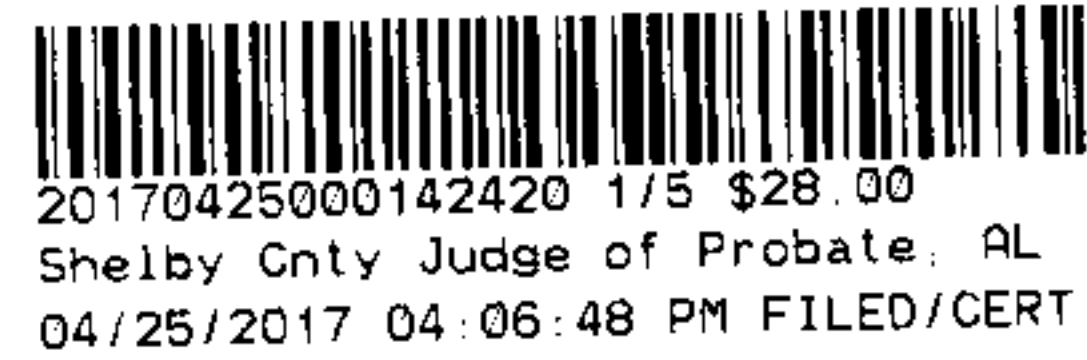


STATE OF ALABAMA )

SHELBY COUNTY )

FEE SIMPLE  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, I (we), the undersigned grantor(s),  
EBSCO Development Co, Inc. for and in consideration of the sum of Ten and  
 no/100 (\$10.00) in hand paid, receipt whereof is hereby acknowledged, has this day bargained  
 and by these presents does hereby grant, bargain, convey, transfer, and deliver unto Shelby  
 County, Alabama, the following described property, lying and being in Shelby County, Alabama  
 and more particularly described as follows:

COMMENCE at an HKM Rebar and Cap Found at the Southeast Corner of the Northeast  
 Quarter of the Southwest Quarter of Section 3, Township 19 S, Range 1 W, Shelby County  
 Alabama;

thence S 89° 24' 09" W along said Quarter – Quarter line for a distance of 167.00 feet to an  
 HKM Rebar and Cap Found on the present East Right-of-Way of Highway 41 (Dunnavant  
 Valley Road), that is a point 40.88 feet right of and at right angle to the project centerline at  
 7+89.60, said point being the point of curvature of a curve to the left having a radius of 2572.71  
 feet, a delta of 07° 25' 44", a chord bearing of N 15° 50' 47" E, and a chord distance of 333.34  
 feet;

thence continue along the arc of said curve and the present East Right-of-Way of Highway 41  
 (Dunnavant Valley Road) for a distance of 333.57 feet to a point, that is a point 44.63 feet right  
 of and at right angle to the project centerline at 11+18.24, said point being the POINT OF  
 BEGINNING of the following described Right-of-Way Taking and said point being the point of  
 curvature of a curve to the left having a radius of 2572.71 feet, a delta of 11° 24' 31", a chord  
 bearing of N 06° 25' 39" E, and a chord distance of 511.43 feet;

thence continue along the arc of said curve and the present East Right-of-Way of Highway 41  
 (Dunnavant Valley Road) for a distance of 512.27 feet to a point on the South Right-of-Way of  
 Hawthorn Street (a private Right-of-Way), that is a point 40.01 feet right of and at right angle to  
 the project centerline at 16+22.90;

thence leaving the present East Right-of-Way of Highway 41 (Dunnavant Valley Road) run S  
 88° 23' 04" E along the South Right-of-Way of Hawthorn Street (a private Right-of-Way) for a  
 distance of 17.93 feet to a point, that is a point 57.94 feet right of and at right angle to the project  
 centerline at 16+23.00;

thence leaving the South Right-of-Way of Hawthorn Street (a private Right-of-Way) run S 04° 32' 36" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 90.41 feet to a point, that is a point 55.21 feet right of and at right angle to the project centerline at 15+34.36;

thence S 70° 13' 35" E along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 15.85 feet to a point, that is a point 70.45 feet right of and at right angle to the project centerline at 15+30.08;

thence S 00° 45' 20" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 71.74 feet to a point, that is a point 75.10 feet right of and at right angle to the project centerline at 14+60.25;

thence S 10° 21' 59" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 58.59 feet to a point, that is a point 70.37 feet right of and at right angle to the project centerline at 14+03.28;

thence S 04° 06' 12" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 98.99 feet to a point, that is a point 75.80 feet right of and at right angle to the project centerline at 13+06.87;

thence S 08° 20' 23" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 122.16 feet to a point, that is a point 78.03 feet right of and at right angle to the project centerline at 11+87.89;

thence S 38° 01' 28" E along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 10.81 feet to a point, that is a point 86.15 feet right of and at right angle to the project centerline at 11+80.94;

