

Send tax notice to:
J&N 280, LLC
1310 Cobb Lane
Birmingham, Alabama 35205

This instrument prepared by:
Bobby C. Underwood
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

STATE OF ALABAMA)
:
SHELBY COUNTY)

590.000.000

Inst # 1998-30243

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to EBSCO Industries, Inc. ("Grantor"), a Delaware corporation, by J&N 280, LLC ("Grantee"), an Alabama limited liability company, 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 2, according to the Survey of Lots 1-7, Greystone Highlands Commercial Subdivision, as recorded in Map Book 20, page 25A & B, in the Probate Office of Shelby County, Alabama

All of the purchase price was paid from a mortgage loan closed simultaneously herewith.

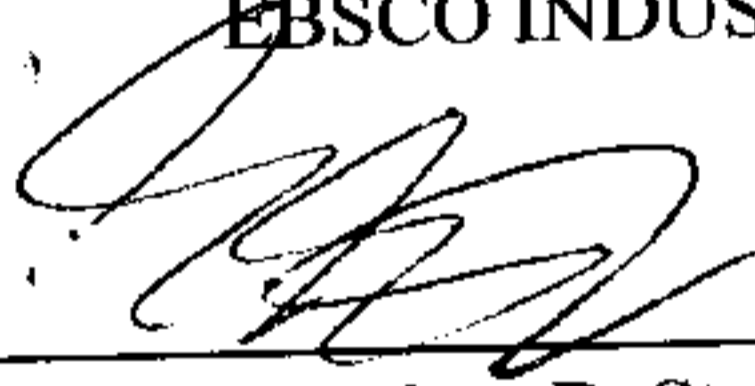
TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes first becoming due and payable on October 1, 1998
2. Restrictions, covenants and conditions of Greystone Highlands Commercial Subdivision as set out in Instrument #1995-18410 in said Probate Office
3. Right-of-way granted to Alabama Power Company by instruments recorded in Deed Book 111, page 402; Deed Book 173, page 191; Deed Book 109, page 492; Deed Book

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- 160, page 418; Deed Book 160, page 403; and Deed Book 127, page 336, in said Probate Office
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Deed Book 349, page 230; Deed Book 4, page 486; and Deed Book 4, page 488 in said Probate Office; and any and all mineral and mining rights not owned by Grantor
5. Building lines of record
6. Terms and conditions as described in Instrument No. 1996-34645 in said Probate Office
7. Any other existing covenants, restrictions, easements, and rights-of-way of record or that would be disclosed by an accurate survey of the property

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 6th day of August, 1998.

EBSCO INDUSTRIES, INC.
By:  _____ (Seal)
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 Delaware 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 6 day of August, 1998.

Nella M. Pender
Notary Public

[NOTARIAL SEAL]

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 21, 1999

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