

Send Tax Notice To:
TERRYCO, L.L.C.
2526 Woodfern Circle
Birmingham, Al 35244

This instrument prepared by:
John G. Lowther, Attorney at Law
3500 Independence Drive
Birmingham, Al 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Ebsco Industries, Inc., a corporation, hereinafter called "Grantor", and Terryco, L.L.C., hereinafter called "Grantee". The Grantor, for and in consideration of Six Hundred Seventy Five Thousand Six Hundred Forty Two and 14/100 (\$675,642.14) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Terryco, L.L.C., the following described real estate located in Shelby County, Alabama:

Lot 8, according to the survey of Lot 8, Greystone Highlands Commercial Subdivision as recorded in Map Book 19, page 56 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$285,000.00 of the purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 1995, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 111 page 402; Deed 173 page 191; Deed 109 page 492; Deed 160 pages 418 and 403 and Deed 127 page 336 in Probate Office.
3. Rights of ways granted to Shelby County by instruments recorded in Deed 95 page 503 in Probate Office.
4. Easements to South Central Bell as shown by instrument recorded in Deed 324 page 837 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 349 page 230 and Deed 4 pages 486 and 488 in Probate Office.
6. Utility Easements for Ebsco Industries to Cahaba Water Renovation Systems as set out in Real 42 page 223 in Probate Office.
7. Covenant and agreement for water service as set out in real 235 page 611 in Probate Office.
8. Right of way for new four lane highway #280 as shown in Deed 252 page 920 and Lis Pendens 4 page 509 in Probate Office.
9. Building setback line and public easements as shown by recorded plat in Map Book 19 page 56.
10. Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1994-33988 in Probate Office.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever; Grantor covenants with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless

Cahaba Little

Inst # 1995-00500

01/06/1995-00500

08:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 402.00

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otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said Ebsco Industries, Inc., a Corporation, has caused this conveyance to be signed on this the 5th day of January, 1995.

Ebsco Industries, Inc.

By: 

its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Elton B. Stephens, Jr., whose name as Vice President of Ebsco Industries, Inc., a Corporation, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and seal this 5th day of January, 1995.

My Commission Expires: 1-5-99


Notary Public

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