

After recording, please return to:

Stephen D. Leasure  
Assistant Secretary and Deputy General Counsel  
Encompass Health Corporation  
9001 Liberty Parkway  
Birmingham, AL 35242

STATE OF GEORGIA  
COUNTY OF COWETA

**Tax Parcel ID: 0872005009**

### **LIMITED WARRANTY DEED**

THIS **LIMITED WARRANTY DEED** (this “**Deed**”), made as of the 31<sup>st</sup> day of December, 2024, between **COWETA COUNTY DEVELOPMENT AUTHORITY**, a public body corporate and politic of the State of Georgia (“**Grantor**”) and **PIEDMONT HEALTHCARE ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NEWNAN, LLC**, a Delaware limited liability company, and successor by name change to HealthSouth Rehabilitation Hospital of Newnan, LLC (“**Grantee**”) (the terms “**Grantor**” and “**Grantee**” to include their respective heirs, successors and assigns where the context hereof requires or permits).

### **WITNESSETH THAT:**

**WHEREAS**, Grantor desires to convey and assign its right, title and interest in and to certain real property, including the improvements thereon to Grantee, and to execute this Deed with respect to such property.

**NOW THEREFORE**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are being hereby acknowledged by Grantor, has granted, bargained, assigned, transferred, sold and conveyed and by these presents does hereby grant, bargain, assign, transfer, sell and convey unto Grantee all that tract or parcel of land lying and being in Land Lots 4 and 5 of the 2nd Land District, Coweta County, Georgia being more particularly described on Exhibit “A” attached hereto and

incorporated herein by this reference, together with all buildings and improvements located thereon (the “**Property**”).

**TO HAVE AND TO HOLD** the Property, together with all and singular the other rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE, subject to those matters more particularly described on Exhibit “B” attached hereto and incorporated herein by this reference (the “**Permitted Encumbrances**”).

**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the Property unto Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor and not otherwise, except for claims arising under or by virtue of the Permitted Encumbrances.

[SIGNATURES ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, Grantor has hereunder set its hand and seal on the day, month and year first written above.

GRANTOR:

Signed, sealed and delivered in the  
presence of:

**COWETA COUNTY DEVELOPMENT  
AUTHORITY**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Notary Public  
Commission Expiration Date: \_\_\_\_\_

[NOTARIAL SEAL]

## EXHIBIT "A"

### DESCRIPTION OF LEASED LAND

All that tract or parcel of land lying and being in Land Lots 4 and 5 of the 2nd Land District of Coweta County, Georgia, and being a portion of a parcel as shown on a plat recorded in Plat Book 91, page 173, in the office of the Clerk of the Superior Court of Coweta County, Georgia, and being more particularly described as follows:

BEGINNING at a found 1" axle at the northwest corner of Land Lot 4, 2nd Land District of Coweta County, Georgia, also being the northeast corner of Land Lot 5, 2nd Land District of Coweta County, Georgia;

Thence along the northerly line of said Land Lot 4, North 89 degrees 52 minutes 04 seconds East, a distance of 449.84 feet to a point which lies North 00 degrees 51 minutes 29 seconds West, a distance of 6.56 feet from a found 3/8" rebar;

Thence leaving said northerly line, along the easterly line of said Plat Book 91 Page 173, South 00 degrees 51 minutes 29 seconds East, a distance of 610.57 feet to the northerly line of Parcel B, Plat Book 91 Page 173 and a found 1/2" rebar;

Thence leaving said easterly line, along said Parcel B northerly line, South 89 degrees 04 minutes 37 seconds West, a distance of 624.02 feet to the easterly right-of-way line of Newnan Crossing Boulevard East as shown in Plat Book 91, Page 180;

Thence leaving said northerly line, along said right-of-way, along a curve to the left, having a radius of 840.00 feet and an arc length of 434.69 feet, being subtended by a chord of North 28 degrees 47 minutes 42 seconds West for a distance of 429.86 feet;

Thence North 43 degrees 37 minutes 12 seconds West, a distance of 344.71 feet to the northerly line of said Land Lot 4;

Thence leaving said right-of-way, along said northerly line South 89 degrees 22 minutes 00 seconds East, a distance of 609.85 feet to the POINT OF BEGINNING.

Containing 492,215 square feet or 11.30 acres, more or less.

## EXHIBIT “B”

### DESCRIPTION OF PERMITTED ENCUMBRANCES

All other easements, conditions, encumbrances and restrictions of record insofar as they lawfully affect or relate to the Property.