

SEND TAX NOTICE TO:

(Name) Avanti Polar Lipids, Inc.

(Address) 5001 A WHITING DR
PELHAM, AL 35124

1474

This instrument was prepared by

(Name) Randolph H. Lanier

(Address) Balch & Bingham; Suite 700 Financial Center; 505 N. 20th Street; Birmingham, AL 35203

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$228,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES W. ELLIOTT, a married man, and ROGER D. MASSEY, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

AVANTI POLAR LIPIDS, INC.

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

All that real property described on Exhibit A, attached hereto and made a part hereof, together with all improvements, fixtures, equipment and other property located thereon.

Subject to:

1. Ad valorem taxes due and payable October 1, 1989.
2. Mineral and mining rights set out in Real 23, Page 739, Probate Office of Shelby County, Alabama.
3. Restrictions set out in Real 23, Page 739, Probate Office of Shelby County, Alabama.
4. Easements shown by survey of Amos Cory (Reg. No. 10550) dated December 15, 1988, a copy of which is attached as Exhibit B.

~~ONE~~ ONE OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF EITHER OF THE GRANTORS.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 21st day of December, 19 88.

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
James W. Elliott
[Signature] (Seal)
Roger D. Massey
[Signature] (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Kelly S. Mark, a Notary Public in and for said County, in said State, hereby certify that James W. Elliott and Roger D. Massey whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, A. D., 19 88

Kelly S. Mark

EXHIBIT A

FATIC-600 (9-78)

First American Title Insurance Company

SCHEDULE _____ (Continued)

Agent's
File No.: 52216

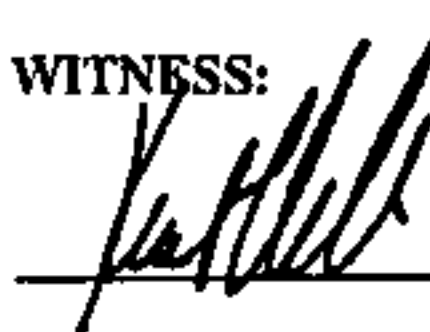
Commitment No.: FA-C 57922

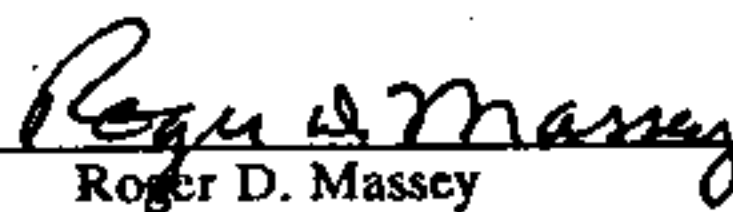
Policy No.: FA-

BOOK 219 PAGE 201
A part of the SW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Begin at the SE corner of the SW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the south line of said 1/4 1/4 for a distance of 872.44 feet to a point on the East right of way line of an existing road; thence turn an angle to the right of 88 deg. 41 min. 52.5 sec. in a northerly direction along the East right of way line of said road for a distance of 382.20 feet; thence turn an angle to the right of 91 deg. 18 min. 07.5 sec. and run in an Easterly direction for a distance of 300 feet; thence turn an angle to the right of 88 deg. 41 min. 52.5 sec. and run in a Southerly direction for 75.00 feet; thence turn an angle to the left of 88 deg. 41 min. 52.5 sec. and in an Easterly direction for a distance of 497.10 feet to a point on the southwest right of way line of the Alabama Power Company right of way; thence turn an angle to the right of 65 deg. 08 min. 12.5 sec. and run in a southeasterly direction along the southwesterly right of way line of the Alabama Power Company right of way for a distance of 188.20 feet to the East line of said 1/4 1/4; thence turn an angle to the right of 23 deg. 31 min. 20 sec. and run in a southerly direction along the East line of said 1/4 1/4 for a distance of 136.40 feet to the point of beginning. ALSO a 20 foot easement has been reserved along the SW right of way line of the Alabama Power Company right of way and north of the Buck Creek outfall sewer and south of the north property line; being situated in Shelby County, Alabama.

FOR IDENTIFICATION:

WITNESS:




