

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 Ten and no/100 Dollars (\$10.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I 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 Investment Services, 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, being Parcels "A", "B", and "C", totaling 25.3437 acres.

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

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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 12<sup>th</sup> day of August, 19 83.

First Alabama Bank of Birmingham,  
As Co-Trustee

By B. L. Brown (Seal)

Its SENIOR VICE PRESIDENT (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, CHERYL V. BROOM, 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 on 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 12<sup>th</sup> day of August, 19 83.

My Commission Expires 16, 1987

Exhibit "A", Parcel "A"

Description of a parcel of land to be conveyed by the Shelby Land Trust to EBSCO Investment Services, Inc. Said parcel being situated in the west half of the northeast quarter of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the southwest corner of the northwest quarter of the northeast quarter of said Section 10 and run thence in a northerly direction along the west line of said quarter-quarter section for a distance of 686.28 feet; thence turn an angle of  $90^{\circ}-00'$  to the right and run in an easterly direction for a distance of 291.31 feet; thence turn an angle to the right of  $84^{\circ}-51'$  and run in a southeasterly direction for a distance of 335.23 feet, to a point on the west right-of-way line of a proposed road; thence turn an angle to the right of  $17^{\circ}-09'$  and run in a southwesterly direction along said west right-of-way line of said road for a distance of 89.47 feet to the beginning of a curve to the left which has a radius of 525.72 feet and a central angle of  $12^{\circ}-00'$ ; thence run in a southerly direction along the arc of said curve in said right-of-way line for a distance of 110.11 feet to the end of said curve; thence run in a southerly direction along said right-of-way line and tangent to said curve for 152.01 feet to the beginning of a curve to the right which has a radius of 81.69 feet and a central angle of  $37^{\circ}-15'-41''$ ; thence run in a southwesterly direction along the arc of said curve for a distance of 53.13 feet to the end of said curve; thence run tangent to said curve in a southwesterly direction for a distance of 10.99 feet to the beginning of an intersection curve to the right with a radius of 25 feet and a central angle of  $78^{\circ}-49'-43''$ ; thence run in a southerly to westerly direction along the arc of said curve for a distance of 34.40 feet to its intersection with a curve to the left which has a radius of 258.88 feet and a central angle of  $17^{\circ}-27'-46''$ ; thence run in a westerly direction along the arc of said curve in the north right-of-way line of Double Oak Way for a distance of 78.90 feet; thence run westerly tangent to said curve and along said north right-of-way line for a distance of 134.48 feet to the beginning of a curve to the left which has a radius of 755.49 feet and a central angle of  $2^{\circ}-13'-37''$ ; thence run in a westerly direction along said north right-of-way line and along the arc of said curve for a distance of 29.36 feet to the west line of said northeast quarter of said Section 10; thence run in a northerly direction along said west line of said quarter section for a distance of 14.48 feet to the point of beginning. Said parcel contains .5.00 acres, more or less.

  
Kenneth B. Weygand, Reg. Engr.-L.S.#11768

Exhibit "A", Parcel "B", Page 1

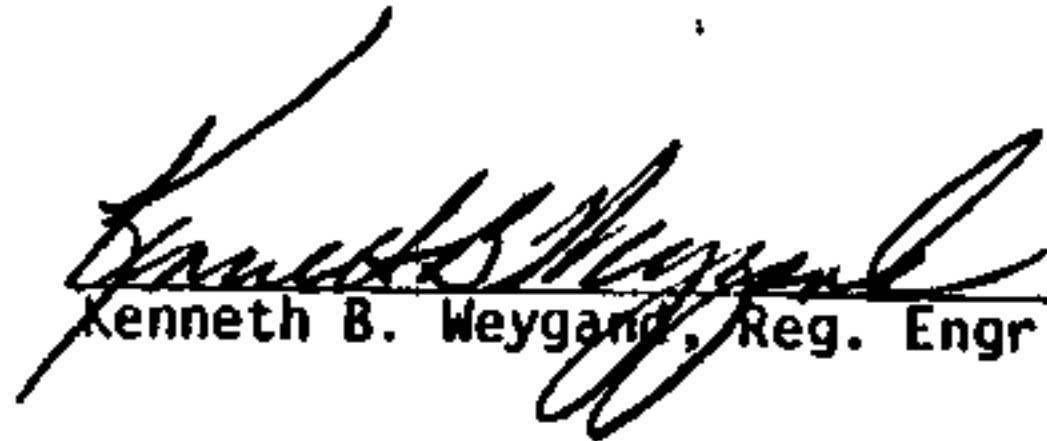
Description of a parcel of land to be conveyed by the Shelby Land Trust to EBSCO Investment Services, Inc. Said parcel being situated in the west half of the northeast quarter of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

