



Send Tax Notice To:

Spradling International, Inc.-South

200 Cahaba Valley Pkwy No.

P.O. Box 1668

~~Shelby County~~ Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, paid in hand to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM**, a public corporation and instrumentality under the laws of the State of Alabama (herein called the "Grantor"), by **SPRADLING INTERNATIONAL, INC.-SOUTH**, an Alabama corporation (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

Part of Block 4 Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the centerline point of curve Station 28 + 99.46; thence turn an angle to the right of 90° 00' 00" and run Northeasterly for 30.0 feet to the Northeasterly right of way of Cahaba Valley Parkway to the point of beginning; thence turn an angle to the right of 90° 00' 00"; thence run along the Northeasterly right of way of Cahaba Valley Parkway for 252.02 feet; thence turn an angle to the left of 90° 00' 00" and run for 311.76 feet to a point; thence turn an angle of 29° 46' 00" left and run for 275.00 feet to a point; thence turn an angle to the left of 63° 41' 00" left and run for 269.94 feet to the Easterly right of way of Cahaba Valley Parkway; thence turn an angle to the left of 90° 00' 00" and run along said right of way of Cahaba Valley Parkway for 413.44 feet to the point of tangent of Station 31 + 40.12 and the beginning of a curve to the left, said curve having a radius of 129.32 feet and subtending a central angle of 86° 33' 00"; thence run along the arc of said curve to the left for 195.35 feet to Station 28 + 99.46 and the point of beginning; being situated in Shelby County, Alabama.

together with all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way pertaining thereto; subject, however, to all rights-of-ways, easements, liens, mineral rights, covenants running with the land, restrictions, reservations and encumbrances appearing of record in the Office of the Judge of Probate of Shelby County, Alabama.

Cahaba Title, Inc.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor (except those encumbrances to the creation of which the Grantee under the Lease Agreement hereinafter referred to or any tenant holding the same thereunder has consented and those encumbrances resulting from the failure of the Grantee to perform or observe any of the agreements or covenants on the part of the lessee contained in that certain Lease Agreement between the Grantor and the Grantee dated as of July 1, 1992, and heretofore recorded in the office of the Judge of Probate of Shelby County, Alabama, in Instrument #1992-19049), and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through or under the Grantor except as hereinabove stated.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and behalf, has caused its corporate seal to be hereunto affixed, and has caused this conveyance to be attested, all by its duly and properly authorized officer on the 15 day of May, 2003.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF PELHAM

BY: Tillman T. Everson
Tillman Everson
Its: Chairman of its Board of Directors

ATTEST:

BY: Dyanne Whisnant
Its: Secretary

[S E A L]

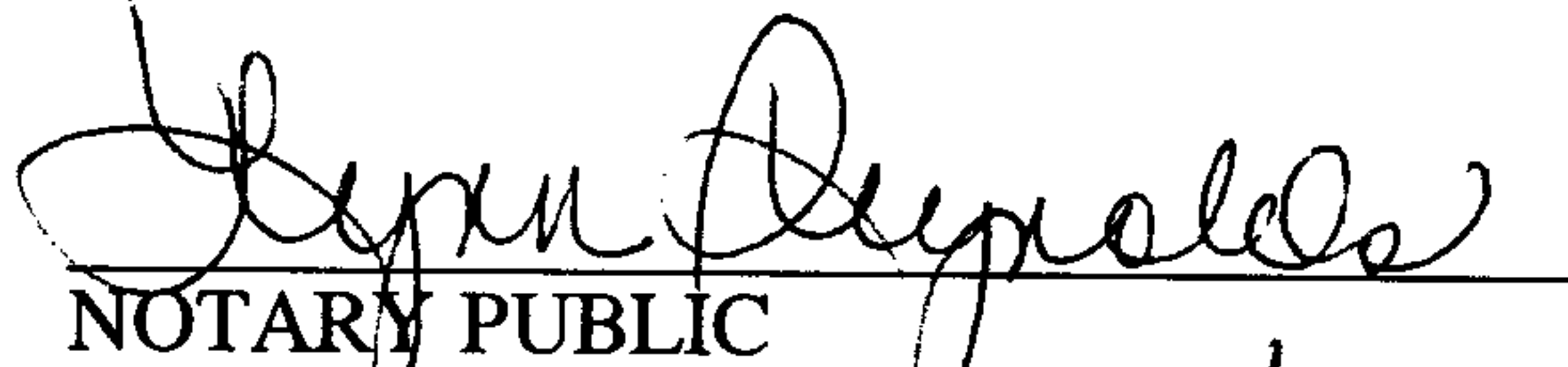
STATE OF ALABAMA
SHELBY COUNTY

20030613000371420 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
06/13/2003 09:39:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tillman Everson, whose name as Chairman of the Board of Directors of THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM, a public corporation and instrumentality under the laws of the State of Alabama, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said public corporation.

Given under my hand and official seal this the 15 day of May, 2003.

[AFFIX NOTARY SEAL]


NOTARY PUBLIC
My Commission Expires: 6/8/06

THIS INSTRUMENT PREPARED
(WITHOUT THE BENEFIT OF A
TITLE SEARCH) BY:
Lynn Reynolds
Berkowitz, Lefkovits, Isom & Kushner
A Professional Corporation
1600 SouthTrust Tower
Birmingham, Alabama 35203