

**THE TRANSACTION EVIDENCED HEREBY IS EXEMPT FROM TAXATION PURSUANT
TO ALA. CODE §11-58-14 (1975) AS GRANTEE IS A CORPORATION INCORPORATED
UNDER THE PROVISIONS OF ALA. CODE §11-58-1, ET SEQ. (1975)**

THIS INSTRUMENT PREPARED BY:
Chad J. Post
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED delivered by **CGP MEDVEST BW, LLC**, a Delaware limited liability company (the "Grantor"), to **THE MEDICAL CLINIC BOARD OF THE CITY OF HOOVER, ALABAMA**, a public corporation and instrumentality under the laws of the State of Alabama (hereinafter referred to as the "Grantee"), pursuant to and for the purposes set forth in Chapter 58 of Title 11 of the Code of Alabama 1975.

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.



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Shelby Cnty Judge of Probate, AL
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Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

CGP Medvest BW, LLC
361 Summit Blvd., Suite 220
Birmingham, Alabama 35243

Grantee's Name and Mailing Address:


Medical Clinic Board, City of Hoover, Alabama
100 Municipal Lane
Hoover, Alabama 35216

Property Address: Tattersall Park, Hoover, Shelby County, Alabama

Actual Value: \$2,953,631.00

The Actual Value of the Property can be verified by the closing statement.

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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be duly executed on this 12th day of February, 2015.

GRANTOR:

CGP MEDVEST BW, LLC,
a Delaware limited liability company

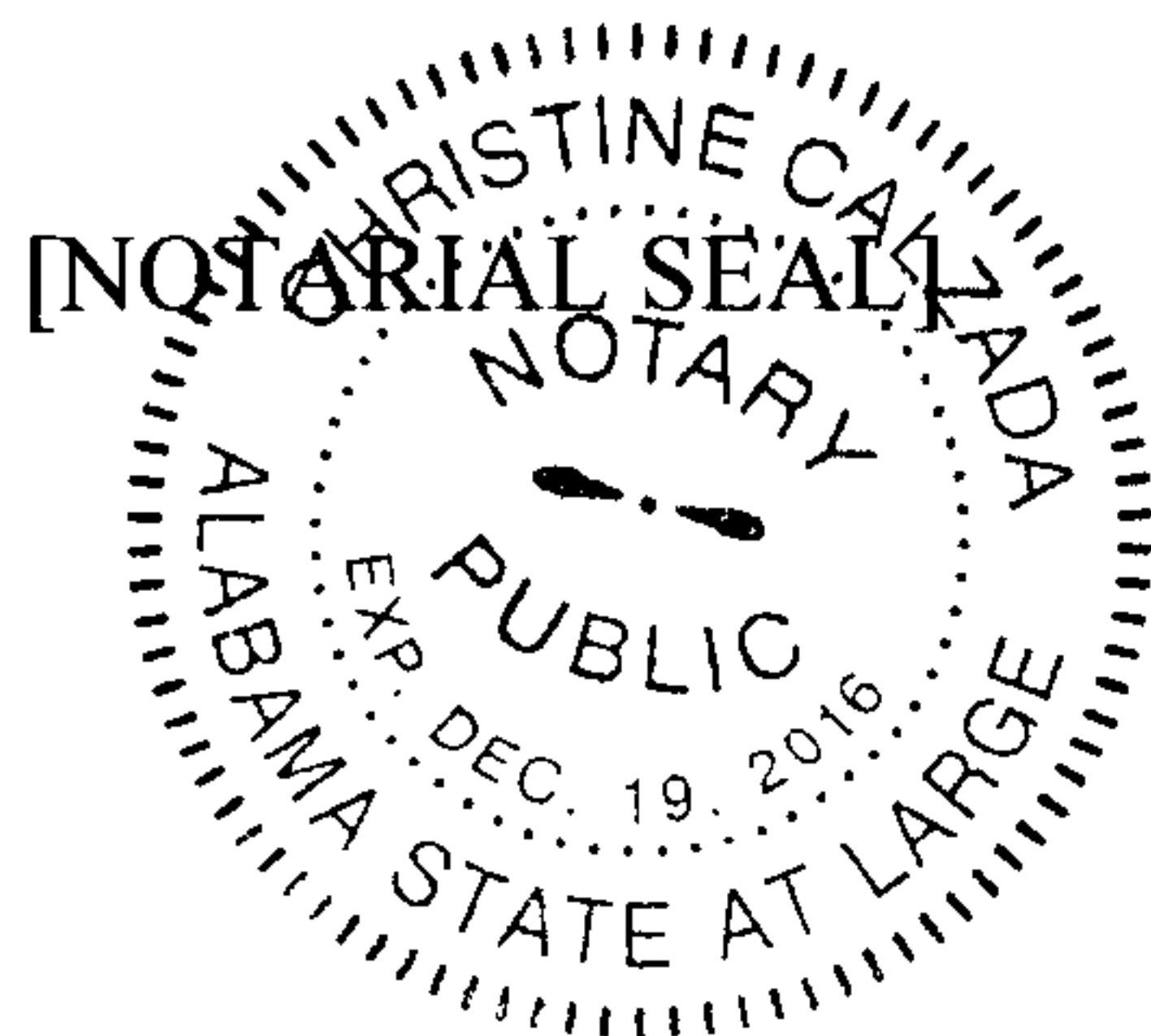
By: David Fowler
Name: David Fowler
Title: Authorized Agent

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Fowler, whose name as Authorized Agent of CGP Medvest BW, LLC, a Delaware limited liability company, 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 such instrument, he or she, 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 30th day of January, 2015.



