

EXHIBIT A

Legal Description

A tract of land situated in the Northeast quarter of the Southeast quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Southeast quarter of Section 19, Township 19 South, Range 2 West; thence North along the East line of said Section, 283.46 feet; thence 90° 00' 00" left 729.70 feet to a point on the West right of way line of Parkway Office Circle, and also the Point of Beginning; thence 40° 23' 12" left, leaving said right of way line, 262.29 feet; thence 30° 38' 09" right, 303.59 feet; thence 92° 43' 07" right, 328.01 feet; thence 82° 20' 48" right, 495.17 feet to the West right of way line of Parkway Office Circle; thence 95° 48' 12" right, 89.70 feet along said right of way line to the beginning of a curve to the left, said curve having a central angle of 18° 34' 36" and a radius of 460.00 feet; thence along the arc of said curve and said right of way 149.14 feet to the point of beginning; situated, lying and being in Shelby County, Alabama.

EXHIBIT B

Permitted Encumbrances

- 1) Taxes due and payable October 1, 2008, and future ad valorem taxes not yet due and payable.
- 2) Transmission line permits to Alabama Power Company as recorded in recorded in Deed Book 310, Page 595, and Real 52, page 128, in the Probate Office of Shelby County, Alabama.
- 3) Easement(s)/Right(s) of Way granted South Central Bell Telephone Company as recorded in Real 153, page 536.
- 4) Restrictions, covenants and conditions appearing of record in Book 327, page 754 and change-of-use agreement recorded in Book 284, page 44.
- 5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, page 294 and Deed Book 127, page 140.
- 6) Restrictions and agreement with Blue Cross & Blue Shield as recorded in Misc. Book 19, page 690; modified in Misc. Book 43, page 82 and Real 16, page 64.
- 7) Agreement with Alabama Power Company as recorded in Misc. Book 15, Page 401, in the Probate Office of Shelby County, Alabama.