



20151002000346380 1/7 \$20532.00
Shelby Cnty Judge of Probate, AL
10/02/2015 02:51:04 PM FILED/CERT

***This Instrument Prepared By, And
After Recording Return To:***

M. Beth O'Neill
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203
Telephone: (205) 254-1000

Send Tax Notices To:

BBH SBMC, LLC
1000 S. Fremont Ave, Unit 18
Bldg. A10, Suite 10034
Alhambra, CA 91803-8861

**STATE OF ALABAMA)
SHELBY COUNTY)**

STATUTORY WARRANTY 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 in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned **BAPTIST HEALTH SYSTEM, INC.**, an Alabama nonprofit corporation (hereinafter referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **BBH SBMC, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), those certain tracts or parcels of real estate situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all easements or other rights appurtenant thereto; provided, however, that this conveyance is expressly made subject to those matters more particularly set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances. And the said Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under the Grantor, but none other.

Pursuant to and in accordance with § 40-22-1, Code of Alabama (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 1130 22nd Street South, Suite 1000, Birmingham, AL 35205
Grantee's Address: 1000 S. Fremont Ave, Unit 18, Bldg. A10, Suite 10034, Alhambra, CA 91803-8861
Property Address: 1000 1st Street North, Alabaster, AL 35007
Assessor's Value: \$20,499,960

Shelby County, AL 10/02/2015
State of Alabama
Deed Tax: \$20500.00




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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be properly executed and delivered by its duly authorized officer as of the 2nd day of October, 2015.

GRANTOR:

BAPTIST HEALTH SYSTEM, INC., an Alabama nonprofit corporation

By: 

Print Name: Keith A. Parrott

Title: President & CEO

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Keith A. Parrott, whose name as President & CEO of Baptist Health System, Inc., an Alabama nonprofit corporation, 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 the conveyance, he, 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 1st day of October, 2015.


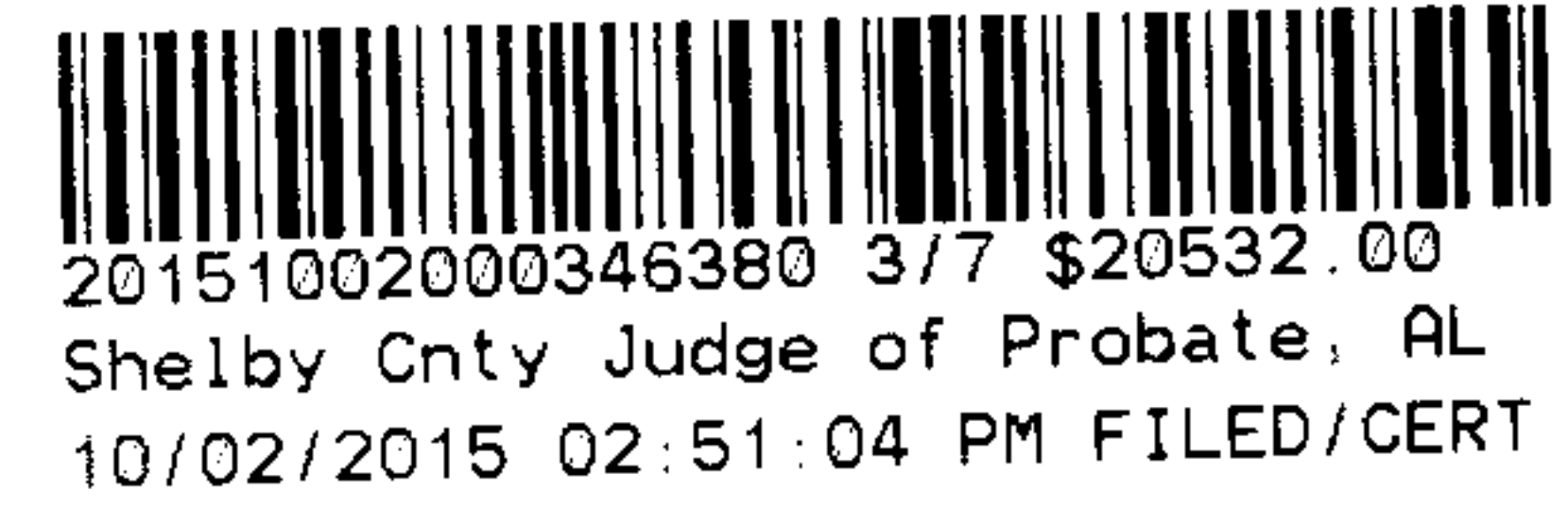

 NOTARY PUBLIC
 My Commission Expires: 7/26/17



EXHIBIT A TO STATUTORY WARRANTY DEED

Legal Description of the Property



Shelby Baptist Medical Center:

Tax Parcel No.: As to Parcel 1: Parcel #13-7-36-2-001-020.000 and Parcel #13-7-36-2-001-031.000; As to Parcel 2: Parcel #13-7-35-1-001-026.000; Parcel #13-7-36-3-001-058.000; Parcel #13-7-36-2-001-051.000; Parcel #13-7-36-2-001-051.900 (Leasehold); As to Parcel 3: Parcel #13-7-36-2-001-050.000; As to Parcel 4: Parcel #13-7-36-2-001-050.001; As to Parcel 5: Parcel #13-7-35-1-001-025.000; Parcel #13-7-36-2-001-049.001; Parcel #13-7-36-2-001-049.002 (Leasehold); Parcel #13-7-36-2-001-049.003; Parcel #13-7-36-2-001-049.004; As to Parcel 6: Parcel #13-7-36-3-001-059.000; Parcel #13-7-36-3-001-059.002; As to Parcel 7: Parcel #13-7-36-2-001-052.002; Parcel #13-7-36-2-001-052.003; As to Parcel 8: Parcel #13-7-36-2-001-048.000.

Parcel 1:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run West along the South line of same 902.21 feet to a point; thence an angle right of 104°20'24" and run in a Northeasterly direction along the Southeasterly right of way of 2nd Street Northeast 290.25 feet to the Northwest corner of Lot 15, Block 4 of the Amended Map of a portion of Cedar Grove Estates, as recorded in Map Book 4, Page 22, in the Probate Office of Shelby County, Alabama; thence an interior angle of 90°00'00" and run to the right in a Southeasterly direction along the Northeasterly line of said Lot 15 and the extension of same 250.01 feet to a point; thence an interior angle of 270°19'51" and run to the left in a Northeasterly direction and parallel to the Southeasterly line of Lots 8-15 of said subdivision a distance of 600.86 feet to the Southwesterly corner of Lot 4, Block 4 of said subdivision; thence an interior angle of 104°11'00" and run to the right in an Easterly direction along the Southerly line of Lots 4 and 1, Block 4 of said subdivision 199.91 feet to a point; thence an interior angle of 269°55'41" and run to the left in a Northerly direction along the Easterly line of Blocks 4 and 3 of said subdivision a distance of 519.67 feet to the Northeast corner of Lot 1, Block 3 of said subdivision, being on the Northerly line of said 1/4 – 1/4 Section; thence an interior angle of 90°06'18" and run to the right in an Easterly direction along said North line of said 1/4 – 1/4 Section 215.65 feet to the Northwest corner of Lot 1 of Hickory Hills Subdivision, as recorded in Map Book 5, Page 103, in the Probate Office of Shelby County, Alabama, also being the Northeast corner of said 1/4 – 1/4 Section; thence an interior angle of 91°00'19" and run to the right in a Southerly direction along the West line of said Hickory Hills Subdivision a distance of 1323.63 feet to the Southwesterly corner of Lot 13 of said Hickory Hills Subdivision, and the Point of Beginning; situated in Shelby County, Alabama.

Parcel 2:

A portion of the E 1/2 of SE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West, and a portion of the W 1/2 of SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SE corner of the E 1/2 of SE 1/4 of NE 1/4 of said Section 35; thence in a Westerly direction along South boundary line of E 1/2 of NE 1/4 of Section 35, 197.24 feet to the point of intersection with the arc of a curve turning to the left, which is Easterly boundary of right of way of U.S. Highway No. 31, said arc having a radius of 38,287.20 feet, and being subtended by a central angle of $0^{\circ}12'38''$, having a chord of 140.68 feet in length, said chord forming an angle of $96^{\circ}04'19''$ to the right from last mentioned course, having a length of 197.24 feet; thence along said arc of said curve 140.68 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is Easterly boundary of said Highway right of way 659.32 feet; thence turning an angle of $84^{\circ}00'30''$ to the right in an Easterly direction 94.68 feet to the point of intersection with East boundary line of said Section 35; thence continue East into Section 36, Township 20 South, Range 3 West, along said last mentioned course which is a straight line 659.49 feet to the point of intersection with the East boundary of W 1/2 of SW 1/4 of NW 1/4 Section 36, Township 20 South, Range 3 West; thence turning an angle of $88^{\circ}40'30''$ to the right in Southerly direction along East boundary of said W 1/2 of SW 1/4 of NW 1/4 of said Section 36, 795.80 feet to the Southeast corner of W 1/2 of SW 1/4 of NW 1/4 of said Section 36; thence turning an angle of $91^{\circ}19'30''$ to the right along South boundary of W 1/2 of SW 1/4 of NW 1/4 of said Section 36, 659.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 3:

Lot A, according to the Survey of Greater Shelby Office Plaza, as recorded in Map Book 7, Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with all beneficial rights and privileges attributable to such property as described in that certain Declaration of Easements dated July 12, 1994, as set out in Instrument No. 1994-26783, in the Probate Office of Shelby County, Alabama.