Christine Canada
Notary Public
My Commission Expires: 12/19/16



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Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Legal Description

Lot 1 according to the map and survey of EBSCO's FED Addition to Hoover as recorded in Map Book 44, Page 108 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

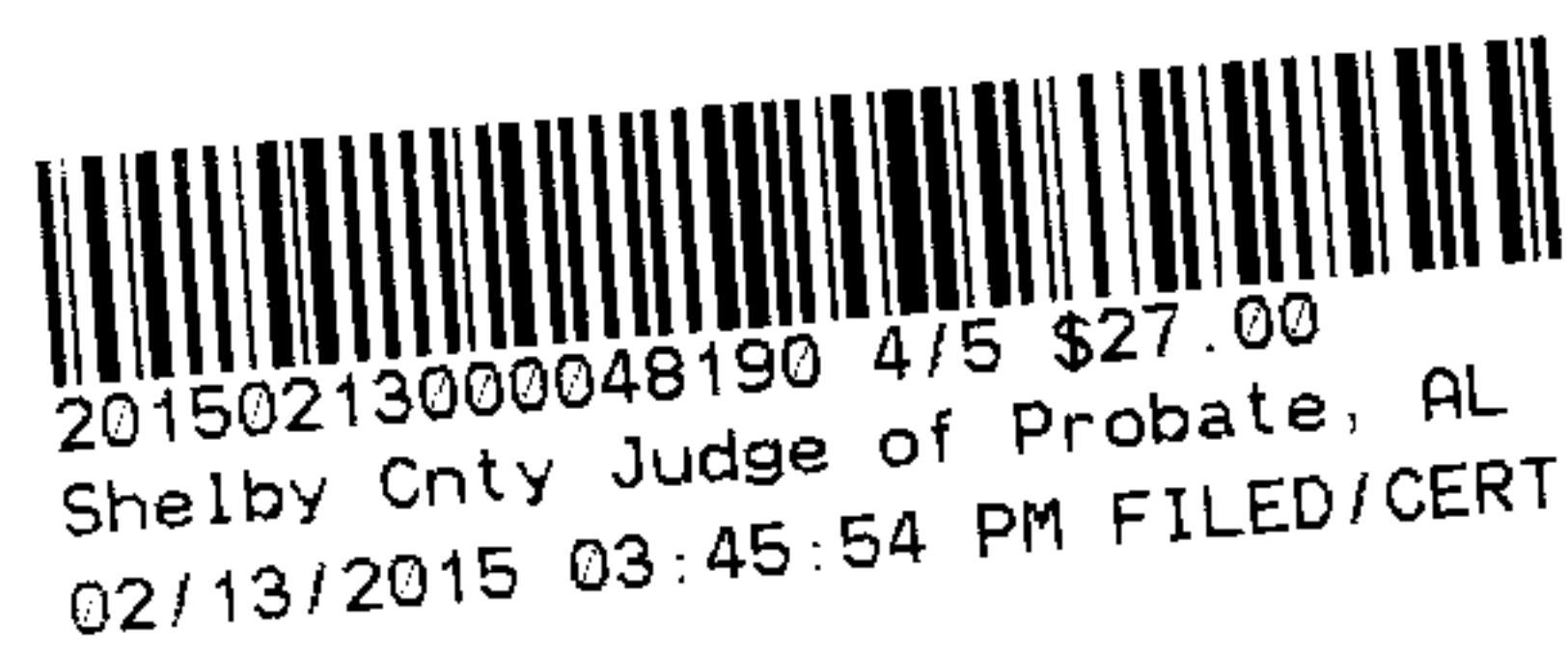



EXHIBIT B

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter, except to the extent that property owned by Grantee is not subject to such taxes and assessments.
2. North Shelby County Fire and Emergency Medical District dues and assessments for the current tax year and for all subsequent years thereafter.
3. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
4. All easements, restrictions, reservations, rights-of-way and other matters of record.
5. 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 Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Probate Office.
6. Covenant and Agreement for Water and Sewer Service as recorded in Real Volume 235, Page 649 in the Probate Office.
7. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 109, Page 499 in the Probate Office.
8. Set back lines as shown on survey of Michael R. Bridges dated February 12, 2015.
9. Restrictive Use and Reciprocal Easement Agreement between EBSCO Industries, Inc. and Grantor recorded in the Probate Office contemporaneously herewith.
10. Any and all mortgages, assignments, financing statements, or other security documents made by Grantor in favor of IberiaBank in its capacity as lender for construction in, on, or related to the Property.


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