

STATE OF ALABAMA

COUNTY OF MOBILE

QUIT CLAIM DEED

NOW, KNOW ALL MEN BY THESE PRESENTS that ALTAPOINTE HEALTH SYSTEMS, a public corporation as provided by §22-51-2, Code of Alabama, 1975, as amended, the GRANTOR, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged to have been paid to the said GRANTOR, by ALABAMA DEPARTMENT OF MENTAL HEALTH, a state agency, hereinafter referred to as GRANTEE, does hereby SET OVER, ASSIGN, QUITCLAIM, and CONVEY unto the said GRANTEE, all of its interest in that certain parcel of real property situated in said County, State of Alabama, and more particularly described as follows, to wit:

COMMENCING AT THE BDI CAPPED REBAR FOUND ON THE EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY AT STA. 666+18.20 40' LT AS SHOWN ON COY SMITH RIGHT OF WAY MAP (MPC-101-08); THENCE ALONG SAID EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY, RUN S 44° 55' 24" E 165.15 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN N 83° 00' 28" E 86.69 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 40' 58" AND A RADIUS OF 866.64 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 252.34 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 80° 18' 35" E 44.42 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66° 29' 04" AND A RADIUS OF 55.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.82 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 13° 49' 30" E 120.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 10' 34" AND A RADIUS OF 2292.40 FEET; THENCE RUN SOUTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 287.12 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 06° 38' 56" E 59.95 FEET TO A POINT ON THE ARC OF A 1996.81 FOOT RADIUS CURVE CONCAVE EASTWARDLY; SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY, RUN NORTHWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 188.08 FEET TO THE P.T. OF SAID CURVE; SAID POINT BEARS N 47° 37' 18" W 188.01 FEET FROM THE LAST DESCRIBED POINT; THENCE CONTINUING ALONG SAID EAST RIGH OF WAY LINE OF COY SMITH HIGHWAY, RUN N 44° 55' 24" W 531.46 FEET TO THE POINT OF BEGINNING. CONTAINING 114,534 SQUARE FEET OR 2.6293 ACRES.

TOGETHER WITH A 40 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BDI CAPPED REBAR FOUND ON THE EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY AT STA. 666+18.20 40' LT AS SHOWN ON COY SMITH RIGHT OF WAY MAP (MCP-101-08); THENCE ALONG SAID EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY, RUN S 44° 55' 24" E 114.39 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN

DESCRIBED; THENCE RUN N 83° 00' 28" E 119.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 40' 58" AND A RADIUS OF 906.64 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.96 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 80° 18' 35" E 44.42 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66° 29' 04" AND A RADIUS OF 95.00 FEET; THENCE RUN SOUTHERWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.24 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 13° 49' 30" E 120.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 10' 34" AND A RADIUS OF 2332.40 FEET; THENCE RUN SOUTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 292.13 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 06° 38' 56" E 100.67 FEET TO A POINT ON THE ARC OF A 1996.81 FOOT RADIUS CURVE CONCAVE EASTWARDLY; SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY; RUN NORTHWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 57.08 FEET TO A POINT; SAID POINT BEARS N 51° 08' 20" W 57.08 FROM THE LAST DESCRIBED POINT; THENCE RUN N 06° 38' 56" W 59.95 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 10' 34" AND A RADIUS OF 2292.40 FEET; THENCE RUN NORTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 287.12 FEET TO THE P.T. OF SAID CURVE; THENCE RUN N 13° 49' 30" W 120.95 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66° 29' 04" AND A RADIUS OF 55.00 FEET; THENCE RUN NORTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.82 FEET TO THE P.T. OF SAID CURVE; THENCE RUN N 80° 18' 35" W 44.42 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 40' 58" AND A RADIUS OF 866.64 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 252.34 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 83° 00' 28" W 88.69 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF COY SMITH HIGHWAY, RUN N 44° 55' 24" W 50.72 FEET TO THE POINT OF BEGINNING.

Property Address: Vacant Land

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said **GRANTEE**, in fee simple, forever.

IN WITNESS WHEREOF, the **GRANTOR**, through its authorized authority, has hereunto set its hand and seal on this, the 16 day of July, 2025.

ALTAPOINTE HEALTH SYSTEMS, a public corporation as provided by §22-51-2, Code of Alabama, 1975, as amended

By: 

ALICIA DONOGHUE

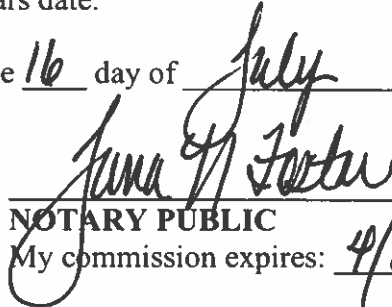
Its: Chief Of Staff

STATE OF ALABAMA

COUNTY OF MOBILE

Before me, the undersigned, a Notary Public in and for said State and County, hereby states that **ALICIA DONOGHUE**, as the Chief Of Staff of **ALTAPOINTE HEALTH SYSTEMS**, a public corporation as provided by §22-51-2, Code of Alabama, 1975, as amended, whose name is signed to the foregoing conveyance, and who is known to me, who after by me first duly sworn on oath did depose and say that being informed of the contents of said conveyance, she executed the same voluntarily and with full authority to act on behalf of **MAJASTEH, LLC** on the day the same bears date.

Given under my hand seal on this, the 16 day of July, 2025.


NOTARY PUBLIC
My commission expires: 4/24/2029

This instrument prepared by:
Leigh L. Pipkin, Esquire
Pipkin & Associates, LLC
3173-B Dauphin Street
Mobile, AL 36606
(251) 478-9800

Grantor's Mailing Address:

Grantee's Mailing Address:

