

\$217,073.37 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.

This instrument prepared by:
Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Andrew Don Olvey
1465 Gadsden Highway
Birmingham, Alabama
35235

GENERAL WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of TWO HUNDRED SEVENTEEN THOUSAND SEVENTY THREE AND 37/100 DOLLARS (\$217,073.37) to the undersigned EBSCO INDUSTRIES, INC., a Delaware corporation ("Grantor"), in hand paid by ANDREW DON OLVEY ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-A, according to the survey of Lots 1 through 7, Greystone Highlands Commercial Subdivision, as recorded in Map Book 20, page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) General and special taxes or assessments for 1995 and subsequent years not yet due and payable, including 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) Greystone Highlands Commercial Subdivision Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 1995- 18410 in said Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) 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 said Probate Office; (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 95, page 503 in said Probate Office; (5) Easement(s) to South Central Bell as shown by instrument recorded in Deed 324, page 837 in said Probate Office; (6) 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, page 486 and Deed 4, page 488 in said Probate Office; (7) Covenant and agreement for water service as set out in Real 235, page 611 in said 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 said Probate Office; and (9) Utility easement for Ebsco Industries to Cahaba Water Renovation Systems recorded in Real 42, page 223 in said Probate Office.

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10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 12.00

Cahaba Title
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, EBSCO Industries, Inc., has hereto set its signature and seal this 12 day of July, 1995.

EBSCO Industries, Inc., a Delaware corporation

By: [Signature]

Its: Pres.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. T. Stephens, whose name as President of EBSCO Industries, Inc., a Delaware corporation, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Delaware corporation.

Given under my hand and seal, this 12 day of July, 1995.

[Signature]
Notary Public

[SEAL]

My commission expires:

12-10-98

md2:EBS-DON.DED

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