

1,863,200

STATE OF ALABAMA  
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, L.P. CHESSER, an unmarried man ("Grantor"), for consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by EBSCO DEVELOPMENT CO., INC. ("Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee that certain tract of real property located in Shelby County, Alabama, and as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with the rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred as the "Property").

SEE EXHIBIT A FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, subject to matters herein stated. This conveyance and the warranty of Grantor herein are limited to the provisions of § 35-4-271 Code of Alabama 1975, at this date and are subject to (a) the matters herein stated, (b) any and all matters of record, except those created, suffered or imposed by Grantor, (c) easements, rights-of-way, and utility line easements of record; (d) taxes for the year 2000 and subsequent years including "roll back" or "recapture" taxes, and (e) mineral rights, if any, granted prior to Grantor's acquiring title.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 21<sup>st</sup> day of February, 2000.

L.P. Chesser  
L. P. Chesser, Grantor

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned authority in and for said County and State, hereby certify that L.P. Chesser, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of February, 2000

Cynthia M. Oliver  
Notary Public  
My Commission Expires: 12/14/03

Prepared by:  
James R. Cleary, Attorney  
200 West Court Square, Suite 210  
Post Office Box 68  
Huntsville, Alabama 35804

(This deed was prepared from a survey provided by the Grantee and no title examination was requested of, or done by, James R. Cleary.)

Inst • 2000-05908  
02/25/2000 05:08  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

LEGAL DESCRIPTION  
CHESSER PROPERTY

Parcel I

The South 1/2 of the Southeast 1/4 Section 3, Township 19 South, Range 1 West.

Parcel II

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Southeast corner of the Northeast 1/4 of the Southwest 1/4, Section 3, Township 19 South, Range 1 West and run in a Northerly direction along the East line of said 1/4-1/4 section a distance of 646.5 feet, more or less, to a point on the centerline of a branch; thence turn an angle to the left of 89°56'35" and run in a Westerly direction a distance of 25.82 feet to a point on the Eastern Right-of-Way of Shelby County Highway Number 41 (Dunnavant Valley Road), said point being on a curve to the right having a radius of 2904.79 feet and a central angle of 13°04'59"; thence turn an angle to the left of 84°11'15" (angle measured to tangent) and run along the arc of said curve, and along the Eastern Right-of-Way of said Highway 41 in a Southwesterly direction a distance of 663.29 feet to a point on the south line of said 1/4-1/4 section; thence turn an angle to the left of 108°54'54" and run in an Easterly direction along the South line of said 1/4-1/4 section a distance of 168.07 feet to the POINT OF BEGINNING.

Parcel III

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 3, Township 19 South, Range 1 West and run in a Westerly direction along the South line of said North 1/2 of the Southeast 1/4 section a distance of 1482.5 feet, more or less, to a point on the centerline of a branch, said point being the POINT OF BEGINNING; thence run in a Northwesterly direction along the meandering of the centerline of said branch a distance of 1635 feet, more or less, to its intersection with the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 3; thence run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 646.5 feet, more or less, to the Southwest corner of said 1/4-1/4 section; thence turn an angle to the left of 89°53'49" and run in an Easterly direction along the South line of said 1/4-1/4 section a distance of 1173.1 feet, more or less, to the POINT OF BEGINNING.

Said parcels containing 93.16 acres, more or less.

EXHIBIT A

TO DEED FROM L.P. CHESSER TO EBSCO DEVELOPMENT COMPANY, INC.



\_\_\_\_\_  
L.P. Chesser

02/25/2000-05908  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 2000-05908

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