

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT OF ALEX DUDCHOCK

Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Alex Dudchock, who, being by me first duly sworn, deposes and says as follows:


My name is Alex Dudchock, and I am the County Manager of Shelby County, Alabama. I have knowledge of Exception 15 listed in Schedule B, Part II of the Commitment for Title Insurance of First American Title Insurance Company, Agent File No. 132187 (namely, Real Estate Lease by and between Elizabeth A. Champlin and Patrick Media Group, Inc., dated April 18, 1989 as recorded in Real 246 page 612 in Probate Office with Assignment dated October 12, 1989, between Elizabeth Allen Champlin and Shelby County, Alabama as recorded in Real 261 page 479 in Probate Office), and know, state and affirm that the lease referenced therein is not located on the subject property identified in said title commitment, a copy of which is attached hereto as Exhibit "A" and made a part and parcel hereof, and does not touch or encumber said property in any manner. Further, the said Lease has been effectively terminated, as the Lessee has contended that it was terminated, and Shelby County, as the Lessor, has not sought to enforce the Lease. To the best of my recollection, nothing has recurred with regard to the said Lease in perhaps 10 years, more or less.

This the 20th day of November, 2000.



Affiant - Alex Dudchock

Sworn to and subscribed before me
this the 20 day of November, 2000.


Notary Public

Inst # 2000-40336

11/21/2000-40336
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 17.00

Exhibit "A"

First American Title Insurance Company
COMMITMENT
SCHEDULE C

Agent File No.: 132187

The land referred to in this Commitment is described as follows:

Parcel I

A parcel of land situated in Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

A parcel of land situated in Section 19, Township 21 South, Range 2 West, being a portion of Lot 1 of Shelby West Corporate Park, Phase I, as recorded in Map Book 24 page 4 in the Judge of Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 21 South, Range 2 West and run in a Westerly direction along the South line of said Section 19, a distance of 2,213.89 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. and run to the right in a Northerly direction a distance of 1,625.65 feet to the point of beginning of the herein described parcel; thence turn a deflection angle of 114 deg. 36 min. 31 sec. and run to the left in a Southwesterly direction a distance of 614.11 feet to a point on a curve concave to the left having a central angle of 44 deg. 44 min. 38 sec., a radius of 66.00 feet and a arc distance of 51.54 feet; thence turn an interior angle of 90 deg. 00 min. 00 sec. to the tangent of the last described curve and run in a Southwesterly direction along the arc of the said curve, a distance of 51.54 feet to the point of reverse curve concave to the right, having a central angle of 56 deg. 15 min. 04 sec., a radius of 15.00 feet and a arc distance of 14.73 feet; thence run along the arc of the last described curve a distance of 14.73 feet to the point of tangent; thence run in a Northwesterly direction tangent to the last described curve a distance of 99.11 feet to the point of curvature of a curve concave to the left, having a central angle of 24 deg. 09 min. 56 sec., a radius of 793.94 feet and a arc distance of 334.86 feet; thence run in a Northwesterly direction along the arc of the last described curve a distance of 334.86 feet to the point of tangent; thence run in a Northwesterly direction tangent to the last described curve a distance of 94.07 feet to the point of curvature of a curve concave to the right, having a central angle of 93 deg. 24 min. 59 sec., a radius of 50.00 feet and a arc distance of 81.52 feet; thence run in a Northeasterly direction along the arc of the last described curve a distance of 81.52 feet to the point of compound curve concave to the right, having a central angle of 12 deg. 19 min. 21 sec., a radius of 1392.39 feet and a arc distance of 299.46 feet, said point being on the Southerly right of way line of Economic Loop (80.0 foot right of way); thence run in a Northeasterly direction along the said Southerly right of way of Economic Loop and along the arc of the last described curve a distance of 299.46 feet to the point of tangent; thence continue along the said Southerly right of way of Economic Loop and tangent to the last described curve in a Northeasterly direction a distance of 93.91 feet to the point of curvature of a curve concave to the left, having a central angle of 15 deg. 04 min. 42 sec., a radius of 796.89 feet and an arc distance of 209.72 feet; thence continue along the said Southerly right of way line of Economic Loop and along the arc of the last described curve in a Northeasterly direction a distance of 209.72 feet to a point on the centerline of a Alabama Power Company transmission line right of way (100 foot right of way); thence turn an interior angle of 78 deg. 00 min. 07 sec. from the

tangent of last described curve and run to the right in a Southeasterly direction along said centerline a distance of 668.86 feet to the point of beginning of the herein described parcel. Being situated in Shelby County, Alabama.

Parcel II

Site No. 10, according to the Survey of Shelby West Corporate Park, a Commerce Industry & Technology Complex, being a resurvey of Lot 1-A, as recorded in Map Book 27 page 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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