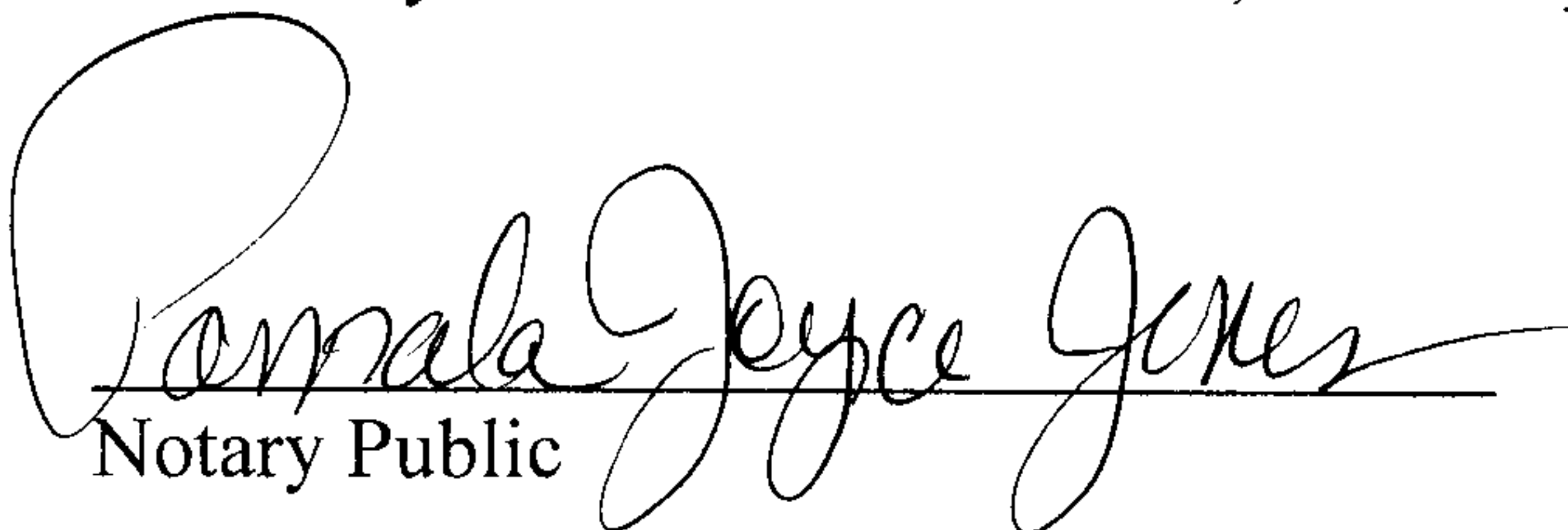
ALBERT L. SCOTT, JR.

Alabama
STATE OF ~~GEORGIA~~)
:
Jefferson COUNTY)

I, the undersigned, a Notary Public residing in the county and state aforesaid, do certify ALBERT L. SCOTT, JR., who is personally to me known, this day appeared before me personally and did acknowledge that he did sign, seal and deliver the foregoing deed of his own free will and accord, for the purposes therein named and expressed.

In witness whereof, I have hereunto set my hand and official seal, this the 23rd day of September, 2014




Notary Public

[SEAL]

My Commission Expires: 7-23-17

Exhibit "A"

Tract One

Commence at the Southwest corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 88°23' 05" East along the South boundary of said section for a distance of 1315.01 feet more or less to the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of said Section 11; thence proceed North 02° 26' 17" East along the East boundary of said quarter-quarter section for a distance of 1315.0 feet, more or less, to the Northeast corner of said quarter-quarter section, said point being the point of beginning. From this beginning point proceed West along the North boundary of said quarter-quarter for a distance of 363 feet more or less; thence proceed North 03° 21' 05" West for a distance of 820.0 feet more or less to a point; thence proceed North 66° 29' 34" West for a distance of 1228.07 feet more or less to a point on the right-of-way of Alabama Highway 119; thence proceed Northeasterly along the right-of-way of said highway to its point of intersection with the Westerly right-of-way of Alex Mill Road; thence proceed Southerly and Southeasterly along the Westerly right-of-way of said Alex Mill Road to its point of intersection with the South boundary of the Southwest one-fourth of the Northeast one-fourth of said Section 11; thence proceed South 89° 31' West along the South boundary of said Southwest one-fourth of the Northeast one-fourth and along the South boundary of the Southeast one-fourth of the Northwest one-fourth for a distance of 2076.89 feet more or less to the Northwest corner of the Northeast one-fourth of the Southwest one-fourth; thence proceed South 02° 26' 17" East along the West boundary of said Northeast one-fourth of the Southwest one-fourth for a distance of 1315.0 to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, and the Northeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama.