From the southwest corner of the southwest quarter of the northeast quarter of said Section 10 run thence in a northerly direction along the west line of said quarter-quarter section for a distance of 460.75 feet to a point; thence turn an angle to the right of  $102^{\circ}-47'-08''$  and run in a southeasterly direction for a distance of 334.43 feet to a  $\frac{3}{4}$  rebar set in the easterly right-of-way line of Double Oak Way at the point of beginning of the parcel herein described; from the point of beginning thus obtained continue the same course and leaving said easterly right-of-way line at a right angle thereto run in a southeasterly direction for a distance of 143.24 feet to a point; thence turn an angle to the left of  $76^{\circ}-04'-53''$  and run in a northeasterly direction for a distance of 1322.17 feet to a point; thence turn an angle to the left of  $91^{\circ}-32'-50''$  and run in a northwesterly direction for a distance of 673.37 feet to a point in the proposed easterly right-of-way line of a proposed road; thence turn an angle to the left of  $103^{\circ}-09'-25''$  and run with said proposed easterly right-of-way line in a southerly direction for a distance of 240.00 feet to the beginning of a curve to the left which has a radius of 425.72 feet and a central angle of  $12^{\circ}-00'-00''$ ; thence continue to run with said proposed easterly right-of-way line in a southerly direction along the arc of said curve for a distance of 89.16 feet to the end of said curve; thence continue to run with said proposed easterly right-of-way line in a southerly direction tangent to said curve for a distance of 33.36 feet to the beginning of a curve to the right which has a radius of 337.66 feet and a central angle of  $37^{\circ}-15'-41''$ ; thence continue to run with said proposed easterly right-of-way line in a southwesterly direction along the arc of said curve for a distance of 219.59 feet to the end of said curve; thence continue to run with said proposed easterly right-of-way line in a southwesterly direction tangent to said curve for a distance of 10.99 feet to the beginning of a curve to the left which has a radius of 25.00 feet and a central angle of  $78^{\circ}-49'-43''$ ; thence continue to run with said proposed easterly right-of-way line in a southerly and easterly direction along the arc of said curve for a distance of 34.40 feet to the point of reverse curvature formed by the intersection thereof with a curve to the right in the aforesaid easterly right-of-way line of Double Oak Way, which has a radius of 258.88 feet, and a central angle of  $43^{\circ}-30'-13''$ , thence run with said easterly right-of-way line of said Double Oak Way in a southerly direction along the arc of said curve for a distance of 196.56 feet to the end of said curve; thence continue to run with said easterly right-of-way line in a southerly direction tangent to said curve for a distance of 455.29 feet to the beginning of a curve to the right which

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Exhibit "A", Parcel "B", Page 2

has a radius of 252.29 feet and a central angle of  $10^{\circ}-50'-57''$ ; thence continue to run with said easterly right-of-way line along the arc of said curve for a distance of 47.77 feet to the end of said curve; thence continue to run with said easterly right-of-way line in a southwesterly direction tangent to said curve for a distance of 155.15 feet to the point of beginning. Containing 12.9419 acres, more or less.

  
Kenneth B. Weygand, Reg. Engr.-L.S.#11768

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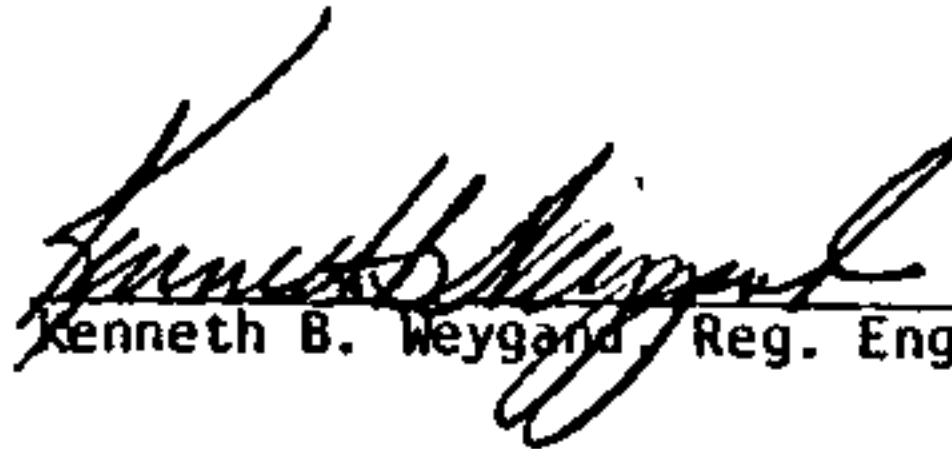
Exhibit "A", Parcel "C", Page 1

