

Send tax notice to:  
Paul S. Skokel  
170 Prarie Drive  
Pelham, AL 35124

This instrument prepared by:  
Bobby C. Underwood  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736

STATE OF ALABAMA )  
SHELBY COUNTY )

Value  
\$494,822

### STATUTORY WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **EBSCO INDUSTRIES, INC.** ("Grantor"), a Delaware corporation, by **PAUL S. SOKEL** and wife, **TRUDY H. SOKEL** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6A, according to the Resurvey of Lots 4, 5 and 6, Greystone Highlands Commercial Subdivision, as recorded in Map Book 21, page 88, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**TO HAVE AND TO HOLD** unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes and special assessments for the year 2000 and subsequent years, not yet due and payable.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Building setback line of 50 feet reserved from Greystone Commercial Boulevard in the Probate Office of Shelby County, Alabama.
4. Easements as shown by recorded plat, including 15 feet storm ditch easement on the Westerly side and 10 feet on the Easterly side of lot.
5. Restrictions, covenants and conditions as set out in Inst. #1995-18410 in said Probate Office.
6. 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.

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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; Deed 4, page 488 and Deed Book 349, page 230 in said Probate Office.
8. Easement(s) to South Center Bell as shown by instrument recorded in Deed 324, page 837 in said Probate Office
9. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1996-4173 in said Probate Office.
10. Covenant and agreement for water service as set out in Real 235, page 611 in said Probate Office.
11. Utility easement for Ebsco Industries to Cahaba Water Renovation Systems recorded in Real 42, page 223 in said Probate Office.
12. A 20 foot Buffer on the Westerly side of the land as shown on Map Book 21, page 88 in said Probate Office.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer as of the 10<sup>th</sup> day of July, 2000.

EBSCO INDUSTRIES, INC.

By:

(Seal)

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 instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 the 10<sup>th</sup> day of July, 2000.

Notary Public

Inst # 2000-23138  
My commission expires: 26 August 2001

[NOTARIAL SEAL]

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