

Send tax notice to:  
City of Hoover, Alabama  
100 Municipal Drive  
Hoover, Alabama 35216  
Attention: Linda Crump

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:

For the purpose of making a charitable contribution, EBSCO Industries, Inc., a Delaware corporation ("Grantor") does hereby grant, bargain, sell, and convey unto City of Hoover, Alabama ("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 NE 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 26, Township 19 South, Range 3 West; thence in a Westerly direction along the North line of said 1/4 – 1/4 section a distance of 83.99 feet to a point at the Northwest corner of a parcel for a pumping station, said point also being the Northeast corner 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 90°02'47" to the left in a Southerly direction along the West line of said pumping station parcel and the East line of said Lot 53 a distance of 50.08 feet to a point at the Southwest corner of said pumping station parcel, said point being the POINT OF BEGINNING of the parcel described herein; thence 55°51'44" to the right in a Southwesterly direction a distance of 226.95 feet to a point; thence 4°47'44" to the right in a Southwesterly direction a distance of 49.36 feet to a point; thence 7°42'21" to the right in a Southwesterly direction a distance of 45.23 feet to a point; thence 6°53'37" to the right in a Southwesterly direction a distance of 54.85 feet to a point; thence 80°55'55" to the right in a Northwesterly direction a distance of 140.23 feet to a point; thence 61°28'24" to the left in a Westerly direction a distance of 31.27 feet to a point; thence 89°20'09" to the left in a Southerly direction a distance of 109.82 feet to a point; thence 22°07'53" to the right in a Southwesterly direction a distance of 120.35 feet to a point; thence 15°21'37" to the right in a Southwesterly direction a distance of 75.72 feet to a point; thence 8°53'41" to the right in a Southwesterly direction a distance of 129.19 feet to a point; thence 26°30'01" to the right in a Southwesterly direction a distance of 100.91 feet to a point; thence 23°30'41" to the

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SHELBY COUNTY JUDGE OF PROBATE  
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left in a Southwesterly direction a distance of 233.40 feet to a point; thence  $35^{\circ}24'22''$  to the left in a Southwesterly direction a distance of 376.50 feet to a point; thence  $49^{\circ}28'41''$  to the left in a Southeasterly direction a distance of 65.18 feet to a point; thence  $48^{\circ}23'20''$  to the left in a Southeasterly direction a distance of 100.28 feet to a point; thence  $65^{\circ}18'07''$  to the right in a Southeasterly direction a distance of 70.00 feet to a point; thence  $90^{\circ}$  to the right in a Southwesterly direction a distance of 195.43 feet to a point; thence  $35^{\circ}25'37''$  to the right in a Northwesterly direction a distance of 39.45 feet to a point; thence  $0^{\circ}15'10''$  to the left in a Northwesterly direction a distance of 87.68 feet to a point; thence  $40^{\circ}09'27''$  to the right in a Northwesterly direction a distance of 107.23 feet to a point; thence  $7^{\circ}13'09''$  to the right in a Northwesterly direction a distance of 297.94 feet to a point; thence  $58^{\circ}37'28''$  to the left in a Northwesterly direction a distance of 72.25 feet to a point; thence  $91^{\circ}16'40''$  to the right in a Northeasterly direction a distance of 100.02 feet to a point; thence  $89^{\circ}43'20''$  to the right in an Easterly direction a distance of 72.01 feet to a point; thence  $102^{\circ}30'05''$  to the left in a Northerly direction a distance of 174.95 feet to a point; thence  $13^{\circ}45'39''$  to the left in a Northwesterly direction a distance of 19.08 feet to a point; thence  $29^{\circ}29'50''$  to the left in a Northwesterly direction a distance of 204.66 feet to a point; thence  $137^{\circ}55'23''$  to the left in a Southerly direction a distance of 728 feet, more or less, to the centerline of the Cahaba River; thence meandering in a Southeasterly direction along the centerline of the Cahaba River a distance of 375 feet, more or less, to a point at the intersection of the centerline of the Cahaba River and the South line of the NE 1/4 of Section 26, Township 19 South, Range 3 West; thence an angle to the left in an Easterly direction along said 1/4 line a distance of 717 feet, more or less, to a point on the West line of Lot 26 of 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  $89^{\circ}14'58''$  to the left in a Northerly direction along the West line of said Lot 26 and the West line of Lot 4 of a Resurvey of Lots 27 thru 31 Chase Plantation 4<sup>th</sup> Sector as recorded in Map Book 16, Page 85 in the office of the Judge of Probate of Shelby County, Alabama a distance of 642.44 feet to a point at the Northwest corner of said Lot 4 of a Resurvey of Lots 27 thru 31 Chase Plantation 4<sup>th</sup> Sector and the Southwest corner of Lot 53 of the aforementioned Chase Plantation 4<sup>th</sup> Sector; thence  $113^{\circ}20'00''$  to the right in a Southeasterly direction along the common line between said Lot 4 of a Resurvey of Lots 27 thru 31 Chase Plantation 4<sup>th</sup> Sector and said Lot 53 of Chase Plantation 4<sup>th</sup> Sector a distance of 145.00 feet to a point at the Easternmost corner of said Lot 4 and the Northernmost corner of Lot 1 of said Resurvey of Lots 27 thru 31 Chase Plantation 4<sup>th</sup> Sector; thence  $12^{\circ}23'34''$  to the right in a Southeasterly direction along the common line between said Lot 1 of a Resurvey of Lots 27 thru 31 Chase Plantation 4<sup>th</sup> Sector and said Lot 53 of Chase Plantation 4<sup>th</sup> Sector a distance of 78.95 feet to a point on the Northwest Right-of-Way line of Chase Plantation Parkway, said point being on a curve to the left having a radius of 260.11 feet and a central angle of  $1^{\circ}58'33''$ ; thence  $103^{\circ}28'38''$  to the left (Angle Measured to Tangent) in a Northeasterly direction along the arc of said curve and along said right-of-way line a distance of 8.97 feet to the P.R.C. (Point of Reverse Curve) of a curve to the right having a radius of 376.10 feet and a central angle of  $8^{\circ}11'29''$ ; thence in a Northeasterly direction along the arc of said curve and along said right-of-way line a distance of 53.77 feet to a point at the Southernmost



