



Send tax notice to:
*Alabama Broadcasters Association
1316 Alford Avenue, Suite 201
Birmingham, Alabama 35226*

This instrument prepared by:
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Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203*

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Four Thousand and No/100 Dollars (\$704,000.00) and other good and valuable consideration in hand paid to **EUGENE BORGOSZ and wife, JANICE BORGOSZ** (collectively the "Grantors"), by **ALABAMA BROADCASTERS ASSOCIATION**, an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, interest in and to that certain real estate situated in Shelby County, Alabama, as more fully described on Exhibit A attached hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the exceptions shown on Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 12th day of October, 2004.



EUGENE BORGOSZ

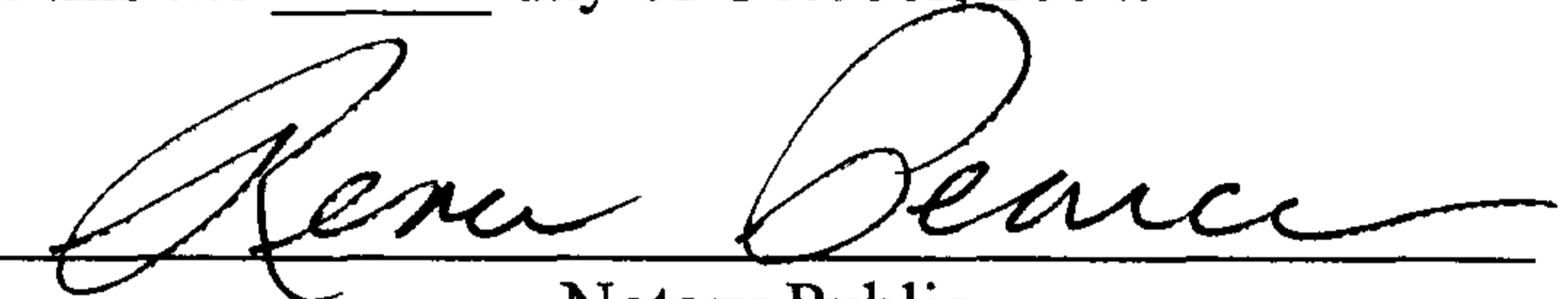


JANICE BORGOSZ

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugene Borgosz, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of October, 2004.



Notary Public


[NOTARIAL SEAL]

My commission expires 12/8/2007

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Janice Borgosz, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2004.



Notary Public

[NOTARIAL SEAL]

My commission expires: 12/8/2007

EXHIBIT A

LEGAL DESCRIPTION

Lot 2-C according to the Resurvey of Lots 2-B and 3, Revised Map of Wyatts Subdivision No. 2, as recorded in Map Book 27, page 45 in the Office of the Judge of Probate of Shelby County, Alabama

EXHIBIT B

EXCEPTIONS

1. Ad valorem taxes due and payable October 1, 2005, and all subsequent years thereafter
2. 7.5 ft. easement(s) along the Southerly and 15 ft easement along the Easterly and a 10 ft easement along the Westerly lot lines as shown on record map(s)
3. Restrictions appearing of record in Deed Book 330, page 449
4. Easement(s)/Right(s) of Way granted City of Hoover recorded in Real Volume 62, page 64
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 127, page 140 and Deed Book 4, page 464
6. Easement of 15 ft for public utilities, sanitary sewers, storm sewers, and/or open storm drains, as shown on Map Book 9, page 40
7. Agreement and restrictions between The Harbert-Equitable Joint Venture and Blue Cross-Blue Shield as recorded in Misc. book 19, page 690
8. Easement(s)/Right(s) of Way granted Alabama Power Company recorded in Deed Book 252, page 182, and Deed Book 252, page 184
9. Easements along Parkway Lake Drive, dedicated by map recorded in Map Book 8, page 131
10. Declaration of Protective Covenant Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Misc. Book 13, page 50 and amended by Misc. Book 15, page 189 and Misc. Book 19, page 633
11. Easement of 15 ft along the Southerly, Westerly and Easterly lot lines; easement of 20 ft running in a Northerly direction through said Parcel 2, located as shown on Survey of Laurence D. Weygand, dated December 3, 1980, which is referred to in deed recorded in Shelby Deed Book 330, page 449 in the Probate Office of Shelby County, Alabama; said survey being attached to instrument recorded in Shelby Real Volume 85, page 57
12. Thirty-foot slope easement along Parkway Lake Drive and sixty-five foot slope easement along the West line of Parcel 2, located as shown on survey by Laurence D. Weygand, dated December 3, 1980, which is referred to in deed recorded in Shelby Deed Book 330, page 449, said survey being attached to instrument recorded in Shelby Real Volume 85, page 57, in said Probate Office and said easements being located as shown on said survey