

This instrument was prepared by:

CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

DEED, STATUTORY WARRANTY

The State of Alabama

KNOW ALL MEN BY THESE PRESENTS

Shelby County

That for and in consideration of One Dollar and other good and valuable consideration to the undersigned grantor **INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF ALABASTER**, a corporation (herein referred to as GRANTOR) in hand paid by **CITY OF ALABASTER, ALABAMA**, a municipal corporation, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **City of Alabaster, Alabama**, a municipal corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, to-wit:

DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said Grantee, together with all and singular the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its Chairman and Executive Director, who is authorized to execute this conveyance, hereto set its signature and seal, this the 14th day of June, 2004.

ATTEST:

Jeri L. Conklin
Secretary *Notary Public*

MY COMMISSION EXPIRES NOV. 5, 2007

INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF
ALABASTER

By *Cam Ward*
Cam Ward, Chairman and
Executive Director

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cam Ward, whose name as Chairman and Executive Director of Industrial Development of the Town of Alabaster, 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 the conveyance, 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 14th day of June,
2004.

Eva D. Mooney
Notary Public

EXHIBIT A

Description of Project Site

The following described real estate situated in the southwest quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama:

Parcel 1

Commence at the NW corner of South 1/2 of NE1/4 of SW1/4 Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence continue along the west line of said 1/4 1/4 for a distance of 215.82 feet to the point of beginning; thence 79°07'12" to the right and run southwesterly for 157.78 feet; thence 44°03'30" left and run southwesterly for 258.75 feet; thence 22°01'45" left and run southwesterly for 487.70 feet; thence 75°38'00" left and run southeasterly for 245.98 feet; thence 22°46'30" right and run southeasterly for 55.24 feet; thence 19°30'00" right and run southeasterly for 54.10 feet; thence 28°02'15" left and run southeasterly for 144.60 feet; thence 30°35'37" left and run southeasterly for 80.53 feet; thence 58°52'23" left and run northeasterly for 46.87 feet to a point being on the most northerly right of way line of Cotton Street; thence 89°33'30" right and run southeasterly along said right of way for 177.00 feet to the southwest corner of the fire house lot; thence 90°00'00" left and run northeasterly along the most westerly line of said lot for 72.00 feet to the northwest corner of said lot; thence 90°00'00" right and run southeasterly along the most northerly line of said lot for 55.00 feet to the northeast corner of said lot; thence 90°00'00" right and run southwesterly along the most easterly side of said fire house lot for 76.95 feet to the southeast corner of said lot corner also being on the most northerly right of way line of Cotton Street and on a curve having a radius of 164.22 feet and subtending a central angle of 16°00'08"; thence 67°54'05" left to the chord line of said curve for a chord distance of 45.71 feet to the end of said curve (arc length of said curve = 45.87 feet); thence from tangent of said curve continue southeasterly along the most northeasterly right of way of Cotton Street for a distance of 192.38 feet; thence 76°41'58" to the left and run northeasterly for 45.36 feet to a point on the most westerly right of

way of the Louisville & Nashville Railroad; thence 90°00'00" left to tangent of a curve to the right and having a radius of 1960.08 feet and subtending a central angle of 20°28'01"; thence continue northeasterly along the arc of said curve and railroad right of way 700.15 feet to the end of said curve and the beginning of a curve to the right having a radius of 2080.99 feet and subtending a central angle of 7°34'05"; thence continue northeasterly along arc of said curve and railroad right of way for 274.87 feet to the end of said curve; thence at tangent from said curve run northeasterly along the railroad right of way for 30.11 feet; thence 70°53'08" left and run northwesterly for 144.05 feet; thence 90°21'00" left and run southwesterly for 41.70 feet; thence 92°17'30" right and run northwesterly for 129.50 feet; thence 55°23'30" left and run southwesterly for 131.63 feet; thence 84°51'30" right and run northwesterly for 298.39 feet; thence 84°34'00" left and run southwesterly for 102.53 feet to the point of beginning. Area equals 693413.510 sq. ft. or 15.918853 acres.

Parcel 2

Commence at the southwest corner of the SW1/4 of the SW1/4 of Section 2, T 21 S, R 3 W and run east along the south line of said 1/4 1/4 section for 980.07 feet; thence 92°07'54" left and run northerly for 488.12 feet to the point of beginning; thence continue northerly along the last stated course for 172.60 feet; thence 42°44'17" left and run northwesterly for 365.00 feet; thence 97°32'15" right and run northeasterly for 190.13 feet; thence 62°23'45" right and run southeasterly for 245.98 feet; thence 22°46'30" right and run southeasterly for 55.24 feet; thence 19°30" right and run southeasterly for 54.10 feet; thence 28°02'15" left and run southeasterly for 144.60 feet; thence 30°35'36" left and run southeasterly for 80.53 feet; thence 121°07'37" right and run southwesterly for 238.18 feet; thence 90°27' left and run southeasterly for 192.00 feet; thence 122°29'35" right and run southwesterly for 201.26 feet; thence 55°01'30" right and run 204.11 feet to the point of beginning and containing 186023.58 S.F. or 4.27 acres.