


STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED


20050708000341950 1/4 \$35.50
Shelby Cnty Judge of Probate, AL
07/08/2005 08:26:08AM FILED/CERT

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, **EBSCO Industries, Inc.**, a Delaware corporation, in hand paid by **Greystone Highlands Commercial Subdivision Owner's Association, Inc.**, an Alabama non-profit corporation, the receipt of which is hereby acknowledged, the said EBSCO Industries, Inc. does grant, bargain, sell and convey unto the said Greystone Highlands Commercial Subdivision Owner's Association,, Inc., the real estate described on Exhibit A attached hereto and situated in Shelby County, Alabama.

Subject to existing covenants, restrictions, easements and right of ways, if any of record and any mineral and mining rights not owned by Grantor and current year ad valorem taxes.


TO HAVE AND TO HOLD unto the said Greystone Highlands Commercial Subdivision Owner's Association,, Inc., its successors and assigns forever.

And the said Grantor does itself, and for its successors and assigns, covenant with the said Greystone Highlands Commercial Subdivision Owner's Association,, Inc., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Greystone Highlands Commercial Subdivision Owner's Association,, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EBSCO Industries, Inc. has caused these presents to be executed on this the 5th day of July, 2005.

By: 
Its Vice President and Authorized Agent

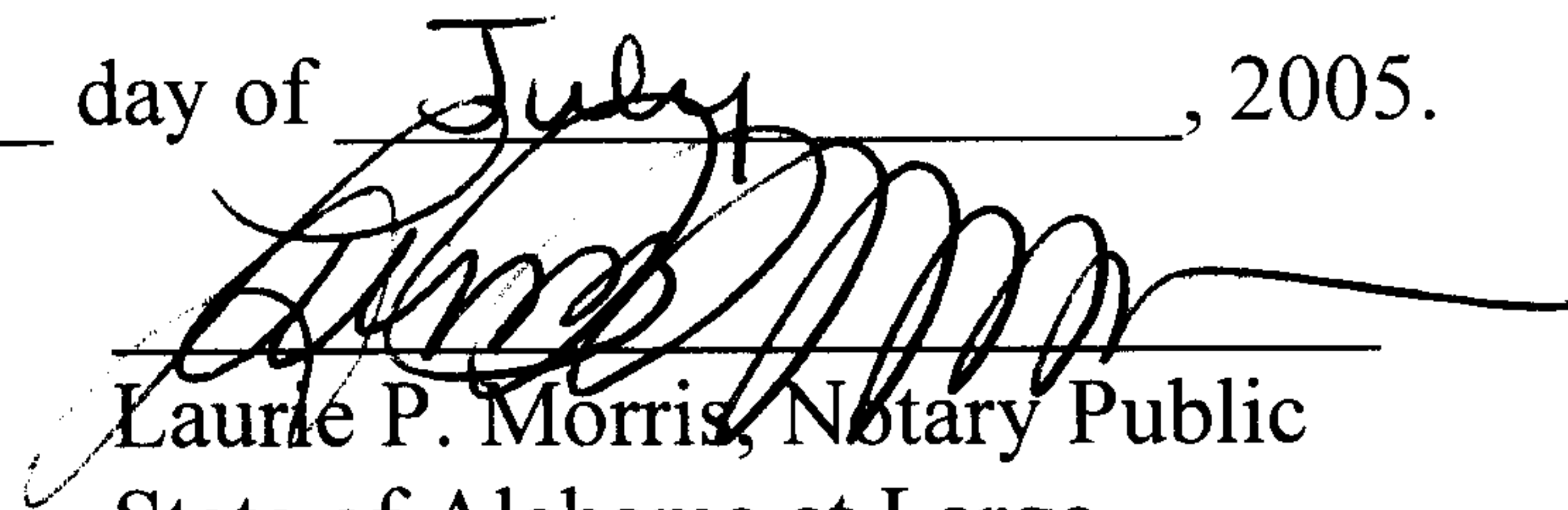
Attest:


Sat. Secretary

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Laurie P. Morris, a Notary Public in and for said County in said State, hereby certify that, Richard L. Bozzelli whose name as Vice President and authorized agent of EBSCO Industries, Inc., 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 such 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 seal, this 5th day of July, 2005.