LESS & EXCEPT

A Parcel of land located in the Southwest of the Northwest and in the Northwest of the Southwest of Section 11, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a found 1 inch pipe at the Southeast Corner of the Southwest ¼ of the Northwest ¼ of said Section 11, thence South 02°26'17" East along East line of the Northwest ¼ of the Southwest ¼ of said Section 11 for a distance of 510.50 feet to a set iron pin; thence leaving said ¼ - ¼ line South 87°40'12" West for a distance of 363.84 feet to a found 1 inch open pipe; thence North 66°29'34" West for a distance of 1228.07 feet to a set iron pin on the Eastern right-of-way of Alabama State Highway No. 119 (varying width right-of-way) thence along said right-of-way North 31°21'00" East for a distance of 59.67 feet; thence continue along said right of way South 58°39'00" East for a distance of 20.00 feet; thence continue along said right-of-way North 31°21'00" East for a distance of 408.30 feet to a curve to the right having a delta of 10°12'34" and a radius of 1577.02 feet, with a chord bearing of North 36°27'17" East and a chord distance of 280.64 feet; thence continue



along said right of way, along said curve for a distance of 281.09 feet; thence North 48°26'25" West for a distance of 20.00 feet to a curve to the right having a delta of 06°22'05" and a radius of 1597.02 feet, with a chord bearing of North 44°44'37" East and a chord distance of 177.41 feet; thence continue along said right-of-way, along said curve for a distance of 177.50 feet to a set iron pin, said point being the POINT OF BEGINNING of the parcel herein described, said point being on a curve to the right having a delta of 15°05'03" and a radius of 1597.02 feet, with a chord bearing of North 55°28'11" East and a chord distance of 419.23 feet; thence continue along said right-of-way, along said curve for a distance of 420.45 feet to a set iron pin; thence leaving said right of way South 33°00'13" East for a distance of 760.94 feet to a set iron pin; thence South 32°52'44" East 270.50 feet to a found rebar; thence South 52°31'45" West for a distance of 416.27 feet to a set iron pin; thence North 33°11'37" West for a distance of 1052.72 feet to the POINT OF BEGINNING of the Parcel herein described.

Situated in Shelby County, Alabama.

Tract One also described as:

Commence at the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 02 degrees 25 minutes 38 seconds East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 510.50 feet to a ½" capped rebar in place; thence proceed South 02 degrees 25 minutes 38 seconds East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 811.20 feet (set ½" rebar); thence proceed South 87 degrees 41 minutes 37 seconds West for a distance of 350.75 feet (set ½" rebar); thence proceed North 03 degrees 21 minutes 05 seconds West for a distance of 811.33 feet to a ½" open top pipe in place; thence proceed North 66 degrees 28 minutes 58 seconds West for a distance of 1227.76 feet to a point on the right of way of Alabama Highway 119; thence proceed North 31 degrees 21 minutes 00 seconds East along the Southerly right of way of said highway for a distance of 59.67 feet; thence proceed South 58 degrees 39 minutes 00 seconds East along the Southerly right of way of said highway for a distance of 20.0 feet to a 6" X 6" concrete monument; thence proceed North 31 degrees 21 minutes 00 seconds East along the Southerly right of way of said road for a distance of 408.30 feet to the P. C. of a concave curve right having a delta angle of 10 degrees 11 minutes 17 seconds and a radius of 1577.02 feet; thence proceed Northeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 36 degrees 20 minutes 16 seconds East, 280.05 feet to the P. T. of said curve; thence proceed North 47 degrees 12 minutes 57 seconds West along the Southerly right of way of said highway for a distance of 20.11 feet to the P. C. of a concave curve right having a delta angle of 06 degrees 22 minutes 24 seconds and a radius of 1597.02 feet; thence proceed Northeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 44 degrees 56 minutes 43 seconds East, 177.55 feet to the P. T. of said curve and a ½" capped rebar in place, said point also being the P. C. of a concave curve right having a delta angle of 15 degrees 04 minutes 33 seconds and a radius of 1597.02 feet; thence proceed Northeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 55 degrees 26 minutes 44 seconds East, 419.00 feet to a ½" capped rebar in place; thence continue along the