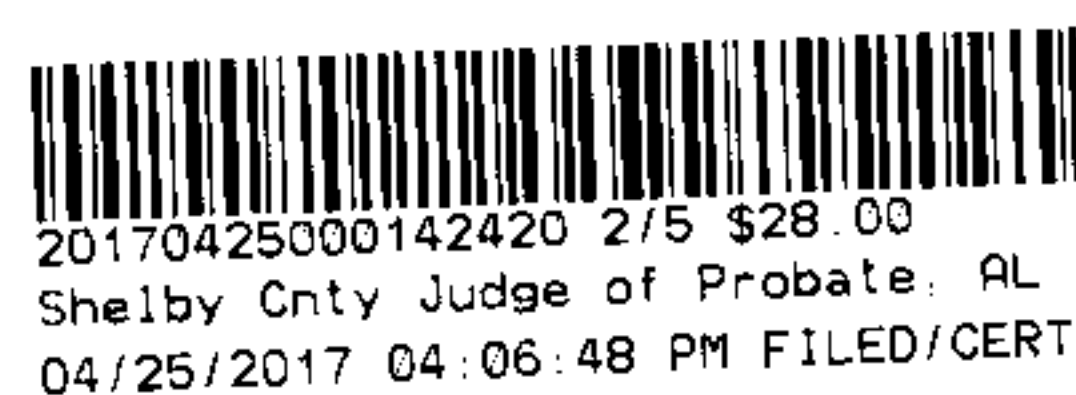
thence S 06° 58' 32" W along the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) for a distance of 62.75 feet to a point, that is a point 90.89 feet right of and at right angle to the project centerline at 11+20.23;

thence leaving the proposed East Right-of-Way of Highway 41 (Dunnavant Valley Road) N 80° 35' 50" W for a distance of 46.30 feet to the POINT OF BEGINNING, that is a point 44.63 feet right of and at right angle to the project centerline at 11+18.24;

said parcel containing 15,082.69 Square Feet (0.35 acres) more or less.

And as shown on the Property Plat attached hereto and made a part hereof:

To Have and to Hold, unto Shelby County, its successors and assigns in fee simple forever.

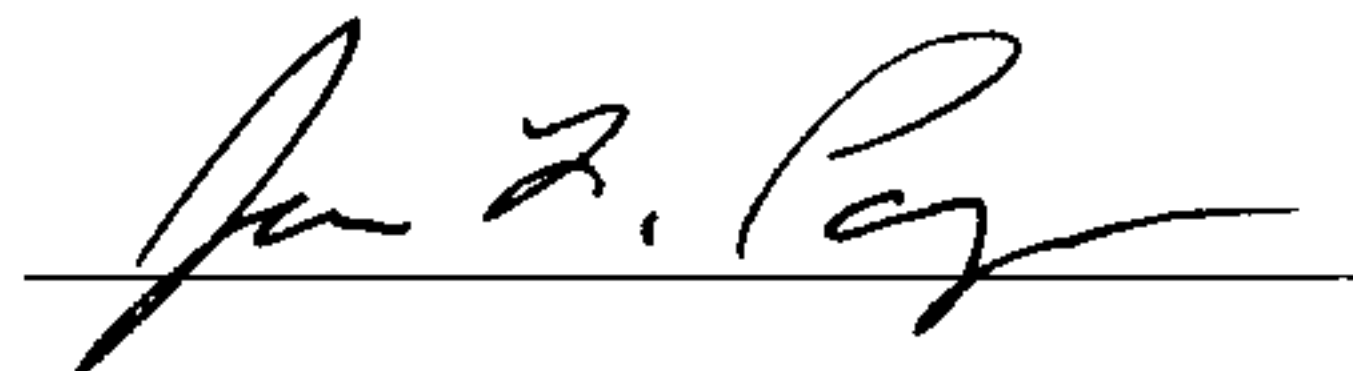


And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomever.

In witness whereof, we have hereunto set our hands and seal this the  
18<sup>th</sup>  
day of April, 2017.

Witness:

EBSCO Development Company, Inc.

