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Send tax notice to:
James T. Stephens
c/o EBSCO Industries, Inc.
P. O. 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

Inst # 2000-27956
08/16/2000-27956
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
459.50
003 MMS

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 James T. Stephens ("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, that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit "A".

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever.

Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs 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, his heirs and assigns forever against the lawful claims of all persons.

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 Shelby

)
:
)

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.

Charles H. Blevins
Notary Public

[NOTARIAL SEAL]

My commission expires: August 2003

STATE OF ALABAMA

COUNTY OF Shelby

)
:
)

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.

Charles H. Blevins
Notary Public

[NOTARIAL SEAL]

My commission expires: August 2003

PARCEL - 2

EXHIBIT A

Part of the West one-half of the Northwest quarter of the Southeast quarter and part of the Northeast quarter of the Southwest quarter of Section 16, Township 19 South, 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence 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 670.66 feet to the Point of Beginning of the herein described parcel; thence deflect 88°43'49" and run to the left in a Southerly direction along the East line of the West one-half of the Northwest quarter of the Southeast quarter of said section 1316.83 feet to the Southeast corner of said quarter-quarter section; thence turn an interior angle of 91°13'00" and to the right in a Westerly direction along the South line of said quarter-quarter section and along the South line of the Northeast quarter of the Southwest quarter of said Section 1548.54 feet; thence turn an interior angle of 87°34'02" and run to the right in a Northerly direction 364.65 feet; thence turn an interior angle of 276°53'51" and run to the left in a Westerly direction 162.87 feet; thence turn an interior angle of 160°05'57" and run to the right in a Northwesterly direction 232.40 feet; thence turn an interior angle of 162°59'30" and run to the right in a Northwesterly direction 98.34 feet to the West line of the Northeast quarter of the Southwest quarter of said Section; thence turn an interior angle of 121°12'03" and run to the right in a Northerly direction along said West line 25.37 feet to the Southeasterly right-of-way of Shelby County Highway #41, (Dunnavant Valley Road), said point lying on a curve to the left having a central angle of 10°48'02" and a radius of 2904.79 feet; thence turn an interior angle of 127°18'49" to the tangent of said curve and run right to left along the arc of said curve in a Northeasterly direction and along said right-of-way 547.57 feet; thence turn an interior angle of 79°11'59" from the tangent of said curve and run to the right in a Southeasterly direction 240.20 feet; thence turn an interior angle of 110°00'00" and run to the right in a Southwesterly direction 48.98 feet; thence turn an interior angle of 221°51'53" and run to the left in a Southerly direction 140.53 feet; thence turn an interior angle of 303°58'26" and run to the left in a Northeasterly direction 37.28 feet; thence turn an interior angle of 161°04'37" and run to the right in a Northeasterly direction 129.25 feet; thence turn an interior angle of 201°31'50" and run to the left in a Northeasterly direction 122.46 feet; thence turn an interior angle of 162°33'50" and run to the right in a Northeasterly direction 380.81 feet; thence turn an interior angle of 103°47'16" and run to the right in a Southeasterly direction 235.10 feet; thence turn an interior angle of 267°13'21" and run to the left in a Northeasterly direction 352.11 feet; thence turn an interior angle of 199°25'45" and run to the left in a Northeasterly direction 151.42 feet; thence turn an interior angle of 171°31'54" and run to the right in a Northeasterly direction 124.75 feet to the West bank of the North Fork of Yellowleaf Creek; thence turn an interior angle of 270°00'00" and run to the left in a Northwesterly direction 266.16 feet to the centerline of said creek; thence turn an interior angle of 219°37'04" and run to the left in Westerly direction 166.99 to a 1"crimped iron pipe marking the locally accepted Southwest corner of the Southwest quarter of the Northeast quarter of said Section; thence turn an interior angle of 89°47'36" and run to the right in a Northerly direction along the locally accepted West line of said quarter-quarter section 62.73 feet; thence turn an interior angle of 91°35'26" and run to the right in an Easterly direction 686.38 feet to the point of beginning, containing 34.20 acres, more or less.

Less that 80 foot by 80 foot parcel in the Westernmost corner of subject parcel granted to the Shelby County Public Works Department as recorded in instrument #1993-01275.

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 210 and Deed Book 158, page 104 in Shelby County Probate Office; (3) Easements(s) to Shelby County for water lines as shown by instrument recorded in Inst. #1993-01275 in said Probate Office; and (4) Easements for access as set out by Real 37, page 380 and Real 119, page 764 in said Probate Office.

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