

original deed

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
EBSCO INDUSTRIES, INC.

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **MICHAEL D. HILL and wife, CATHY B. HILL and DEWITT HILL, JR. and wife, MARIE W. HILL**, (herein referred to as GRANTOR, whether one or more) do 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:

See Exhibit "A" attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
~~Existing covenants, restrictions, easements, building lines, and other encumbrances.~~

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 31st day of May, 1995.

Michael D. Hill
MICHAEL D. HILL

Cathy B. Hill
CATHY B. HILL

DeWitt Hill Jr.
DEWITT HILL, JR.

Marie W. Hill
MARIE W. HILL

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

07/28/1995-20039
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 438.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **MICHAEL D. HILL and CATHY B. HILL and DEWITT HILL, JR. and MARIE W. HILL**, whose names 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 as their act on the day the same bears date.

Given under my hand and seal of office this 31st day of May, 1995.

My Commission Expires: 5/29/99

[Signature]
Notary Public

Inst # 1995-20039

EXHIBIT "A"

Begin at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama and run westerly along the south line of said 1/4 - 1/4 section 675.67 feet; thence turn 89 degrees 45 minutes 58 seconds right and run northerly 474.34 feet; thence turn 90 degree 07 minutes 52 seconds right and run easterly 1,042.02 feet; thence turn 74 degrees 27 minutes 36 seconds right and run southeasterly 51.89 feet; thence turn 62 degrees 36 minutes 26 seconds left and run southeasterly 423.35 feet; thence turn 41 degrees 00 minutes left and run northeasterly 38.81 feet to a point on the west right of way line of Highway No. 280; thence turn 111 degrees 37 minutes 27 seconds right to the tangent to a curve to the left, said curve having a radius of 3,464.04 feet; and run southeasterly along said curve and said right of way 354.81 feet to a point; thence turn 102 degrees 49 minutes 48 seconds right from the tangent to said curve at said point and run westerly 891.79 feet to the point of beginning. Less any part of said land lying in a public road right of way.

Subject to:

1. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 136, Page 363; and Deed Book 238, Page 404.
2. Right of Way conveyed to Shelby County in Deed Book 230, Page 479.

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