

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, EBSCO Industries, Inc., a Delaware corporation, in hand paid by EBSCO Development Company, Inc., an Alabama corporation, the receipt of which is hereby acknowledged, the said EBSCO Industries, Inc. does grant, bargain, sell and convey unto the said EBSCO Development Company, Inc., the real estate described on Exhibit A attached hereto and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said EBSCO Development Company, Inc., its successors and assigns forever.

And the said Grantor does itself and for its successors and assigns, covenant with the said EBSCO Development Company, Inc., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said EBSCO Development Company, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EBSCO Industries, Inc. has caused these presents to be executed on this the 28th day of November, 2000.

By: [Signature]
Its Vice President and Authorized Agent

Attest:
[Signature]
Assistant Secretary

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Laurie P Morris a Notary Public in and for said County in said State, hereby certify that, Elton B Stephens, Jr. whose name as Vice President and authorized agent of EBSCO Industries, Inc., a corporation, 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 such 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 seal, this 28th day of November, 2000.

[SEAL]

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/1/03

11/29/2000-41081
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KMB 20.50

Inst # 2000-41081

Exhibit A
Legal Description

The following three parcels

PARCEL I

A parcel of land situated in the N.E. $\frac{1}{4}$, the N.W. $\frac{1}{4}$ and the S.W. $\frac{1}{4}$ of Section 2, Township 19 South Range 1 West and in the East $\frac{1}{2}$ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Section 2, Township 19 South, Range 1 West and run in an Easterly direction along the North line of said section and along the South line of Lots 178A, 179A, 180A and 188A. A Resurvey of Lots 174 thru 184 and Lots 186 thru 195, Shoal Creek, as recorded in Map Book 9, Page 113 in the Probate Office of Shelby County, Alabama, a distance of 3823.27 feet to a point; thence $129^{\circ} 48' 11''$ to the right in a Southwesterly direction a distance of 1249.41 feet to a point; thence $7^{\circ} 55' 04''$ to the left in a Southwesterly direction a distance of 5128.37 feet to a point on the South line of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 2, Township 19 South, Range 1 West; thence $58^{\circ} 02' 24''$ to the right in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 370.85 feet to the Southwest corner of Section 2, Township 19 South, Range 1 West; thence $90^{\circ} 39' 46''$ to the right in a Northerly direction along the West line of said section a distance of 1328.88 feet to the Southeast corner of the North $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 3, Township 19 South, Range 1 West; thence $90^{\circ} 03' 37''$ to the left in a Westerly direction along the South line of the North $\frac{1}{2}$ of said $\frac{1}{4}$ section a distance of 1482.5 feet, more or less, to the centerline of a branch; thence 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 East $\frac{1}{2}$ of said Section a distance of 664.1 feet, more or less, to its point of intersection with the East right-of-way line of Shelby County Highway #41 (Dunnavant Valley Road); thence $1^{\circ} 31' 39''$ to the right in a Northerly direction along the Easterly right-of-way line of said highway a distance of 435.50 feet to the P.C. (point of curve) of a curve to the right having a radius of 5689.58 feet and a central angle of $8^{\circ} 52' 52''$; thence in a Northeasterly direction along the Southeasterly right-of-way line of said highway and along the arc of said curve a distance of 881.91 feet to a point; thence $79^{\circ} 00' 36''$ to the right (angle measured to tangent) in an Easterly direction a distance of 1238.55 feet to a point; thence $89^{\circ} 28' 21''$ to the left in a Northerly direction a distance of 19.33 feet to a point on the North line of the South $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of said Section 3; thence $90^{\circ} 00'$ to the right in an Easterly direction along the North line of the South $\frac{1}{2}$ of said $\frac{1}{4}$ section a distance of 1319.49 feet to the Southwest corner of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 2, Township 19 South, Range 1 West; thence $89^{\circ} 50' 23''$ to the left in a

Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1328.79 feet to the POINT OF BEGINNING.

Containing 395.2 acres, more or less.

PARCEL II

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

Begin at the Northwest corner of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 3, Township 19 South, Range 1 West and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 27.53 feet to a point on the Northwestern right-of-way line of Shelby County Highway #41 (Dunnavant Valley Road), said point being on a curve to the left having a radius of 5769.58 feet and a central angle of $1^{\circ} 36' 42''$; thence $100^{\circ} 37' 35''$ to the right (angle measured to tangent) in a Southwesterly direction along the Northwestern right-of-way line of said highway and along the arc of said curve a distance of 162.29 feet to the point of intersection with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence $171^{\circ} 02' 21''$ to the right (angle measured to tangent) in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 159.90 feet to the POINT OF BEGINNING.

Containing 0.05 acres, more or less.

PARCEL III

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

Begin at the Northeast corner of Section 3, Township 19 South, Range 1 West and run in a Southerly direction along the East line of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said section a distance of 1328.79 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence $89^{\circ} 50' 23''$ to the right in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1319.49 feet to a point; thence $89^{\circ} 49' 49''$ to the right in a Northerly direction a distance of 1327.63 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence $90^{\circ} 07' 10''$ to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1327.13 feet to the POINT OF BEGINNING.

Containing 40.35 acres, more or less. Inst # 2000-41081