Description of a parcel of land to be conveyed by the Shelby Land Trust to EBSCO Investment Services, Inc. Said parcel being situated in the west half of the northeast quarter of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the southwest corner of the southwest quarter of the northeast quarter of said Section 10 and run thence in a northerly direction along the west line of said quarter-quarter section for a distance of 1268.68 feet to a point located in a curve to the right on the southerly right-of-way line of Double Oak Way, said curve having a radius of 695.49 feet, a central angle of  $01^{\circ}-40'-20''$  and a chord which forms a counter-clockwise angle of  $82^{\circ}-12'-32''$  with the previously stated course; thence turn an angle to the right and run in a southeasterly direction with said southerly right-of-way line and along the arc of said curve for a distance of 20.30 feet to the end of said curve; thence continue to run with said southerly right-of-way line in a southeasterly direction tangent to said curve for a distance of 134.48 feet to the beginning of a curve to the right which has a radius of 198.88 feet, and a central angle of  $83^{\circ}-18'-33''$ ; thence continue to run with said southerly right-of-way line in an easterly and southerly direction along the arc of said curve for a distance of 289.17 feet to the end of said curve; thence continue to run with said right-of-way line, now oriented westerly, in a southerly direction tangent to said curve for a distance of 455.29 feet to the beginning of a curve to the right which has a radius of 192.29 feet and a central angle of  $10^{\circ}-50'-57''$ ; thence continue to run with said westerly right-of-way line in a southerly direction along the arc of said curve for a distance of 36.41 feet to the end of said curve; thence continue to run with said westerly right-of-way line in a southerly direction tangent to said curve for a distance of 155.15 feet to the beginning of a curve to the right which has a radius of 105.40 feet and a central angle of  $23^{\circ}-54'-10''$ ; thence continue to run with said westerly right-of-way line in a southerly direction along the arc of said curve for a distance of 43.97 feet to the end of said curve; thence continue to run with said westerly right-of-way line in a southwesterly direction tangent to said curve for a distance of 78.68 feet to the beginning of a curve to the left which has a radius of 175.94 feet and a central angle of  $24^{\circ}-51'-00''$ ; thence continue to run with said westerly right-of-way line along the arc of said curve for a distance of 76.31 feet to the end of said curve; thence continue to run with said westerly right-of-way line in a southwesterly direction tangent to said curve for a distance of 24.57 feet to the beginning of a curve to the right, which has a radius of 311.75 feet and a central angle of  $18^{\circ}-29'-40''$ ; thence continue to run with said westerly right-of-way line in a southwesterly direction along the arc of said curve for a distance of 100.63 feet to the end of said curve; thence continue to run with said westerly right-of-way line in a southwesterly direction

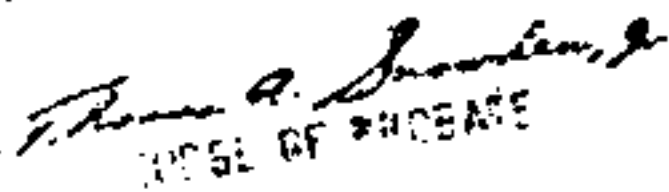
Exhibit "A", Parcel "C", Page 2

tangent to said curve for a distance of 128.28 feet to a point; thence turn an angle to the right of 59°-40'-02" and, leaving said westerly right-of-way line of said Double Oak Way, run in a westerly direction for a distance of 65.37 feet to the point of beginning. Containing 7.4018 acres, more or less.

  
Kenneth B. Weygand, Reg. Engr.-L.S.#11768

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED  
see mtg 435-184  
1983 AUG 15 PM 1:43

  
THOMAS A. SNOWDEN, JR.  
CLERK OF COURSE

Rec 900  
Ind. 100

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