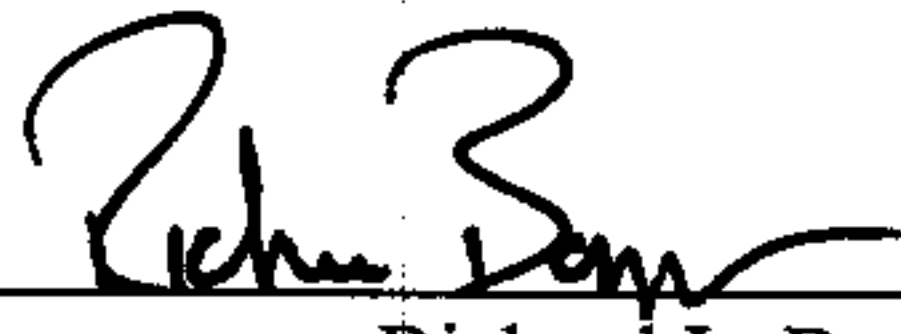
corner of Lot 32 of said Chase Plantation 4<sup>th</sup> Sector; thence 74°43'05" to the left (Angle Measured to Tangent) in a Northwesterly direction along the common line of said Lots 53 and 32 a distance of 257.09 feet to a point at the Northwest corner of said Lot 32; thence 90°00'07" to the right in a Northeasterly direction along the common line of said Lot 53 and Lots 32, 33, 34, 35, 36, 37, 38 and 39 of said Chase Plantation 4<sup>th</sup> Sector a distance of 253.29 feet to a point; thence 32°31'28" to the right in a Northeasterly direction along the common line between said Lot 53 and Lots 39, 40, 41, 42, 43, 44, 45 and 46 of Chase Plantation 4<sup>th</sup> Sector a distance of 232.05 feet to a point; thence 22°58'59" to the left in a Northeasterly direction along the common line between said Lot 53 and Lots 46, 47, 48, 49, 50, 51 and 52 of said Chase Plantation 4<sup>th</sup> Sector a distance of 223.84 feet to a point on the West line of Lot 2A of a 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; thence 52°10'51" to the left in a Northerly direction along the common line between said Lot 53 and Lots 2A, 3A, 4A, 5A and 6A of said Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 & 8 Chase Plantation 3<sup>rd</sup> Sector a distance of 122.95 feet to a point on the South line of a parcel for a pumping station; thence 90°16'33" to the left in a Westerly direction along the common line between said pumping station parcel and said Lot 53 a distance of 42.92 feet to the Point of Beginning.

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

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, and Deed Book 111, page 625, 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).
5. All matters that would disclosed by an accurate survey of the Property including but not limited to encroachment of asphalt drive out of easement on the easternmost side of the land as shown on that certain survey dated December 19, 2001, and last revised February 5, 2002, prepared by Walter Schoel Engineering Company, Inc.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 21<sup>st</sup> day of March, 2002.

EBSCO INDUSTRIES, INC.


By:   
Richard L. Bozzelli  
Vice President and CFO

STATE OF ALABAMA )

SHELBY COUNTY )

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 CFO 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 the 21<sup>st</sup> day of March, 2002.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 5/16/2002

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