Southerly right of way of said road and along the curvature of afore-described curve for a chord bearing and distance of North 66 degrees 17 minutes 22 seconds East, 182.6 feet to a ½" capped rebar in place; thence proceed North 69 degrees 30 minutes 34 seconds East along the Southerly right of way of said highway for a distance of 327.18 feet; thence proceed South 20 degrees 26 minutes 00 seconds East along the Southerly right of way of said highway for a distance of 20.0 feet to a 6" X 6" concrete monument in place, said point also being the P. C. of a concave curve left having a delta angle of 13 degrees 41 minutes 26 seconds and a radius of 1697.03 feet; thence proceed Northeasterly along the right of way of said road and along the curvature of said curve for a chord bearing and distance of North 62 degrees 53 minutes 48 seconds East, 404.53 feet to the P.T. of said curve, which point is also the P. C. of a concave curve left having a delta angle of 15 degrees 45 minutes 26 seconds and a radius of 1688.47 feet; thence proceed Northeasterly along the Southerly right of way of said highway and along the curvature of said curve for a chord bearing and distance of North 48 degrees 31 minutes 12 seconds East, 462.89 feet to the P. T. of said curve which is also the point of intersection of said Alabama Highway 119 and Alex Mill Road; thence proceed North 85 degrees 34 minutes 40 seconds East along the flare back of said Highway 119 for a distance of 74.50 feet; thence proceed South 52 degrees 23 minutes 09 seconds East along the Westerly right of way of Alex Mill Road for a distance of 37.62 feet to the P. C. of a concave curve right having a delta angle of 17 degrees 36 minutes 28 seconds and a radius of 320.0 feet; thence proceed Southeasterly along the Westerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 43 degrees 44 minutes 32 seconds East, 97.95 feet to the P. T. of said curve; thence proceed South 30 degrees 56 minutes 15 seconds East along the Westerly right of way of Alex Mill Road for a distance of 146.04 feet to the P. C. of a concave curve left having a delta angle of 44 degrees 28 minutes 05 seconds and a radius of 127.95 feet; thence proceed Southeasterly along the Westerly right of way of said road for a chord bearing and distance of South 53 degrees 22 minutes 53 seconds East, 96.83 feet to the P. T. of said curve; thence proceed South 75 degrees 37 minutes 49 seconds East along the Westerly right of way of said highway for a distance of 163.83 feet, said point also being the P. C. of a curve concave curve right having a delta angle of 15 degrees 34 minutes 15 seconds and a radius of 140.0 feet; thence proceed Southeasterly along the Westerly right of way and along the curvature of said curve for a chord bearing and distance of South 67 degrees 50 minutes 46 seconds East, 37.93 feet to the P. T. of said curve; thence proceed South 60 degrees 38 minutes 09 seconds East along the Westerly right of way of said road for a distance of 57.10 feet; thence proceed South 60 degrees 09 minutes 19 seconds East along the Westerly right of way of said road for a distance of 554.84 feet to the P. C. of a concave right having a delta angle of 23 degrees 32 minutes 22 seconds and a radius of 462.08 feet; thence proceed Southeasterly along the Westerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 46 degrees 52 minutes 49 seconds East, 188.51 feet to the P. T. of said curve; thence proceed South 34 degrees 54 minutes 52 seconds East along the Westerly right of way of said road for a distance of 132.57 feet; proceed South 28 degrees 32 minutes 52 seconds East along the Westerly right of way of said road for a distance of 199.92 feet to the P. C. of a concave curve right having a delta angle of 19 degrees 03 minutes 27 seconds and a radius of 724.65 feet; thence proceed Southeasterly along the Westerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 19 degrees 06 minutes 51 seconds East, 239.92 feet to the P. T. of said curve; thence proceed South 06 degrees 43 minutes 45 seconds East along the Westerly right of way of said road for a distance of 331.87 feet to a ½" capped rebar in place being located on the

South boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 11; thence proceed South 89 degrees 31 minutes West along the South boundary of said Southwest one-fourth of the Northeast one-fourth and along the South boundary of the Southeast one-fourth of the Northwest one-fourth for a distance of 2078.11 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, and the Northeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth of Section 11, and the Northeast one-fourth of the Southeast one-fourth the Southeast one-fourth of the Northeast one-fourth of Section 10, Township 22 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT

Parcel A

Commence at a 1" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed West along the South boundary of said quarter-quarter Section for a distance of 143.42 feet to the point of beginning. From this beginning point proceed South 52 degrees 33 minutes 46 seconds West for a distance of 265.81 feet to a ½" capped rebar in place; thence proceed North 33 degrees 11 minutes 01 seconds West for a distance of 1052.49 feet to a ½" capped rebar in place being located on the Southerly right of way of Alabama Highway 119; thence proceed Northeasterly along the Southerly right of way of said highway and along the curvature of a concave curve right having a delta angle of 15 degrees 04 minutes 33 seconds and a radius of 1597.02 feet for a chord bearing and distance of North 55 degrees 26 minutes 44 seconds East, 419.0 feet to a ½" capped rebar in place; thence proceed South 33 degrees 00 minutes 35 seconds East for a distance of 761.02 feet to a ½" capped rebar in place; thence proceed South 32 degrees 52 minutes 53 seconds East for a distance of 270.62 feet to a ½" capped rebar in place; thence proceed South 52 degrees 33 minutes 46 seconds West for a distance of 150.49 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, and Northwest one-fourth of the Southwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama.

Parcel B

Commence at a 1" open top pipe in place being the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 degrees 25 minutes 38 seconds West along the West boundary of said quarter-quarter Section for a distance of 822.00 feet; thence proceed North 30 degrees 40 minutes 17 seconds East for a distance of 568.74 feet to a point on the Southerly right of way of Alabama Highway 119 and the point of beginning. From this beginning point proceed Northeasterly along the curvature of a concave curve right having a delta angle of 12 degrees 06 minutes 14 seconds and a radius of 474.68 feet for a chord bearing and distance of North 72

degrees 57 minutes 33 seconds East, 100.09 feet to the P.T. of said curve; thence proceed North 65 degrees 53 minutes 15 seconds East for a distance of 463.33 feet to a point on the Westerly right of way of Alex Mill Road; thence proceed Northwesterly along the Westerly right of way of said road and along the curvature of a concave curve left having a delta angle of 17 degrees 36 minutes 28 seconds and a radius of 320.0 feet for a chord bearing and distance of North 43 degrees 44 minutes 32 seconds West, 97.95 feet to the P. T. of said curve; thence proceed North 52 degrees 23 minutes 09 seconds East along the Westerly right of way of said road for a distance of 37.62 feet to the flareback of said Alabama Highway 119; thence proceed South 85 degrees 34 minutes 40 seconds West along the flare back of said Highway 119 for a distance of 74.50 feet to the P. C. of a concave curve right having a delta angle of 15 degrees 45 minutes 26 seconds and a radius of 1688.47 feet; thence proceed Southwesterly along the Southerly right of way of said highway and along the curvature of said curve for a chord bearing and distance of South 48 degrees 31 minutes 21 seconds West, 462.89 feet to the P. T. of said curve and the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name **
Mailing Address 260 Chastain Commons
Atlanta, GA 30342

Grantee's Name Noland Health Services, Inc.
Mailing Address 600 Corporate Parkway, Suite 100
Birmingham, AL 35242

Property Address **Caroline S. Walters, William G.
Scott, Margaret S. Jones,
and Albert L. Scott, Jr.

Date of Sale September 23, 2014

Total Purchase Price \$ 1,144,687.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 9/20/14

Print

William G Scott

Unattested

Sign

William G Scott

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



20140923000299310 12/12 \$1192.00
Shelby Cnty Judge of Probate, AL
09/23/2014 03:53:41 PM FILED/CERT

Form RT-1