

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, JERRY J. CHESSER and RONALD P. CHESSER AS CO-TRUSTEES UNDER THE FAMILY TRUST CREATED BY THE WILL OF MARY MARGARET CHESSER, DECEASED, hereby remise, release, quitclaim, grant and convey to EBSICO Development Co., Inc., an Alabama corporation, hereinafter called "Grantee," all said Trust's right, title, interest and claim in or to the following described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

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

TO HAVE AND TO HOLD the same unto the said Grantee forever.

The undersigned Trustees represent that the said Trust does not own any interest in the property described in Exhibit A.

IN WITNESS WHEREOF, the undersigned Trustees, being duly authorized thereto, have caused these presents to be executed on this 22 day of February, 2000.


Ronald P. Chesser, Co-Trustee of Family
Trust created under Will of Mary Margaret
Chesser, deceased


Jerry J. Chesser, Co-Trustee of Family
Trust created under Will of Mary Margaret
Chesser, deceased

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that JERRY J. CHESSER, as Co-Trustee under the Family Trust created by the Will of Mary Margaret Chesser, deceased, 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, in his capacity as Co-Trustee, executed the same voluntarily the day that same bears date.

Given under my hand and official seal, this the 22 day of February, 2000.


Notary Public

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that RONALD P. CHESSER, as Co-Trustee under the Family Trust created by the Will of Mary Margaret Chesser, deceased, 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, in his capacity as Co-Trustee, executed the same voluntarily the day that same bears date.

Given under my hand and official seal, this the 22 day of February, 2000.


Notary Public

THIS INSTRUMENT PREPARED BY: James R. Cleary, Attorney, P.O. Box 68,
Huntsville, Alabama 35804

(This deed was prepared with information provided by the parties and no title examination was requested of, or done by, James R. Cleary.)

02/25/2000 - 05909
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
Inst. # 2000-05909
002 105 11.30

LEGAL DESCRIPTION
CHESSER PROPERTY

Parcel I

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ Section 3, Township 19 South, Range 1 West.

Parcel II

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 3, Township 19 South, Range 1 West and run in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 $89^{\circ}56'35''$ 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 $13^{\circ}04'59''$; thence turn an angle to the left of $84^{\circ}11'15''$ (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 $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the left of $108^{\circ}54'54''$ and run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 168.07 feet to the POINT OF BEGINNING.

Parcel III

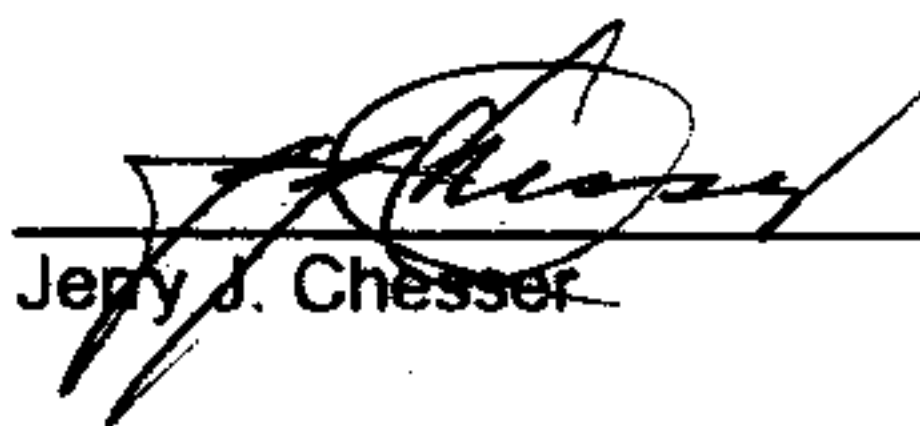
A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 19 South, Range 1 West and run in a Westerly direction along the South line of said North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 3; thence run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 646.5 feet, more or less, to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the left of $89^{\circ}53'49''$ and run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 QUITCLAIM DEED FROM JERRY J. CHESSER AND RONALD P. CHESSER TO
EBSCO DEVELOPMENT COMPANY, INC.


Jerry J. Chesser


Ronald P. Chesser

02/25/2000-05909 Inst # 2000-05909

08:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
11.30
002 MMS