

Send tax notice to:  
Daniel Realty Company  
3595 Grandview Parkway, Suite 400  
Birmingham, AL 35243

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property, Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, EBSCO Industries, Inc., a Delaware corporation ("Grantor") does hereby grant, bargain, sell, and convey unto Daniel Realty Company, an Alabama general partnership ("Grantee"), subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West, and the NE 1/4 of Section 26, Township 19 South, Range 3 West, which includes part of Lot 53 Chase Plantation 4<sup>th</sup> Sector as recorded in Map Book 9, Page 156 A and B in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 19 South, Range 3 West, and run in a Southerly direction along the West line of said section a distance of 611.25 feet to the POINT OF BEGINNING; thence 81°25'56" to the right in a Southwesterly direction a distance of 283.58 feet to a point; thence 25°51'00" to the left in a Southwesterly direction a distance of 455.25 feet to a point; thence 73°00'00" to the left in a Southeasterly direction a distance of 387.40 feet to a point; thence 67°30'00" to the right in a Southwesterly direction a distance of 304.80 feet to a point; thence 7°45'00" to the right in a Southwesterly direction a distance of 244.00 feet to a point; thence 104°30'00" to the right in a Northwesterly direction a distance of 407.70 feet to a point; thence 73°15'00" to the right in a Northeasterly direction a distance of 43.70 feet to a point; thence 86°57'00" to the left in a Northwesterly direction a distance of 287.70 feet to a point; thence 92°22'00" to the left in a Southwesterly direction a distance of 311.30 feet to a point; thence 6°05'00" to the left in a Southwesterly direction a distance of 329.55 feet to a point; thence 19°07'00" to the right in a Southwesterly direction a distance of 300 feet, more or less, to a point, said point being on the centerline of the Cahaba River; thence an angle to the left in a Southeasterly direction along the centerline of said river a distance of 1007 feet, more or less, to a point; thence in a Northerly direction a distance of 728 feet, more or less, to a point; thence 137°55'23" to the right in a Southeasterly direction a distance of 204.66 feet to a point; thence 29°29'50" to the

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right in a Southeasterly direction a distance of 19.08 feet to a point; thence  $13^{\circ}45'39''$  to the right in a Southerly direction a distance of 174.95 feet to a point; thence  $102^{\circ}30'05''$  to the right in a Northwesterly direction a distance of 72.01 feet to a point; thence  $89^{\circ}43'20''$  to the left in a Southwesterly direction a distance of 100.02 feet to a point; thence  $91^{\circ}16'40''$  to the left in a Southeasterly direction a distance of 72.25 feet to a point; thence  $58^{\circ}37'28''$  to the right in a Southeasterly direction a distance of 297.94 feet to a point; thence  $7^{\circ}13'09''$  to the left in a Southeasterly direction a distance of 107.23 feet to a point; thence  $40^{\circ}09'27''$  to the left in a Southeasterly direction a distance of 87.68 feet to a point; thence  $0^{\circ}15'10''$  to the right in a Southeasterly direction a distance of 39.45 feet to a point; thence  $35^{\circ}25'37''$  to the left in a Northeasterly direction a distance of 195.43 feet to a point; thence  $90^{\circ}$  to the left in a Northwesterly direction a distance of 70.00 feet to a point; thence  $65^{\circ}18'07''$  to the left in a Northwesterly direction a distance of 100.28 feet to a point; thence  $48^{\circ}23'20''$  to the right in a Northwesterly direction a distance of 65.18 feet to a point; thence  $49^{\circ}28'41''$  to the right in a Northeasterly direction a distance of 376.50 feet to a point; thence  $35^{\circ}24'22''$  to the right in a Northeasterly direction a distance of 233.40 feet to a point; thence  $23^{\circ}30'41''$  to the right in a Northeasterly direction a distance of 100.91 feet to a point; thence  $26^{\circ}30'01''$  to the left in a Northeasterly direction a distance of 129.19 feet to a point; thence  $8^{\circ}53'41''$  to the left in a Northeasterly direction a distance of 75.72 feet to a point; thence  $15^{\circ}21'37''$  to the left in a Northeasterly direction a distance of 120.35 feet to a point; thence  $22^{\circ}07'53''$  to the left in a Northeasterly direction a distance of 109.82 feet to a point; thence  $89^{\circ}20'09''$  to the right in an Easterly direction a distance of 31.27 feet to a point; thence  $61^{\circ}28'24''$  to the right in a Southeasterly direction a distance of 140.23 feet to a point; thence  $80^{\circ}55'55''$  to the left in a Northeasterly direction a distance of 54.85 feet to a point; thence  $6^{\circ}53'37''$  to the left in a Northeasterly direction a distance of 45.23 feet to a point; thence  $7^{\circ}42'21''$  to the left in a Northeasterly direction a distance of 49.36 feet to a point; thence  $4^{\circ}47'44''$  to the left in a Northeasterly direction a distance of 226.95 feet to a point at the Southwest corner of a parcel for a pumping station, said point also being on the East line of Lot 53, Chase Plantation 4<sup>th</sup> Sector as recorded in Map Book 9, Page 156 A and B in the office of the Judge of Probate of Shelby County, Alabama; thence  $55^{\circ}51'44''$  to the left in a Northerly direction along the common line between said pumping station parcel and said Lot 53 a distance of 50.08 feet to a point on the South line of the NE 1/4 of the NE 1/4 of Section 26, Township 19 South, Range 3 West; thence  $90^{\circ}02'47''$  to the right in an Easterly direction along the South line of said 1/4 – 1/4 section and the North line of the Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 & 8 Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, Page 62 in the office of the Judge of Probate of Shelby County, Alabama, a distance of 83.99 feet to the Southeast corner of said 1/4 – 1/4 section; thence  $0^{\circ}14'20''$  to the left in an Easterly direction along the South line of the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West and the North line of the Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 & 8 Chase Plantation 3<sup>rd</sup> Sector, the North line of Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, Page 47 A and B in the office of the Judge of Probate of Shelby County, Alabama, the North line of A Resurvey of Lots 15, 16, 17, 18, 19 & 20 Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, Page 118 in the office of the Judge of Probate of Shelby County, Alabama and the North line of a Resurvey of Lots 14,





## **EXHIBIT A**

### **Title Exceptions**

1. Ad valorem taxes and fire and library district assessments, if any, for the 2002 tax year and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 121, page 294, Deed Book 127, page 140, Deed Book 9, page 302, Deed Book 255, page 188, Deed Book 6, page 16, Deed Book 111, page 625, and Deed Book 268, page 344, in said Probate Office
3. Rights of others to the use of Cahaba River.
4. All easements, restrictions, rights-of-way, reservations, covenants, setback lines, and other matters of record, including, but not limited to, those created by any applicable recorded maps, subdivisions, plats, or surveys (except mortgages and other such monetary encumbrances placed upon the Property by Grantor).

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