

* 321,471.00

Send tax notice to:
Dantract, Inc.

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property, the receipt and sufficiency of which are hereby acknowledged, EBSCO Industries, Inc., a corporation ("Grantor") does hereby grant, bargain, sell, and convey unto Dantract, Inc., a corporation ("Grantee"), subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the north half of the southwest quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the southeast corner of the northwest quarter of the southwest quarter of Section 32, Township 18 South, Range 1 West, and from the south line of said 1/4-1/4 section turn an angle to the right of 26°15'15" and run in a northwesterly direction a distance of 558.87 feet to a point on the southeasterly right of way line of Alabama Highway No. 119; thence 85° 49' to the right in a northeasterly direction along the southeasterly right of way line of said highway a distance of 80.00 feet to a point; thence 90°23'43" to the right in a southeasterly direction a distance of 840.61 feet to a point on the south line of the northeast quarter of the southwest quarter of Section 32, Township 18 South, Range 1 West; thence 157°30'39" to the right in a westerly direction along the south line of said 1/4-1/4 section a distance of 305.67 feet to the point of beginning.

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

1. Ad valorem taxes for the 1998 tax year and thereafter

BARW_1323742.2

Charles A. J. Beavers, Jr.

03/13/1998-08742
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 335.00

Inst # 1998-08742

Inst # 1998-08742

2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109, page 499, in the Probate Office of Shelby County
3. Covenant and agreement for water service as set out in Real 235, page 649, in said Probate Office and by Instrument No. 1993-20840 and by Instrument No. 1992-20786.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 11 day of March, 1998.

EBSCO INDUSTRIES, INC.

By: 

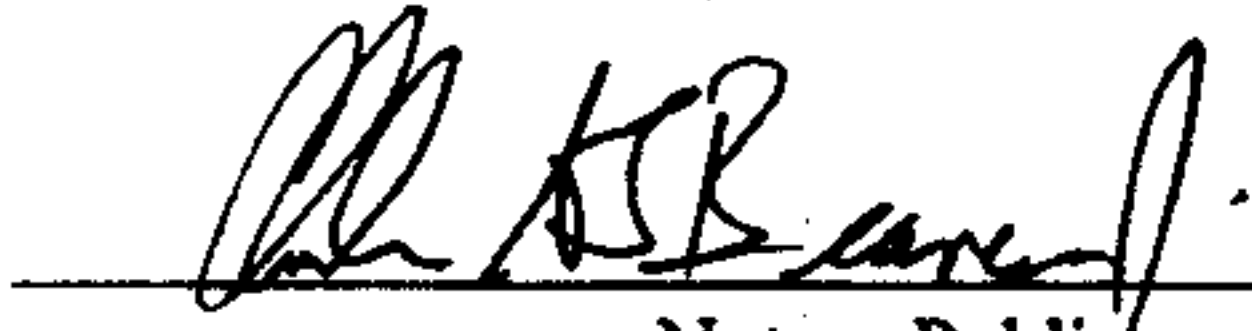
Elton B. Stephens, Jr.
Its Vice President

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., a 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 11 day of March, 1998.



Notary Public

[NOTARIAL SEAL]

My commission expires: Aug '99

Inst # 1998-08742