

THIS INSTRUMENT PREPARED BY:  
Carol H. Stewart  
3100 SouthTrust Tower  
Birmingham, Alabama 35203

✓ SEND TAX NOTICE TO:  
EBSCO Development Company, Inc.  
6 Office Park Circle, Suite 310  
Birmingham, AL 35223

STATE OF ALABAMA )  
JEFFERSON COUNTY ) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00) the receipt of which is hereby acknowledged, the undersigned Grantors, **SHIRLEY LYNN HUTCHENS and spouse, AUDREY C. HUTCHENS**, do by these presents, grant, bargain, sell and convey unto **EBSCO DEVELOPMENT COMPANY, INC.**, a corporation, Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the NW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West; thence run Northerly along the East boundary line of said ¼ ¼ Section 252.0 feet; thence turn left an angle of 90 deg. 21 min. and run Westerly 1184.36 feet, more or less, to a point on the East right of way line of Shelby County Road No. 41; thence turn left an angle of 77 deg. 30 min. and run Southwesterly along said right of way line 132.35 feet; thence turn left an angle of 00 deg. 52 min. and run Southwesterly along said right of way line 125.37 feet, more or less, to a point on the South boundary line of said ¼ ¼ Section; thence turn left an angle of 101 deg. 38 min. and run Easterly along the South boundary line of said ¼ ¼ Section 1236.02 feet to the point of beginning. This land being a part of the NW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Grantee its successors and assigns forever. And said Grantors do themselves and for their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid and that they will and their heirs 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**, Shirley Lynn Hutchens and Audrey C. Hutchens have hereunto set their hands and seals this the 1 day of Oct, 1998.

Shirley Lynn Hutchens (SEAL)  
SHIRLEY LYNN HUTCHENS

Audrey C. Hutchens (SEAL)  
AUDREY C. HUTCHENS

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Lynn Hutchens and Audrey C. Hutchens 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 on the day the same bears date.

Given under my hand and official seal this 1 day of Oct, 1998.

Della M. Pender  
Notary Public

My Commission Expires: 10/05/1998-38625 MY COMMISSION EXPIRES SEPTEMBER 21, 2002

10/05/1998-38625  
08:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 358.50