

ORIGINAL deed 9/27/94 3,139,744.2

THIS INSTRUMENT PREPARED BY:
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Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201
(205) 251-8100

STATE OF ALABAMA

SHELBY COUNTY

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)
)

WARRANTY DEED

Inst # 1994-31770

THIS INDENTURE, made and entered into on this the 23rd day of September, 1994, by and between **KIMBERLY-CLARK CORPORATION**, a corporation, hereinafter referred to as "Grantor", and **EBSCO INDUSTRIES, INC.**, a corporation, hereinafter referred to as "Grantee", whether one or more.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the payment of **ONE HUNDRED AND NO/100 DOLLARS (\$100.00)**, by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the Grantee, the real estate situated in Shelby County, Alabama, described on Exhibit A hereto which is incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns in fee simple, forever.

THIS CONVEYANCE IS MADE SUBJECT, HOWEVER, to the following:

1. All easements, restrictions, rights-of-way, roadways, public utilities and other easements heretofore filed for record which affect such property, mineral and mining rights owned by others, and ad valorem taxes as may be assessed or become due after the date hereof and all liens therefor, including any additional taxes levied as a result of the conversion of the property from its current use, all of which shall be paid by Grantee, other than 1994 ad valorem taxes based on the current use assessment which shall be paid by Grantor to the extent of such current use assessment; and
2. Any other items set forth in Exhibit B hereto which is incorporated herein by this reference.

Inst # 1994-31770

10/21/1994-31770
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 3158.50

CLC to New York

IN WITNESS WHEREOF, Kimberly-Clark Corporation has caused these presents
to be executed by J. G. Grosklous, who is duly authorized thereto.

ATTEST:

By: B. H. Paul
Its: Assistant Secretary
[CORPORATE SEAL]

GRANTOR:

KIMBERLY-CLARK CORPORATION

By: J. G. Grosklous
J. G. Grosklous
Its: Executive Vice President



STATE OF GEORGIA)
)
COUNTY OF FULTON)

I, GAIL R. BILLION, a Notary Public in and for said County in said
State, hereby certify that J. G. Grosklous, whose name as Executive Vice President,
of Kimberly-Clark Corporation, is signed to the foregoing instrument and who is known
to me, acknowledged before me on this day that, being informed of the contents of
the instrument, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand this the 23rd day of September, 1994.

[NOTARIAL SEAL]

Gail R. Billion
Notary Public
My commission expires: 5/11/98

EXHIBIT A
TO WARRANTY DEED FROM KIMBERLY-CLARK CORPORATION
TO EBSCO INDUSTRIES, INC.

Description of Property

THE FOLLOWING PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA:

TOWNSHIP 18 SOUTH, RANGE 1 EAST

- SECTION 9:** Northeast Quarter of the Southeast Quarter,
less that portion in the Northwest corner
lying North of Alabama Highway 25.
- South one-half of the Southeast Quarter.
- Southeast diagonal one-half of the Northwest
Quarter of the Southeast Quarter, less that
portion in the Northeast corner lying North
of Alabama Highway 25.
- Southeast diagonal one-half of the Southeast
Quarter of the Southwest Quarter.
- SECTION 10:** Southwest Quarter of the Southwest Quarter.
- SECTION 16:** West one-half of the Northeast Quarter, less
a strip 200 feet wide off the East side.
- East one-half of the Northwest Quarter.
- Southwest Quarter of the Northwest Quarter.
- SECTION 17:** South one-half of the Northeast Quarter.
- Southeast Quarter.
- East one-half of the Southwest Quarter.
- Southeast diagonal one-half of the Southwest
Quarter of the Southwest Quarter.
- SECTION 20:** North one-half, except the South one-half of
the Southeast Quarter of the Northeast
Quarter.
- North one-half of the Southwest Quarter.
- Southwest Quarter of the Southwest Quarter.
- Southeast Quarter of the Southeast Quarter.
- SECTION 28:** Northeast Quarter.
- SECTION 29:** West one-half of the Northeast Quarter.
- That portion of the Northeast Quarter of the Northeast
Quarter, lying Northwest of Old Bear Creek Road, and
north of Creek, less that part conveyed to Lillian Lynn by
Deed Book 185, Page 183, also less that portion sold to
Albert Vinsant by Real 35, Page 758.
- Southeast Quarter, less 27.5 acres in the Northeast Corner
described as follows: Commence at the Northeast corner of
the Southeast Quarter and run westerly along the quarter
line for 1,050 feet; thence southerly and parallel to the East
boundary line of said section for 1,140 feet; thence easterly

and parallel to the North boundary line of said section for 1,050 feet to the East boundary of said section; thence northerly along the East boundary line for 1,140 feet.

Northwest Quarter of the Southwest Quarter.

Northwest Quarter, less 1 acre, conveyed to Rosemary Crook by deed recorded in Deed Book 185, Page 183, and less the South one-half of the Southeast Quarter of the Northwest Quarter.

SECTION 30:

All of the Section except that part lying North and West of the following described line: Begin at the intersection of Old Ridge Road running along the crest of the Eastermost ridge of Double Oak Mountain with the West section line and run South along the West section line for 24 chains, more or less, to an old woods road, said point being the point of beginning; thence in a northeasterly direction along the old woods road to the North line of said section.

SECTION 31:

North one-half of the Northeast Quarter.

Northwest Quarter.

West one-half of the Southwest Quarter lying North and West of Shelby County Highway 43.

TOWNSHIP 19 SOUTH, RANGE 1 EAST

SECTION 6:

That part of the Northwest Quarter of the Northwest Quarter lying North of Shelby County Highway 43.

EXHIBIT B
TO WARRANTY DEED FROM KIMBERLY-CLARK CORPORATION
TO EBSCO INDUSTRIES, INC.

Additional Title Exceptions

1. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
2. Any mineral and mining rights not owned by Grantor, and all rights, privileges, conditions, and covenants in connection therewith.
3. Rights of way granted to Shelby County, Alabama by instruments recorded in Deed Book 158 page 321, Deed Book 228 page 320 and Deed book 228 page 324 in the Probate Office.
4. Rights of way granted to Alabama Power Company by instruments recorded in Deed Book 197 page 348 and Deed Book 195 page 291 in the Probate Office.
5. Rights of way granted to Colonial Pipe Line by instruments recorded in Deed Book 222 page 638 in the Probate Office.
6. 40 foot right of way granted to Division of Forestry, Department of Conservation, State of Alabama, to Reach Tower together with a telephone right of way as shown by instrument recorded in Deed Book 157 page 337 in the Probate Office.
7. All existing rights of way and easements, including roads, railroads and power and utility lines, provided, that this exception shall not serve to reimpose or expand any such rights of way or easements or to create any rights not existing at the time of this conveyance.
8. Railroad right of way reserved by South and North Alabama Railroad by Deed Book T page 655 in the Probate Office.
9. Reservations of rights of way for South & North Alabama Railroad or L & N Railroad Company by instrument recorded in Deed Book 67 page 132 in the Probate Office.
10. Right of way from Kimberly-Clark Corporation to R.W. and Julia Gholson dated March 28, 1977 and recorded in Deed Book 305 page 502 and Misc. Book 23 page 988 in the Probate Office.
11. Rights of others to use the perpetual easement as set out in Deed Book 312 page 368 in the Probate Office.
12. Right of way to Exchange Security Bank dated July 12, 1974 and recorded in Deed Book 287 page 890 in the Probate Office.

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