STATE OF ALABAMA)
)
COUNTY OF SHELBY)

CONDITIONS OF REVERSION

By deed attached hereto, of same date and recorded simultaneously herewith, Dantract, Inc., an Alabama corporation, has made a gift of two acres as described in said deed to Shelby County, Alabama, for use of the Mildred B. Harrison Regional Library as a site for the construction of a new library building, parking lot, equipment and facilities.

Grantee, Shelby County, Alabama, has agreed, as provided in said deed, that if all of the following requirements and conditions are not met within the time limits hereinafter set out, all of the property described in said deed will revert to Grantor, Dantract, Inc., its successors or assigns by operation of law and said Grantee will have no further right, title or interest in said property.

(1) A library building and paved parking facilities, with utilities extended to the building, will be completed on or before the 13th day of November, 1988. Said improvements will be constructed according to the architectural drawings, designs and plans, and specifications prepared by Charles H. McCauley Associates, Inc.

(2) Said building and improvements will conform to the Protective Covenants for The Meadows-Business Center recorded in the Probate Office of Shelby County, Alabama, Book 46, Page 718-737, as amended in Book 51, Page 109, and as further amended in Book 19, Page 413. Dantract, Inc. acknowledges that it has seen and examined the proposed construction drawings and plans for the library building and related facilities and agrees that the same do conform to the Protective Covenants referred to above.

(3) Shelby County will grade, install proper drainage and pave County Highway #495 from US Highway #280 to the library site. Curb and gutter will be installed at least on the west side of said Highway #495. Said construction will be at least 26 feet of paved width with eight (8) inches of base and three (3) inches of paving. Said Highway #495 will exceed 26 feet of width adjacent to Highway #280 to accommodate three lanes of traffic. All of said road construction will be completed on or before the 13th day of November, 1987. Dantract, Inc. has examined the road construction plans prepared by Shelby County Highway Department and agrees that such plans conform to the requirements herein made.

(4)   The library property and building erected thereon will be used for a library only; provided, however, that after the expiration of 20 years from the date hereof, said property may be used for non-library purposes if such other purposes or uses are governmental and public service in nature.

(5)   The library, to the extent funds are available, will contain a substantial "business section" to meet the needs of the business community in the area.

(6)   Grantor shall have the right to approve the name of the library. The library will not be named after any person or family.

In any event, no reversion of the property for the library site shall take place by operation of law or otherwise until, and unless, Grantor, or its successor or assign, has notified the Chairman of the Shelby County Commission in writing, by certified or registered mail, that one or more of the foregoing conditions have not been complied with and that the Shelby County Commission has 90 days to comply with said condition, or Grantor will claim a reversion of said property.

Simultaneously herewith, Grantor has made a gift of additional property for road right-of-way purposes adjacent to said County Highway #495. This right-of-way donation is not subject to these conditions of reversion.

IN WITNESS WHEREOF, the said Grantor, by Charles W. Daniel, its President, who is duly authorized, has executed this conveyance and hereto set its signature and seal this _____ day of December, 1986.

ATTEST: DANTRACT, INC.

_____   _____
Secretary   President

I, Thomas A. Snowden, Jr., Chairman of the Shelby County Commission, certify that the foregoing was approved and ordered spread upon the minutes of the County Commission of Shelby County, Alabama, at a meeting of said Commission held at the Courthouse in Columbiana, Alabama, on the __22__ day of December, 1986.

_____
Chairman, Shelby County Commission