

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

Send Tax Notice To:  
Greystone Lands, Inc.  
601 Beacon Parkway West, Suite 211  
Birmingham, Alabama 35209

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
                                  ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY         )

That for and in consideration of TWO HUNDRED THREE THOUSAND SEVEN HUNDRED NINETY AND NO/100 DOLLARS (\$203,790.00) to the undersigned EBSCO INDUSTRIES, INC., a Delaware corporation ("Grantor"), in hand paid by GREYSTONE LANDS, INC. ("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 5, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, page 24 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 72, 73, 74, 76 and 78, according to the Amended Map of Greystone Highlands, Phase II, as recorded in Map Book 19, 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 1996 and subsequent years not yet due and payable; (2) Building setback line as set out in restrictive covenants recorded as Instrument #1994-33988 in said Probate Office; (3) Public easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 109, page 492, Deed 111, page 402, Deed 127, page 336, Deed 160, page 403 and Deed 173, page 191 in said Probate Office; (5) Easement(s) to Alabama Power Company and covenants thereto as set out as Instrument #1995-01629 in said Probate Office; (6) Easement(s) to South Central Bell as shown by instrument recorded in Deed 324, page 837 in said Probate Office; (7) 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 4, page 486 and Deed 4, page 488 in said Probate Office; (8) Covenant and agreement for water service as set out in Real 235, page 611 in said Probate Office; (9) Utility easement for Ebsco Industries to Cahaba Water Renovation Systems recorded in Real 42, page 223 in said Probate Office; (10) Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-33988 and Map Book 19, pages 24 and 25 in said Probate Office; and (11) Release of damages as set out in instrument(s) recorded as Instrument #1994-33988 in said Probate Office.

Inst # 1996-04774

02/15/1996-04774  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 12.00

Inst # 1996-04774

Cahaba Title

The purchase price stated herein was paid from the proceeds advanced from a Mortgage Loan recorded in Instrument #1992-7102 with the Judge of Probate of Shelby County, Alabama, as amended and modified from time to time.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors 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 February, 1996.

EBSCO Industries, Inc., a Delaware corporation


By: 

Elton B. Stephens, Jr.  
Its Vice President

STATE OF ALABAMA    )  
JEFFERSON COUNTY    )

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 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 February, 1996.

  
Notary Public

[SEAL]

My commission expires:  
MY COMMISSION EXPIRES SEPTEMBER 21, 1998

lp/cc8:JHCH-LDT.DED