

1312

This instrument was prepared by

(Name) John H. Brewer, Attorney

(Address) 529 Brown Marx Building, Birmingham, Alabama 35203

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty Thousand Dollars cash (\$560,000.00) and a purchase money mortgage in amount of Seven Hundred Twenty Thousand Dollars (\$720,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, First Alabama Bank of Birmingham, C.W. Walter and John H. Brewer, as Trustees U/I/T dtd 5/24/71, recorded in Office of Judge of Probate of Shelby County, AL, in Deed Book 268, Pg 7 and amended as recorded in said Probate Office in Deed Book 303, Pg 528 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

EBSCO Industries, Inc., a Delaware corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described in Exhibit "A", attached hereto and incorporated herein by reference.

This conveyance is subject to an oil and gas lease to Atlantic Richfield Company, dated September 18, 1979, and further subject to an oil and gas lease to Jack E. Klinger, dated June 24, 1981.

Grantor reserves for itself, its successors and assigns, an easement for a road right-of-way, utility lines for electrical power, telephone, water, gas and any and all other utilities, both underground and overhead, fifty feet in width (or of such width as required by the present pole line easement to Alabama Power Company and South Central Bell Telephone Company) along the present paved road, extending completely across Section 2, Township 19 South, Range 1 West. Said easement is described in a pole line easement to Alabama Power Company dated September 30, 1982, and recorded in Book 343, Page 612 in the Probate Office of Shelby County, Alabama, and further described in an easement to South Central Bell Telephone Company dated September 30, 1982 and recorded in Book 342, Page 822 as corrected by a deed of correction to South Central Bell Telephone Company dated April 14, 1983 and recorded in Book 346, Page 349 in said Probate Office, and further subject to an easement to South Central Bell Telephone Company dated September 30, 1982 and recorded in Book 342, Page 825.

First Alabama Bank of Birmingham executes the within instrument solely in the representative capacity named and expressly limits its liability hereunder to the property now or hereafter held by it in such capacity.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 20th day of April, 1983.

First Alabama Bank of Birmingham,
As Co-Trustee

Sidney O. Reelup (Seal)
PERSONAL TRUST
OFFICER

By B. L. Brown (Seal)
Its SENIOR VICE PRESIDENT
TRUST

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

Eleanor B. McCue, a Notary Public in and for said County, in said State, hereby certify that B. L. Brown

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, on behalf of the First Alabama Bank of Birmingham, acting in its capacity as Trustee as aforesaid.

Given under my hand and official seal this 20 day of April, A. D., 1983
John H. Br 529 Brown 35203
Eleanor B. McCue Notary Public.

EXHIBIT "A"

The following in Section 1:

SW 1/4 of NE 1/4; NW 1/4; N 1/2 of SW 1/4

The following in Section 2:

All of Section 2

The following in Section 3:

SE 1/4 of NE 1/4; NE 1/4 of SE 1/4; NW 1/4 of SE 1/4, less the following: Commence at the SW corner of NW 1/4 of SE 1/4 of Section 3, T19S, R1W, and run North to a certain branch and the first branch; thence up said branch to the first fork, thence up the right hand prong of said branch to the South boundary of the above described forty, containing 4 acres, more or less.

Also, W 1/2 of SW 1/4 of NE 1/4, less 1.5 acres for a church, described as follows: Commence at the intersection of the East right-of-way line of Shelby County Highway 41 and the North line of the W 1/2 of the SW 1/4 of the NE 1/4, for the point of beginning, and run East along said North line 187 feet to a point, turn an angle to the right of 85° and run South 350 feet to a point, from said point turn an angle to the right of 95° and run in a straight line 187 feet to the East right-of-way line of said Highway 41, turn right and run North along said East highway right-of-way line 350 feet to the point of beginning.

Less and except rights-of-way for Shelby County Highways 41 and 43.

Less and except coal, iron ore, oil, gas and all other mineral and mining rights.

All of the above in Township 19 South, Range 1 West, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED *Acad 1st 560.00*
1983 APR 26 PM 3:55 *Rec. 200*
Ind. 100
564.00
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

BOOK 346 PAGE 637