

\$4,000,000.00

STATE OF ALABAMA

SHELBY COUNTY

)
: SEND TAX NOTICE TO:
EBSCO Industries, Inc.

) 5724 Highway 280 East

P. O. Box 1943

Birmingham, Alabama 35201

Attention: Richard L. Bozzelli

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 21st day of March, 2002 by **DANIEL REALTY COMPANY**, an Alabama general partnership ("Grantor"), in favor of **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the items listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL REALTY COMPANY, an Alabama general partnership

By: Daniel Equity Partners Limited Partnership, a Virginia limited partnership, Its Managing Partner

By: Daniel Equity Corporation I, a Virginia corporation, Its General Partner

By: 

Name: Charles T. Carlisle, Jr.

Title: Sr. Vice President

03/21/2002-13484
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 KSB 4023.00

STATE OF ALABAMA

JEFFERSON COUNTY

)
:
)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles T. Carlisle, Jr. whose name as Sr. Vice President of Daniel Equity Corporation I, a Virginia corporation, as General Partner of Daniel Equity Partners Limited Partnership, a Virginia limited partnership, as Managing Partner of Daniel Realty Company, an Alabama general partnership, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 21st day of March, 2002.


Notary Public

[NOTARIAL SEAL]

My commission expires: 7-14-04

This instrument prepared by and
upon recording should be returned to:

Stephen R. Monk, Esq.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203
(205) 521-8429
1/882343.2

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 3B, according to the Survey of Brook Highland Commercial Resurvey No. 1 as recorded in Map Book 23, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes and special assessments and library dues for the year 2002 and subsequent years, not yet due and payable.
2. All easements, restrictions, rights-of-way, reservations, covenants, setback lines, and other matters of record, including, but not limited to, those created by any applicable recorded maps, subdivisions, plats, or surveys (except mortgages and other such monetary encumbrances placed upon the Property by Grantor).

Inst # 2002 13484

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