20100818000264600 1/4 \$22.00 Shelby Cnty Judge of Probate, AL 08/18/2010 01:34:09 PM FILED/CERT

Send tax notice to: EBSCO Investment Services, Inc. 1 Mt Laurel Avenue, Suite 200 Birmingham, Alabama 35242

This instrument prepared by:
S. Roderick Kanter
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

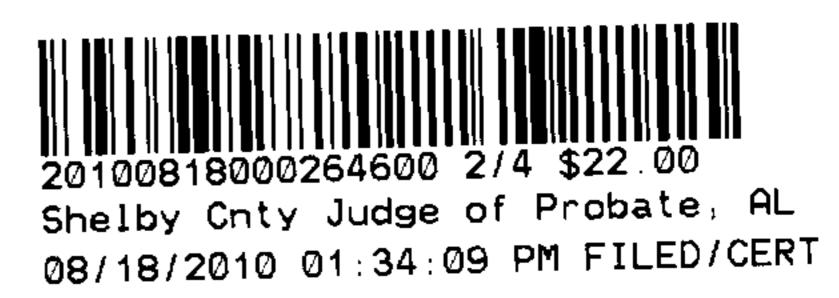
STATE OF ALABAMA	
	•
SHELBY COUNTY	

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$100.00 in hand paid to The Industrial Development Board of the Town of Vincent, Shelby County, Alabama, a public corporation organized under the laws of the State of Alabama ("Grantor"), by EBSCO Investment Services, Inc., a corporation organized under the laws of the State of Delaware ("Grantee") and a wholly-owned subsidiary of EBSCO Industries, Inc. (the "Company"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following particularly described property situated in Shelby County, Alabama, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining (collectively, the "Property"):

Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 2 East, and proceed thence South 2 degrees 49 minutes East 2582.27 feet along the East boundary line of the said Southeast Quarter; thence turn an angle of 90 degrees 34 minutes to the right and proceed South 87 degrees 45 minutes West 252.85 feet to the point of beginning of the tract herein described, the said point of beginning being located on the North boundary of the right of way of County Highway 85; thence turn an angle of 60 degrees 00 minutes to the right and proceed 1520.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and proceed 700.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and proceed 1115.55 feet to a point on the North boundary of the right of way of County Highway 85; thence proceed East 808.7 feet along the North boundary of the right of way of County Highway 85 to the said point of beginning; excepting from the tract herein described the rights of way for roads, streets and other public ways described in the plat of the Vincent Industrial Park recorded in Map Book 5 at Page 37 in the office of the Probate Judge of Shelby County, Alabama; the said tract lying entirely in the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 2 East in Shelby County, Alabama, and, excluding the aforesaid rights of way,



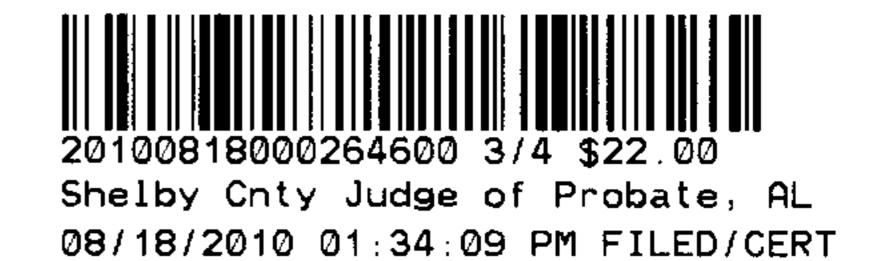
containing 16.18 acres;

subject only to such liens, encumbrances and exceptions (i) to which title to the Property was subject when that certain Lease Agreement between the Grantor and the Company, dated as of June 1, 1993 (the "Lease"), was delivered, (ii) to which the Company has consented (but specifically excluding any liens, encumbrances and exceptions to which the Company consented pursuant to the Lease and that certain Trust Indenture dated as of June 1, 1993, between the Company and The Bank of New York Mellon Trust Company, N.A., as successor trustee), and (iii) resulting from the failure of the Company to perform or observe any of the agreements or covenants on its part contained in the Lease.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

[Signature to Follow]

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 200 day of 1.4, 2010.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT

Bv:

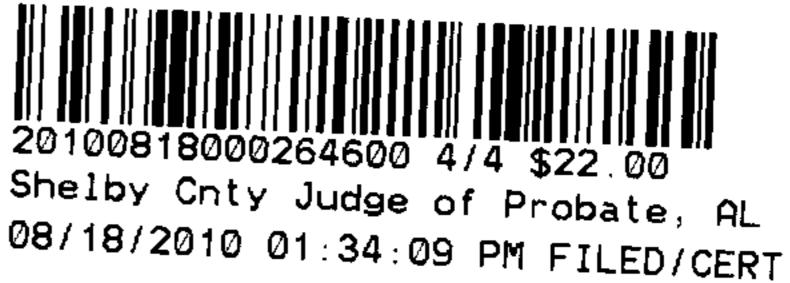
Chairman of its Board of Directors

[SEAL]

Attest:

Secretary of the Board

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STATE OF ALABAMA)	08/18/2010 01:34:0
	•	
SHELBY COUNTY)	

I, the undersigned, a notary public in and for said county in said state, hereby certify that the local state of the Board of Directors of the INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT, a public corporation organized 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 the instrument, she, 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 <u>28</u> day of <u>yeld</u>, 20

Notary Public

[NCTARIAL SEAL]

My Commission Expires: 8130

JOY RENE' MARLER
NOTARY PUBLIC