

Send tax notice to:
Kyser Properties, L.L.C.
4044 Wetumpka Highway
Montgomery, Alabama 36110

This instrument prepared by:
Bobby C. Underwood
Bradley, Arant, Rose & White
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Three Thousand Three Hundred Twenty-Five and 13/100 Dollars (\$903,325.13) in hand paid to EBSCO Industries, Inc., an Alabama corporation ("Grantor") by Kyser Properties, L.L.C., an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-A of a Resurvey of Lots 4, 5, and 6 of Greystone Highlands Commercial Subdivision as recorded in Map Book 21, page 88, in the Office of the Judge of Probate of Shelby County, Alabama

\$500,000.00 of the above purchase price was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes first becoming due and payable on October 1, 1996
2. Restrictions, covenants and conditions of Greystone Highlands Commercial Subdivision as set out in Instrument #1995-18410 in said Probate Office
3. Any and all mineral and mining rights which have been previously severed or to which Grantor does not have title

09/04/1996-28948
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Inst # 1996-28948

Cahaba Title

4. Covenant and agreement for water service as set out in Real 235, page 611 in said Probate Office
5. Building lines of record

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer as of the 3rd day of September, 1996.

EBSCO INDUSTRIES, INC.

By:



Elton B. Stephens, Jr.
Its Vice President

STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Elton B. Stephens, Jr., whose name as Vice President of EBSCO Industries, 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, 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 the 3rd day of September, 1996.



Notary Public

[NOTARIAL SEAL]

My commission expires: 5/16/98

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