Roger D. Massey

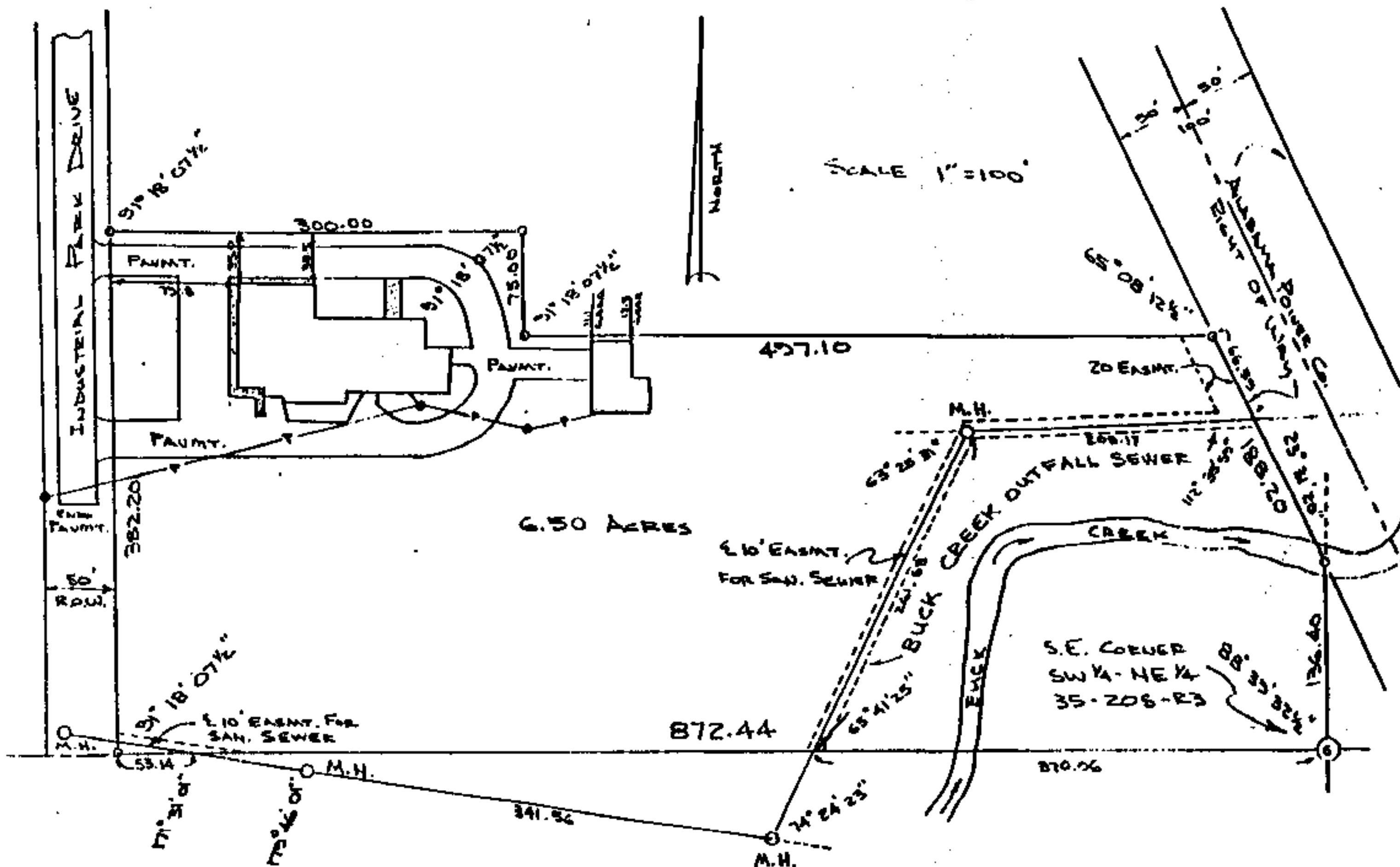
WITNESS:




James W. Elliott

EXHIBIT A to Deed from Roger D. Massey and James W. Elliott to Avanti Polar Lipids, Inc.

EXHIBIT B



BOOK 219 PAGE 202

A part of the SW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Begin at the SE corner of the SW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the south line of said 1/4 1/4 for a distance of 872.44 feet to a point on the East right of way line of an existing road; thence turn an angle to the right of 88 deg. 41 min. 52.5 sec. in a northerly direction along the East right of way line of said road for a distance of 382.20 feet; thence turn an angle to the right of 91 deg. 18 min. 07.5 sec. and run in an Easterly direction for a distance of 300 feet; thence turn an angle to the right of 88 deg. 41 min. 52.5 sec. and run in a southerly direction for 75.00 feet; thence turn an angle to the left of 88 deg. 41 min. 52.5 sec. and in an Easterly direction for a distance of 497.10 feet to a point on the southwest right of way line of the Alabama Power Company right of way; thence turn an angle to the right of 65 deg. 08 min. 12.5 sec. and run in a southeasterly direction along the southwesterly right of way line of the Alabama Power Company right of way for a distance of 188.20 feet to the East line of said 1/4 1/4; thence turn an angle to the right of 23 deg. 31 min. 20 sec. and run in a southerly direction along the East line of said 1/4 1/4 for a distance of 136.40 feet to the point of beginning. ALSO a 20 foot easement has been reserved along the SW right of way line of the Alabama Power Company right of way and north of the Buck Creek outfall sewer and south of the north property line; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

DATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 22 PM 2:38

JUDGE OF PROBATE

I, Amos Cory, a Registered Land Surveyor, hereby certify that this is a true and correct plat or map of the above described property. The buildings on said premises are located within the lines of same, and there are no visible encroachments of buildings, rights-of-way, easements, or joint driveways on or across said land except as shown; there are no visible encroachments by electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors or guy wires on or over said premises, except as shown.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is within a special flood hazard area. Buildings as shown are not located in the flood area. Flood Elevation is 454 to 455.

According to my survey this 15th day of December 1988.

1. Deed Tax \$ 228.00
2. Mtg Tax 7.50
3. Recording Fee 7.50
4. Indexing Fee 1.00
- TOTAL 236.50



Amos Cory
Amos Cory, P.L.S. #18550