

WARRANTY DEED

STATE OF ALABAMA :

COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that Integrated Medical Solutions, Inc., an Alabama Corporation, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by Omega Realty, L.L.C., a Limited Liability Company, the Grantee, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, in fee simple, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commence at the Northwest corner of Section 14, Township 5 South, Range 3 East, Baldwin County, Alabama; run thence East along the North line of said Section 14, 1028.4 feet to a point on the West line of a former 100 foot wide railroad right-of-way; thence run South 27 degrees 30 minutes 00 seconds East 689.87 feet to a capped rebar marker for the Point of Beginning of the property herein described; continue thence South 27 degrees 30 minutes 00 seconds East, along said former right-of-way line, 180.59 feet to a capped rebar marker at the Northeast corner of that property conveyed to R.H. Industries, Inc. by deed dated August 12, 1988, recorded in Real Property Book 330, Page 73, in the Office of the Judge of Probate of Baldwin County, Alabama; continue thence South 27 degrees 30 minutes 00 seconds East, along said former right-of-way line, 600.00 feet, for a total distance of 780.59 feet from the Point of Beginning, to a three inch iron pipe marker; run thence North 89 degrees 56 minutes 00 seconds West 400.00 feet to a capped rebar marker; run thence North 13 degrees 48 minutes 00 seconds West 286.20 feet to a rebar marker; run thence North 00 degrees 46 minutes 00 seconds West, 120.20 feet to a rebar marker; run thence North 27 degrees 30 minutes 00 seconds West, 210.07 feet to a capped rebar marker; run thence North 62 degrees 30 minutes 00 seconds East 232.74 feet to the Point of Beginning,

Page 1 of 5 Pages

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 September-29 11:13AM

Instrument Number 761363 Pages 5
Recording 15.00 Mortgage
Deed 533.00 Min Tax
Index 5.00 DP 5.00
Archive
Merian T. Johns, Judge of Probate

761363

LESS and EXCEPT the following: Commence at the Northwest corner of Section 14, Township 5 South, Range 3 East, Baldwin County, Alabama; thence run East along the North line of said Section 14, 1028.4 feet to a point on the West line of a former 100 foot wide railroad right-of-way; thence run South 27 degrees 30 minutes 00 seconds East, 689.87 feet to a capped rebar marker; continue thence South 27 degrees 30 minutes 00 seconds East, along said former right-of-way line, 180.59 feet to a capped rebar marker at the Northeast corner of that property conveyed to R.H. Industries, Inc. by deed dated August 12, 1988, recorded in Real Property Book 330, Page 73 in the Office of the Judge of Probate of Baldwin County, Alabama; continue thence South 27 degrees 30 minutes 00 seconds East, along said former right-of-way line 166.52 feet to a point (herein identified as Point "A"); thence run South 66 degrees 39 minutes 00 seconds West 6.00 feet to the Point of Beginning of the property herein described (herein identified as Point "B"); run thence on a deflected angle of 90 degrees to the right, 5.00 feet to a point; run thence, on a deflected angle of 90 degrees to the left 10.00 feet to a point; run thence on a deflected angle of 90 degrees to the left 10.00 feet to a point; run thence, on a deflected angle of 90 degrees to the left 10.00 feet to a point; run thence, on a deflected angle of 90 degrees to the left 5.00 feet to the Point of Beginning. Together with a utility easement 4 feet in width lying 2 feet on each side of a centerline running from the above described Point "A" to the above described Point "B."

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE MADE SUBJECT TO THE FOLLOWING:

Reservation of one-half ($\frac{1}{2}$) oil, gas and other minerals, and all rights in connection therewith, as contained in deed from **Walter G. Havel and Mary E. Havel** to **James H. Black and Joy A. Black**, dated **September 20, 1978**, and recorded **October 4, 1978** in **Real Property Book 32, Pages 587 through 588**.

