

STATE OF ALABAMA)
SHELBY COUNT)

WARRANTY DEED

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

TO HAVE AND TO HOLD unto the said Mt. Laurel Town Management, Inc., its successors and assigns forever.

And the said Grantor does itself, and for its successors and assigns, covenant with the said Mt. Laurel Town Management, 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 Mt. Laurel Town Management, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EBSCO Development Company, Inc. has caused these presents to be executed on this the 1st day of April, 2001.

By: Richard L. Bozzelli

Richard L. Bozzelli
Its Vice President

Attest:

Sandra Bullock
Sandra Bullock, Asst. Secretary

Inst # 2001-13024

04/06/2001-13024
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 DLH 14.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Laurie P. Morris, a Notary Public in and for said County in said State, hereby certify that, Richard L. Bozzelli whose name as Vice President of EBSCO Development Company, 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 1st day of April, 2001.

Laurie P. Morris
Laurie P. Morris, Notary Public
State of Alabama at Large

My commission expires: September 1, 2003

[SEAL]

Alabama Engineering Company, Inc.

P.O. Box 381662

Birmingham, Alabama 35238

PHONE (205) 408-8095

FAX (205) 408-8170

LEGAL DESCRIPTION**PROPOSED BLOCK - 1 AND PARKING LOT****Proposed building parcel**

Lot 1-01, Block 1, Mt Laurel - Phase IA as recorded in map book 27, page 72A in the office of the Probate Judge of Shelby County, Alabama.

Said parcel containing 30,142 square feet, or 0.692 acres, more or less.

Proposed parking lot

A parcel of land situated in the SW 1/4 of the NE 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 Lot 1-01, Block 1, Mt Laurel - Phase IA as recorded in map book 27, page 72A in the office of the Probate Judge of Shelby County, Alabama and run east along the North line of said Lot 1-01 a distance of 304.76 feet to a point on the Western right-of-way of Olmsted Street, said point being on a curve to the right having a radius of 680.00 feet and a central angle of 2°27'59"; thence 83°27'13" to the left (angle measured to tangent) in a Northerly direction along the arc said Olmsted Street right-of-way a distance of 29.27 feet to a point; thence 99°00'46" to the left in a Westerly direction a distance of 95.79 feet to a point; thence 90°00' to the right in a Northerly direction a distance of 331.00 feet to a point, thence 90°00' to the left in a Westerly direction a distance of 212.26 feet to a point on the Eastern right-of-way of Dunnivant Valley Road (Shelby County Road #41), said point being on a curve to the left having a radius of 5689.58 feet and a central angle of 1°02'16"; thence 90°59'48" to the left (angle measured to tangent) in a Southerly direction along the arc said Dunnivant Valley Road right-of-way a distance of 103.05 feet to the point of tangency of said curve; thence continue along the tangent of said curve, in a Southerly direction, a distance of 256.95 feet to the POINT OF BEGINNING

Said parcel containing 79,388 square feet, or 1.822 acres, more or less.

Date: February 7, 2001

File: Blk1park

Inst. # 2001-13024

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J02 DLH 14.50