

STATE OF ALABAMA
COUNTY OF SHELBY

10,000
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned MADISON ACADEMY, INC., a corporation, hereinafter referred to as Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto EBSCO DEVELOPMENT COMPANY, INC., a corporation, hereinafter referred to as Grantee, the following-described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the above-described real estate with any mineral rights, if any, owned by Grantor unto the said Grantee, its successors and assigns, forever. This conveyance is subject to ad valorem taxes for 1999 and mineral rights, if any, owned by other parties.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its undersigned officer, being duly authorized thereto, on this 10th day of February, 1999.

MADISON ACADEMY, INC.,
a corporation

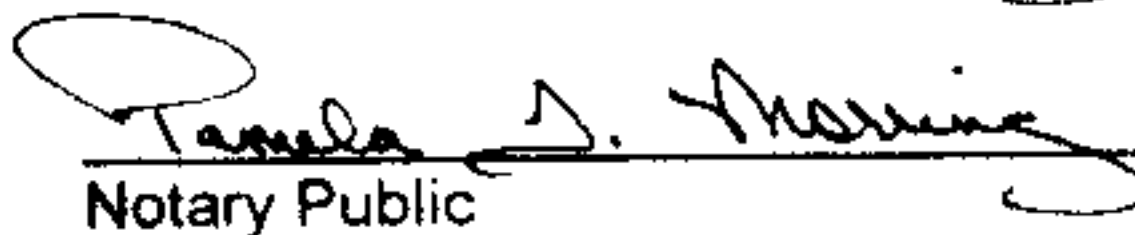
By: 

Robert Burton, Its President

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, in and for said County and State, hereby certify that ROBERT BURTON, whose name as President of MADISON ACADEMY, INC., a 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 the conveyance, 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 official seal, this 10th day of February, 1999.


Notary Public

THIS INSTRUMENT PREPARED BY: S. Dagnal Rowe, BURR & FORMAN LLP, 400 Meridian Street, Suite 204, (P. O. Box 2589), Huntsville, Alabama 35801 (35804), (256) 551-0010

This deed was prepared with information provided by the parties and no title examination was requested of, or done by, Attorney S. Dagnal Rowe or Burr & Forman LLP.

Inst # 1999-06890

02/18/1999-06890
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 21.00



A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the SE corner of the N 1/2 of the SE 1/4 of Section 3, Township 19 South, Range 1 West and run in a Westerly direction along the South line of the North 1/2 of said SE 1/4 a distance of 1482.5 feet, more or less, to the centerline of a branch; thence in a Northwesternly direction along the meanderings of the centerline of said branch a distance of 1635 feet, more or less, to its intersection with the West line of the SE 1/4 of said Section 3, said point being the point of beginning of the parcel herein described; thence in a Northerly direction along the West line of the SE 1/4 of said Section 3 a distance of 664.1 feet, more or less, to its point of intersection with the East right of way line of Shelby County Highway No. 41 (Dunnavant Valley Road); thence 178 deg. 28 min. 21 sec. to the left in a Southwesterly direction along the East right of way line of said highway a distance of 447.50 feet, more or less, to the P. C. (point of curve) of a curve to the right having a radius of 2904.79 feet and a central angle of 4 deg. 17 min. 07 sec.; thence in a Southwesterly direction along the Easterly right of way line of said highway and along the arc of said curve a distance of 217.26 feet to a point; thence 95 deg. 48 min. 46 sec. to the left (angle measured to tangent) in an Easterly direction a distance of 25.82 feet to the point of beginning; being situated in Shelby County, Alabama.

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