



20151002000346390 1/4 \$2728.50  
Shelby Cnty Judge of Probate, AL  
10/02/2015 02:51:05 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: 15582 Highway 280, Chelsea, Alabama 35043  
Assessor's Value: \$2,705,150

Shelby County, AL 10/02/2015  
State of Alabama  
Deed Tax: \$2705.50

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

  
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By: 

Print Name: Keith A. Parrott

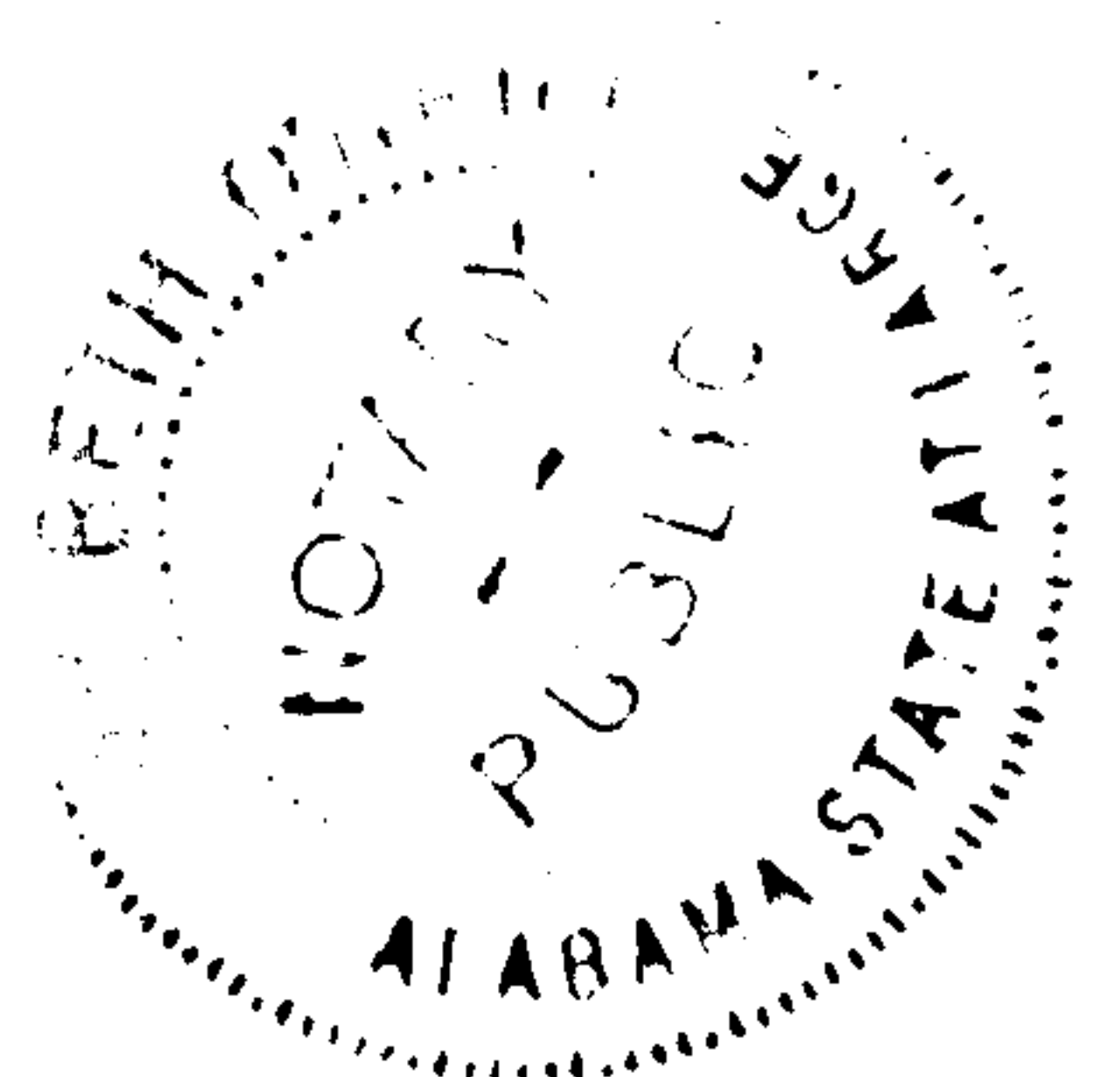
Title: President & CEO

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**

**Chelsea Clinic:**

**Tax Parcel No.:** Parcel #09-7-26-0-001-030.000; Parcel #09-7-26-0-001-030.002

Lot 2-A and 2-B, according to the Resurvey of Lot 2 of Alabama Telco Credit Union Addition to Chelsea, as recorded in Map Book 40, Page 49, in the Probate Office of 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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