

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Seven Thosand Five Hundred dollars and No/100-
(\$47,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Charles R. Saunders, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
EBSCO Industries, Inc.

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

Starting at the NW corner of the SE-1/4 of the NW-1/4, Section 17, Tp. 19, R. 1 W. thence run East along the north boundary of said SE-1/4 of the NW-1/4 a distance of 447.87 feet for the point of beginning; thence continue East along the last named course a distance of 209 feet to Westerly-right of way line of U. S. Highway No. 280, thence turn an angle of 70 degrees 19' to the right and run southeasterly along said right of way line a distance of 120 feet, thence turn an angle of 47 degrees 00' to the right and run southwesterly a distance of 154.2 feet, thence turn an angle of 62 degrees 41' to the right and run west a distance of 173.4 feet, thence turn an angle of 90 degrees 00' to the right and run north a distance of 250 feet to the point of beginning.

Also, a 40 foot easement from the above described property on to driveway from U. S. Highway 80 to H. L. Brasher home, all as described in conveyance from H. L. Brasher and wife, Connie Brasher, to Leroy Osborne, Sr. dated December 1, 1964, and recorded in Book 239 at page 417, Office of the Probate Court of Shelby County, Alabama.

BOOK 240 PAGE 829

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN -1 AM 8:56

Thomas R. Saunders, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 47.50
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 52.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th
day of January, 19 89

(Seal) Charles R. Saunders (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson County } General Acknowledgment

I, PATTY B. WINGO a Notary Public in and for said County,
in said State, hereby certify that CHARLES R. SAUNDERS

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of January, 19 89

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES OCT. 8, 1991
BONDED THRU NOTARY PUBLIC UNDERWRITERS,
My Commission Expires.

Patty B. Wingo
Notary Public