Parcel 4:

Lot B, according to the Survey of Greater Shelby Office Plaza, as recorded in Map Book 7, Page 141, in the Probate Office of Shelby County, Alabama.

Together with all beneficial rights and privileges attributable to such property as described in that certain Declaration of Easements dated July 12, 1994, as set out in Instrument No. 1994-26783, in the Probate Office of Shelby County, Alabama.

Parcel 5:

A tract of land situated in the W 1/2 of the SW 1/4 of the NW 1/4 of Section 36, and the E 1/2 of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4 1/4 Section, a distance of 316.21 feet to a point; thence turn a deflection angle of 89°40' to the right and run in a Southerly direction a distance of 251.34 feet to the point of beginning; thence continue in a Southerly direction along the projection of the last described course a distance of 275.00 feet to a point; thence turn an interior angle of 88°40'30" and run to the right in a Westerly direction a distance of 410.83 feet to a point on the East right of way line of U.S. Highway No. 31; thence turn an interior angle of 84°02'30" and run to the right in a Northerly direction along the East right of way line of said U.S. Highway 31 a distance of 151.10 feet to the P.C. of a curve; thence continue in a Northerly direction along the East right of way line of said U.S. Highway No. 31 and along the arc of a curve to the right, having a central angle of 1°16'30" and a radius of 5,629.58 feet a distance of 125.37 feet to a point on the curve; thence turn an interior angle of 97°14'00" (angle measured from tangent) and run to the right in an Easterly direction a distance of 374.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with all beneficial rights and privileges attributable to such property as described in that certain Declaration of Easements dated July 12, 1994, as set out in Instrument No. 1994-26783, in the Probate Office of Shelby County, Alabama.

Parcel 6:

Lot 1-A and Lot 2, according to the Resurvey of Lot 1, Shelby Medical Center Visitor Parking Deck and Lots 23 and 24, Block 4, Nickerson-Scott Survey, as recorded in Map Book 39, Page 78, in the Probate Office of Shelby County, Alabama.

Parcel 7:

Lots 2 and 3, according to the Final Plat Shelby Ridge Nursing Home Survey, as recorded in Map Book 34, Page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 8:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West and the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:
Begin at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, said point also being a crimped iron pipe; thence South 88°34'38" East along the South boundary of said NW 1/4 of the NW 1/4 a distance of 316.17 feet; thence South 88°50'54" East a distance of 58.40 feet to the Westerly right of way line of Main Street of the First Addition to Cedar Grove Estates as recorded in Map Book 3, Page 141 in the Probate Office of Shelby County, Alabama; thence North 15°36'24" East along

said right of way a distance of 359.90 feet to the Southeast corner of Lot 13 of the aforementioned First Addition; thence North 74°09'08" West along the Southwesterly boundary of said Lot 13 a distance of 94.88 feet; thence North 05°45'15" West along the Westerly boundary of Lot 13 a distance of 149.57 feet; thence North 73°55'40" West 243.14 feet to the Easterly right of way of U.S. Highway 31; thence South 15°49'46" West 150.53 feet along said right of way to the beginning of a curve to the left concave to the Southeast having a radius of 5629.65 feet; thence left through a central angle of 04°32'59" Southwesterly 447.03 feet along said curve to the intersection of said right of way and the South boundary of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence South 88°34'38" East along said South boundary 14.42 feet to the point of beginning; being situated in Shelby County, Alabama.



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EXHIBIT B TO STATUTORY WARRANTY DEED

Permitted Exceptions

All special exceptions to title set forth in Schedule B of the final owner's policy of title insurance issued to Grantee by First American Title Insurance Company through its issuing agent, Maynard, Cooper & Gale, P.C., pursuant to a commitment dated October 2, 2015, bearing Agent's File No. 11480-0138, but omitting any so-called "standard" or "general" exceptions appearing in Schedule B to said policy or in the policy jacket.



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