 (Seal)

### ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

20170425000142420 3/5 \$28.00  
Shelby Cnty Judge of Probate AL  
04/25/2017 04:06:48 PM FILED/CERT


I, Della M. Pender, a Notary in and for said  
County, in said State hereby certify that Jay L. Page whose name as  
President of EBSCO Development Company, 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 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 this 18 day of April, A.D. 2017

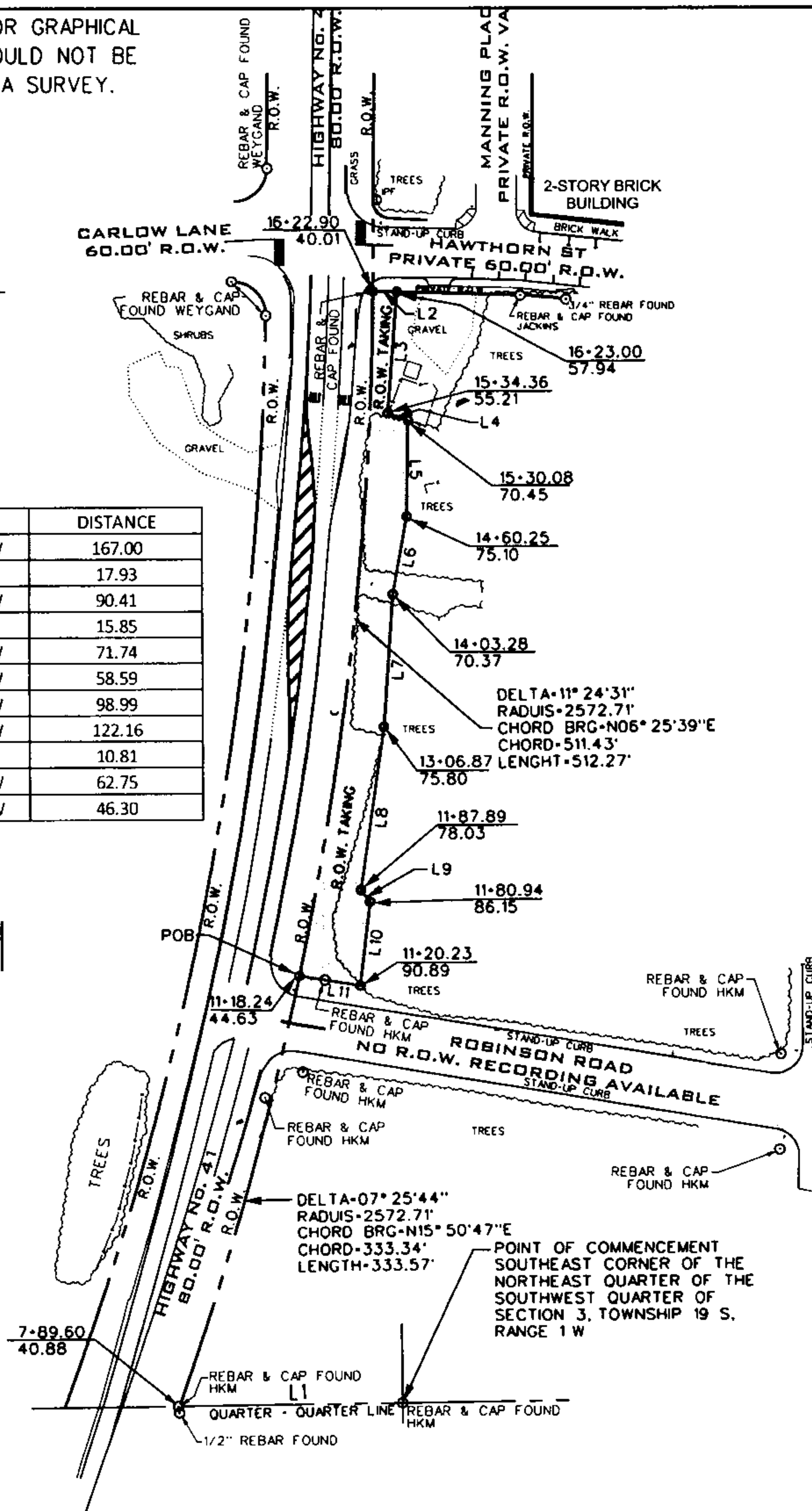
Della M. Pender

My Commission Expires: 6-16-2018

  
20170425000142420 4/5 \$28.00  
Shelby Cnty Judge of Probate: AL  
04/25/2017 04:06:48 PM FILED/CERT



LINE	BEARING	DISTANCE
L1	S 89° 24' 09" W	167.00
L2	S 88° 23' 04" E	17.93
L3	S 04° 32' 36" W	90.41
L4	S 70° 13' 35" E	15.85
L5	S 00° 45' 20" W	71.74
L6	S 10° 21' 59" W	58.59
L7	S 04° 06' 12" W	98.99
L8	S 08° 20' 23" W	122.16
L9	S 38° 01' 28" E	10.81
L10	S 06° 58' 32" W	62.75
L11	N 80° 35' 50" W	46.30



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Shelby Cnty Judge of Probate, AL  
04/25/2017 04:06:48 PM FILED/CERT

ROW EXHIBIT

PROJECT. NO.:16-0085

COUNTY: SHELBY

SCALE: 1 : 100

DATE: 2-21-17

REVISÉD: