

Send tax notice to:
Headquarters Partnership, Ltd.
3710 Redmont Road
Birmingham, Alabama 35213
Attention: J. T. Stephens

This instrument prepared by:
P. Nicholas Greenwood
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

Inst # 2001-08300

03/08/2001-08300
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 21.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) in hand paid to EBSCO Industries, Inc., a Delaware corporation (hereinafter referred to as the "Grantor") by Headquarters Partnership, Ltd., an Alabama limited partnership (hereinafter referred to as the "Grantee"), the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A

A parcel of land situated in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest Corner of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, and run easterly along the South and North lines; respectively, of said Quarter-Quarter Sections for 90.46 feet to the POINT OF BEGINNING; thence turn 69°58'56" to the left and run northeasterly for 171.03 feet; thence turn 93°46'50" to the right and run southeasterly for 227.50 feet; thence turn 88°13'57" to the left and run northeasterly for 630.96 feet; thence turn 66°52'31" to the right and run easterly for 94.74 feet; thence turn 113°07'29" to the right and run southwesterly for 1011.84 feet; thence turn 98°38'49" to the right and run northwesterly for 289.32 feet; thence turn 75°48'18" to the right and run northeasterly for 123.52 feet to the POINT OF BEGINNING. Containing 152,250.8 Square Feet (3.50 Acres), more or less.

B

A parcel of land situated in the North Half of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest Corner of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, and run easterly along the South line of said Quarter Section for 90.46 feet; thence turn $69^{\circ}58'56''$ to the left and run northeasterly for 2374.03 feet to the POINT OF BEGINNING; thence continue along the last described course and run northeasterly for 57.72 feet; thence turn $24^{\circ}32'40''$ to the right and run northeasterly for 254.13 feet; thence turn $71^{\circ}28'00''$ to the right and run southeasterly for 264.56 feet; thence turn $89^{\circ}28'20''$ to the right and run southwesterly for 353.50 feet; thence turn $99^{\circ}40'13''$ to the right and run northwesterly for 346.95 feet to the POINT OF BEGINNING. Containing 102,965.3 Square Feet (2.36 Acres), more or less.

C

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, and run northerly along the West line of said Quarter-Quarter Section for 314.78 feet; thence turn $106^{\circ}56'58''$ to the right and run southeasterly for 58.05 feet; thence turn $84^{\circ}44'10''$ to the left and run northeasterly for 196.21 feet to the POINT OF BEGINNING; thence continue along the last described course and run northeasterly for 424.22 feet; thence turn $3^{\circ}25'43''$ to the right and run northeasterly for 211.51 feet; thence turn $17^{\circ}03'06''$ to the left and run northeasterly for 131.91 feet; thence turn $88^{\circ}08'37''$ to the right and run southeasterly for 140.59 feet to a point on the southwesterly right of way line of U.S. Highway No. 280; thence turn $76^{\circ}24'35''$ to the right and run southeasterly along said right of way line for 94.56 feet; thence leaving said right of way line turn $24^{\circ}30'16''$ to the right and run southwesterly for 339.17 feet; thence turn $55^{\circ}46'18''$ to the left and run southeasterly for 32.07 feet; thence turn $72^{\circ}29'32''$ to the left and run northeasterly for 215.56 feet to a point on the southwesterly right of way line of U.S. Highway No. 280 and also lying on a curve to the right having a radius of 5579.58 feet and a central angle of $0^{\circ}31'01''$; thence turn $96^{\circ}23'48''$ to the right, angle measured to tangent, and run southeasterly along said right of way line and along the arc of said curve to the right for 50.34 feet to a point on said southwesterly right of way line; thence leaving said southwesterly right of way line turn $83^{\circ}05'12''$ to the right, angle measured from tangent, and run southwesterly for 312.22 feet; thence turn $12^{\circ}46'31''$ to the left and run southwesterly for 312.80 feet to the POINT OF BEGINNING. Containing 128,653.7 Square Feet (2.95 Acres), more or less.

D

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:


Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, and run northerly along the West line of said Quarter-Quarter Section for 1101.33 feet; thence turn 14°14'50" to the right and run northeasterly for 108.36 feet to the POINT OF BEGINNING; thence turn 73°00'58" to the right and run northeasterly for 267.13 feet; thence turn 79°58'28" to the right and run southeasterly for 76.72 feet; thence turn 21°21'08" to the right and run southwesterly for 102.54 feet; thence turn 112°44'49" to the right and run northwesterly for 314.31 feet to the POINT OF BEGINNING. Containing 24,952.4 Square Feet (0.57 Acres), more or less.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever, subject, however, to the following:

1. Current ad valorem taxes.
2. All easements, restrictions, reservations, rights-of-way, and matters of record.

IN WITNESS WHEREOF, the Grantor, by Richard L. Bozzelli, its Vice President and Chief Financial Officer, who is authorized to execute this conveyance, has hereto set its signature and seal this the 7th day of March, 2001.

EBSCO INDUSTRIES, INC.

By: 
Vice President and Chief Financial Officer


STATE OF ALABAMA

COUNTY OF JEFFERSON

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I, the undersigned, a notary public in and for said county in said state, hereby certify that **Richard L. Bozzelli**, whose name as Vice President and Chief Financial Officer 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 this the 7th day of March, 2001.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: May 15, 2001

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