Laurie P. Morris, Notary Public
State of Alabama at Large

My commission expires: February 26, 2007

[SEAL}



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EXHIBIT A

PARCEL 1:

Storm Drainage Easement of
Lots 1 Thru 7 of Greystone Highlands Commercial Subdivision

STATE OF ALABAMA
SHELBY COUNTY

A Storm Drainage Easement located in Section 5, Township 19 South, Range 1 West and being part of Lots 1 Thru 7 of Greystone Highlands Commercial Subdivision as recorded in Map Book 20, Page 25 in the office of the Judge of Probate in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Lot 8 of Greystone Highlands Commercial Subdivision as recorded in Map Book 19, Page 56 in the office of the Judge of Probate in Shelby County, Alabama, said point also being on the Westerly right-of-way of Highway 280; thence N 08° 13' 45" W, along said right-of-way, a distance of 50.00 feet to the Point of Beginning; thence continue N 08° 13' 45" W, along said right-of-way, a distance of 68.57 feet; thence N 52° 37' 53" W, along said right-of-way, a distance of 86.80 feet to a point on the Easterly right-of-way of Greystone Commercial Boulevard, said point also being the beginning of a curve to the right, said curve having a radius of 586.74 feet, a central angle of 09° 38' 18", a chord length of 98.58 feet and a chord bearing of S 06° 09' 57" E; thence along arc of said curve, along said Greystone Commercial Boulevard right-of-way in a Southeasterly direction, a distance of 98.70 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 85° 18' 42", a chord distance of 33.88' and a chord bearing of S 44° 00' 09" E; thence along arc of said curve, along said right-of-way in a Southeasterly direction, a distance of 37.22 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 11° 24' 16", a chord distance of 44.71 feet and a chord bearing of N 87° 38' 22" E; thence along arc of said curve, along said right-of-way in a Northeasterly direction, a distance of 44.79 feet to the Point of Beginning.

PARCEL 2:

Sign & Landscape Easement of
Lots 1 Thru 7 of Greystone Highlands Commercial Subdivision

STATE OF ALABAMA
SHELBY COUNTY

A Sign & Landscape Easement located in Section 5, Township 19 South, Range 1 West and being part of Lots 1 Thru 7 of Greystone Highlands Commercial Subdivision as recorded in Map Book 20, Page 25 in the office of the Judge of Probate in Shelby County, Alabama and being more particularly described as follows:



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EXHIBIT A (CONTINUED)

Commence at the Southeast corner of Lot 1 of said Lots 1 Thru 7 of Greystone Highlands Commercial Subdivision, said point also being on the Westerly right-of-way of Highway 280 and the Easterly right-of way of Greystone Highlands Drive, said point also being on a curve to the right, said curve having a radius of 2704.79 feet, a central angle of $00^{\circ} 45' 46''$, a chord distance of 36.01 feet and a chord bearing of $S 26^{\circ} 30' 43'' E$; thence along arc of said curve, in a Southeasterly direction along said right-of-way lines, a distance of 36.01 feet to the centerline of said Greystone Highlands Drive and on the Westerly right-of-way of Highway 280 to the beginning of a curve to the right, said curve having a radius of 2704.79 feet, a central angle of $00^{\circ} 31' 47''$, a chord distance of 25.01 feet and a chord bearing of $S 25^{\circ} 51' 57'' E$; thence along arc of said curve, in Southeasterly direction along said right-of-way lines, a distance of 25.01 feet to the Point of Beginning, said point being the beginning of a curve to the right, said curve having a radius of 2704.79 feet, a central angle of $04^{\circ} 14' 55''$, a chord of 200.53 feet and a chord bearing of $S 23^{\circ} 26' 35'' E$; thence along arc of said curve, along said Highway 280 right-of-way in a Southeasterly direction, a distance of 200.57 feet; thence $S 02^{\circ} 43' 14'' W$, along said right-of-way, a distance of 101.75 feet to a point on the Easterly right-of-way of Greystone Commercial Boulevard; thence $N 19^{\circ} 36' 18'' W$, along said Greystone Commercial Boulevard right-of-way, a distance of 268.93 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet, a central angle of $81^{\circ} 58' 53''$, a chord distance of 32.80' and a chord bearing of $N 21^{\circ} 23' 08'' E$; thence along arc of said curve, along said right-of-way in a Northeasterly direction, a distance of 35.77 feet to end of said curve, said point also being a point on the Southerly right-of-way of Greystone Highlands Drive; thence $N 62^{\circ} 22' 34'' E$, along said right-of-way, a distance of 3.64 feet to the Point of Beginning.

Shelby County, AL 07/08/2005
State of Alabama

Deed Tax: \$15.50