

\$ 879,450⁰⁰

Send tax notice to:
EBSCO Industries, Inc.
Post Office Box 1943
Birmingham, AL 35201-1943

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)
:
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to Walter Cornelius and wife, Lenora B. Cornelius, and Eugenia C. Clemore, an unmarried woman ("Grantors") by EBSCO Industries, Inc., ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit A.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

Inst # 2000-27955

08/16/2000-27955

10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

004 NKS 896.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 14th day of August, 2000.

Walter Cornelius
Walter Cornelius
Lenora B. Cornelius
Lenora B. Cornelius
Eugenia C. Clemore
Eugenia C. Clemore

STATE OF ALABAMA

COUNTY OF Shulby

I, the undersigned, a notary public in and for said county in said state, hereby certify that Walter Cornelius and wife, Lenora B. Cornelius, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 14th day of August, 2000.

Paul A. S. Beavers Jr.
Notary Public

[NOTARIAL SEAL]

My commission expires: Aug 2003

STATE OF ALABAMA

COUNTY OF

Shufly

)
:
)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugenia C. Clemore, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 14th day of August, 2000.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: Aug 2003

STATE OF ALABAMA
SHELBY COUNTY

PARCEL - 1

EXHIBIT A

The south one-half of the Northeast quarter of the Northeast quarter; that part of the Northwest quarter of the Northeast quarter lying Southeasterly of Shelby County Highway 41, (Dunnavant Valley Road); and that part of the Southwest quarter of the Northeast quarter lying Southeasterly of Shelby County Highway, (Dunnavant Valley Road), all in Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a rebar with plastic cap bearing the Certificate of Authorization of Paragon Engineering, Inc. marking the Southeast corner of the Southwest quarter of the Northeast quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Westerly direction along the South line of said quarter-quarter section 1357.04 feet; thence turn an interior angle of $88^{\circ}24'34''$ and run to the right in a Northerly direction along the accepted West line of said quarter-quarter section 623.85 feet to the Southeasterly right-of-way of Shelby County Highway #41; thence turn an interior angle of $140^{\circ}24'33''$ and run to the right in a Northeasterly direction along said right-of-way 533.54 feet to the beginning of a curve to the left having a central angle of $7^{\circ}56'00''$ and a radius of 5769.58 feet; thence run along the arc of said curve in a Northeasterly direction and along said right-of-way 798.88 feet; thence run tangent to said curve in a Northeasterly direction and along said right-of-way 1067.37 feet to the accepted East line of the Northwest quarter of the Northeast quarter of said section; thence turn an interior angle of $31^{\circ}09'57''$ and run to the right in a Southerly direction 581.09 feet to a crimped iron pipe marking the accepted Northwest corner of the South one-half of the Northeast quarter of the Northeast quarter of said section; thence turn an interior angle of $272^{\circ}06'20''$ and run to the left in an Easterly direction along the accepted North line of the South one-half of the Northeast quarter of the Northeast quarter of said Section 1319.59 feet to a 5/8" open pipe; thence turn an interior angle of $89^{\circ}31'26''$ and run to the right in a Southerly direction along the accepted East line of said quarter-quarter section 670.90 feet to a pine knot in a rock pile; thence turn an interior angle of $90^{\circ}12'27''$ and run to the right in a Westerly direction along the accepted South line of said quarter-quarter section 1338.46 feet to a pine knot in a rock pile; thence turn an interior angle of $268^{\circ}44'40''$ and run to the left in a Southerly direction along the accepted East line of the Southwest quarter of the Northeast quarter of said Section 1308.63 feet to the point of beginning, containing 67.65 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes for the year 2000 and subsequent years, not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, page 310 and Deed Book 158, page 104 in Shelby County Probate Office.

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