Easement to Town of Loxley from **R.H. Industries, Inc.** in **Statutory Warranty Deed** dated **September 17, 1990** and recorded **January 29, 1991** in **Real Property Book 412, Pages 1418 through 1419**.

Minimum building setback lines and other matters established by the **City of Loxley, Alabama, Zoning Regulations**.

Oil, gas and mineral lease and all rights in connection therewith, by **Walter Havel** to **B. W. Shook**, dated **May 8, 1956**, and recorded **April 29, 1957**, in **Deed Book 249, Pages 137 through 138**.

Assignment of oil, gas and mineral lease in connection therewith by **Walter G. Havel and Mary E. Havel** to **Bill Barnhill** dated **September 23, 1976** and recorded **March 29, 1977** in **Deed Book 510, Pages 290 through 291.**

Lack of dedicated means of ingress and egress to said land.

Any potential current use rollback taxes which may be assessed against the property described above by the **Baldwin County Revenue Commissioner's Office.**

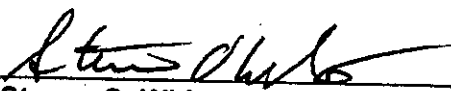
The recording references herein are to the **Office of the Judge of Probate of Baldwin County, Alabama.**

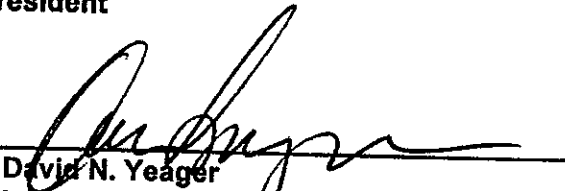
TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **Grantee**, and the successors and assigns of said **Grantee**, in fee simple, **FOREVER.**

And, except as to the above and taxes hereafter falling due, which are assumed by the **Grantee**, the **Grantor**, for **Grantor** and for the successors and assigns of **Grantor**, hereby **COVENANTS** and **WARRANTS** to and with the said **Grantee**, and the successors and assigns of **Grantee**, that **Grantor** is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same; that **Grantor** is in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **Grantor** does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **Grantee**, and the successors and assigns of **Grantee**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 25th day of September, 2003.

Integrated Medical Solutions, Inc., an Alabama Corporation

By: 
Steven O. White
Its: President

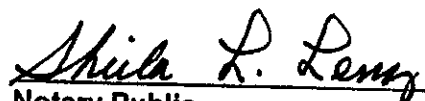
Attested by: 
David N. Yeager
Its: Vice President

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Steven O. White**, whose name as **President of Integrated Medical Solutions, Inc., an Alabama Corporation** 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 the instrument, **Steven O. White**, as **President of Integrated Medical Solutions, Inc., an Alabama Corporation** and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and seal this 25th day of September, 2003.

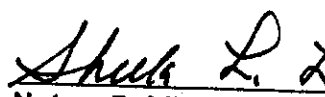

Notary Public
My Commission Expires: 6/25/06

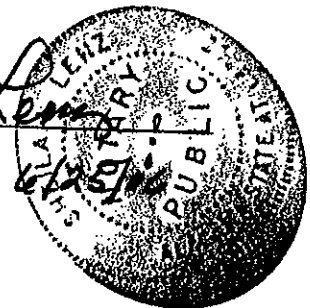
STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **David N. Yeager**, whose name as **Vice President of Integrated Medical Solutions, Inc.**, an **Alabama Corporation** 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 the instrument, **David N. Yeager**, as **Vice President of Integrated Medical Solutions, Inc.**, an **Alabama Corporation** and with full authority, executed the same voluntarily for and as the act of said **Company**.

Given under my hand and seal this 25th day of **September**, 2003.


Notary Public
My Commission Expires: 6/25/06



Address of Grantor:

Post Office Box 410
Loxley, Alabama 36561

Address of Grantee:

Post Office Box 410
Loxley, Alabama 36561

This Instrument Prepared By:
W. Kenneth Heard
Irby & Heard, P.C.
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(251)928-4555

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