

THIS INSTRUMENT PREPARED BY:

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SEND TAX NOTICES TO:

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



20140923000299320 1/5 \$41.00
Shelby Cnty Judge of Probate, AL
09/23/2014 03:53:42 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 Fifteen Thousand and No/100 Dollars (\$15,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **ALBERT L. SCOTT, JR.**, a married man (herein referred to as "GRANTOR"), does 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 his interests in that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Commence at the NE corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 87 deg. 41 min. 50 sec. West, a distance of 2585.77 feet; thence North 88 deg. 22 min. 10 sec. West, a distance of 296.68 feet; thence South 19 deg. 52 min. 12 sec. West, a distance of 1082.15 feet to the point of beginning; thence South 51 deg. 41 min. 15 sec. East, a distance of 37.62 feet to the beginning of a curve to the right, having a radius of 320.00 feet, a central angle of 19 deg. 28 min. 05 sec., and subtended by a chord which bears South 41 deg. 54 min. 29 sec. East, and a chord distance of 108.12 feet; thence along the arc of said curve, a distance of 108.64 feet to the beginning of a non-tangent curve to the right, having a radius of 185.00 feet, a central angle of 09 deg. 34 min. 07 sec., and subtended by a chord which bears South 64 deg. 15 min. 26 sec. West, a distance of 30.86 feet; thence along the arc of said curve, a distance of 30.90 feet; thence South 69 deg. 02 min. 33 sec. West, a distance of 418.03 feet to the beginning of a curve to the right, having a radius of 474.68 feet, a central angle of 07 deg. 43 min. 35 sec., and subtended by a chord which bears South 72 deg. 54 min. 20 sec. West, and a chord distance of 63.96 feet; thence along the arc of said curve, a distance of 64.01 feet to a non-tangent curve to the left, having a radius of 1688.47 feet, a central angle of 14 deg. 48 min. 03 sec., and subtended by a chord which bears North 49 deg. 30 min. 40 sec. East, and a chord distance of 435.03 feet; thence along the arc of said curve a distance of

Shelby County, AL 09/23/2014
State of Alabama
Deed Tax: \$15.00

436.24 feet; thence North 86 deg. 16 min. 34 sec. East a distance of 46.82 feet to the point of beginning; being situated in Shelby County, Alabama.

Said legal being that portion of Shelby County Tax Parcel 58-27-1-11-2-001-006.000 sitting Northwest of Alex Mill Road, being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West.

Situated in Shelby County, Alabama.

Said property also described as:

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 flare back 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.

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. Easement(s) to Alabama Power Company as shown by instrument recorded in Instrument # 20020926000463810.

4. Deed to Shelby County, Alabama for right of way recorded as Instrument # 20050131000046210.

5. Overhead power lines and power poles as shown on survey of James M. Ray, dated August 11, 2014.

6. Ordinance No. 02102014-300 as recorded in Instrument No. 20140613000179650 annexing subject property into Montevallo.

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

GRANTOR does for himself, and for his heirs, administrators, executors, successors and assigns, covenant with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seized in fee simple of the Property; that the Property is free from any and all encumbrances, unless otherwise noted herein; that GRANTOR has a good right to sell and convey the Property; and that GRANTOR will, and his 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 the GRANTOR or his spouse.

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

[Signature Intentionally on the Next Page]

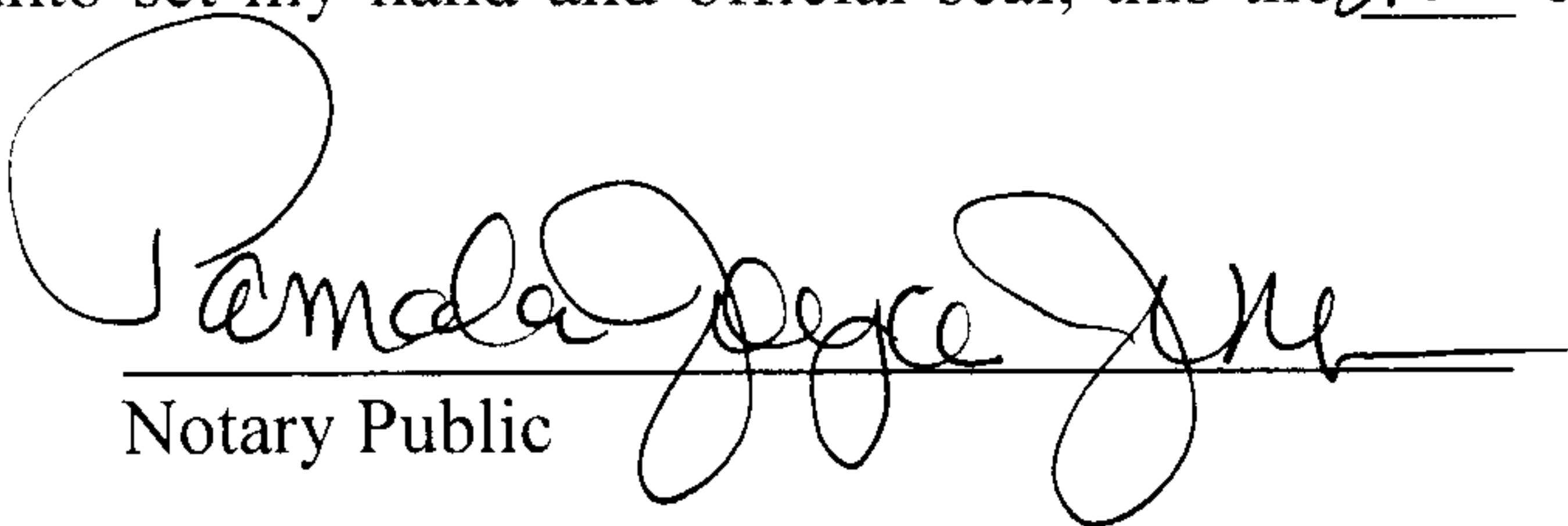


ALBERT L. SCOTT, JR.

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



My Commission Expires:

7-23-17



20140923000299320 4/5 \$41.00
Shelby Cnty Judge of Probate: AL
09/23/2014 03:53:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Albert L. Scott, Jr.
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 _____

Date of Sale September 23, 2014

Total Purchase Price \$ 15,000.00

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)

☐ 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 a

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 9.23.14

Print

ALBERT L. SCOTT

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20140923000299320 5/5 \$41.00
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