

THIS INSTRUMENT PREPARED BY
Barge, Waggoner, Sumner and Cannon, Inc.

STATE OF ALABAMA)
COUNTY OF CALHOUN)

TRACT NO. 20

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of
the sum of 0 dollars, cash in hand paid to the
undersigned by the State of Alabama, the receipt of which is hereby
acknowledged, ~~we~~ (I), the undersigned, grantor(s), Phil SANVINETT
have (~~has~~) this day bargained and sold, and by these presents do hereby
grant, bargain, sell and convey unto the State of Alabama the following
described property, lying and being in Calhoun County, Alabama, and more
particularly described as follows:

And as shown on the right-of-way map of Project No. HPP-0192(901)
of record in the Alabama Department of Transportation a copy of which is
also deposited in the Office of the Judge of Probate Calhoun County,
Alabama as an aid to persons and entities interested therein and as shown on
the Property Plat attached hereto and made a part hereof:

Commence at the East boundary of the Northeast quarter of the Northeast
quarter of Section 29, Township 15 South, Range 8 East, Calhoun County,
Alabama, being a found 3" pipe marking the Northeast corner of the City of
Anniston property as recorded in Deed Book I-409, Page 965 & 966,
Calhoun County Probate Office; lying 318.52 feet Southerly and at right
angles to the centerline of construction of Anniston East Bypass at Station
357+32.88;
Thence leaving the East boundary of said quarter-quarter and along the
Northwesterly line of said property, South 60°05'41" West a distance of
2264.62 feet to a found 3/8" iron rod; lying 1479.31 feet Easterly and at right
angles to the centerline of construction of Alabama Highway 21 at Station
22+67.52;
Thence South 60°06'49" West a distance of 1542.12 feet to a found iron rod
on the East R.O.W. of Alabama Highway 21 being the POINT OF
BEGINNING, said point lying 100.92 feet Easterly and at right angles to the
centerline of construction of Alabama Highway 21 at Station 15+77.04;
Thence North 03°18'52" West a distance of 808.95 feet to a Point on the East
R.O.W. of Alabama Highway 21, said Point lies 100.00 feet Easterly and at
right angles to the centerline of construction of Alabama Highway 21 at
Station 23+85.67;
Thence North 39°52'40" East a distance of 101.89 feet to a Point that lies
169.69 feet Easterly and at right angles to the centerline of construction of
Alabama Highway 21 at Station 24+60.00;
Thence South 00°17'10" East a distance of 761.07 feet to a Point that lies
130.00 feet Easterly and at right angles to the centerline of construction of
Alabama Highway 21 at Station 17+00.00;
Thence South 28°55'02" East a distance of 97.00 feet to a Point on the
Northwesterly line of said property; lying 172.00 feet Easterly and at right

angles to the centerline of construction of Alabama Highway 21 at Station 16+12.46;
Thence South 60°06'49" West a distance of 78.89 feet along the Northwesterly line of said property to the POINT OF BEGINNING; containing 0.937 acres more or less.

To Have and To Hold, unto the State of Alabama, 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 the State of Alabama 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 sell and 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 whomsoever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 19 day of April, 2002

Shelley R. Lawrence

President, Consolidated Publishing Co., Inc.

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in Said State, hereby certify that _____, whose name(s) _____, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of _____ 20__.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGEMENT FOR A CORPORATION

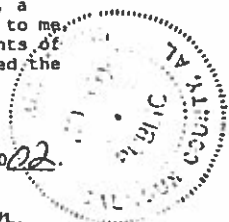
STATE OF ALABAMA

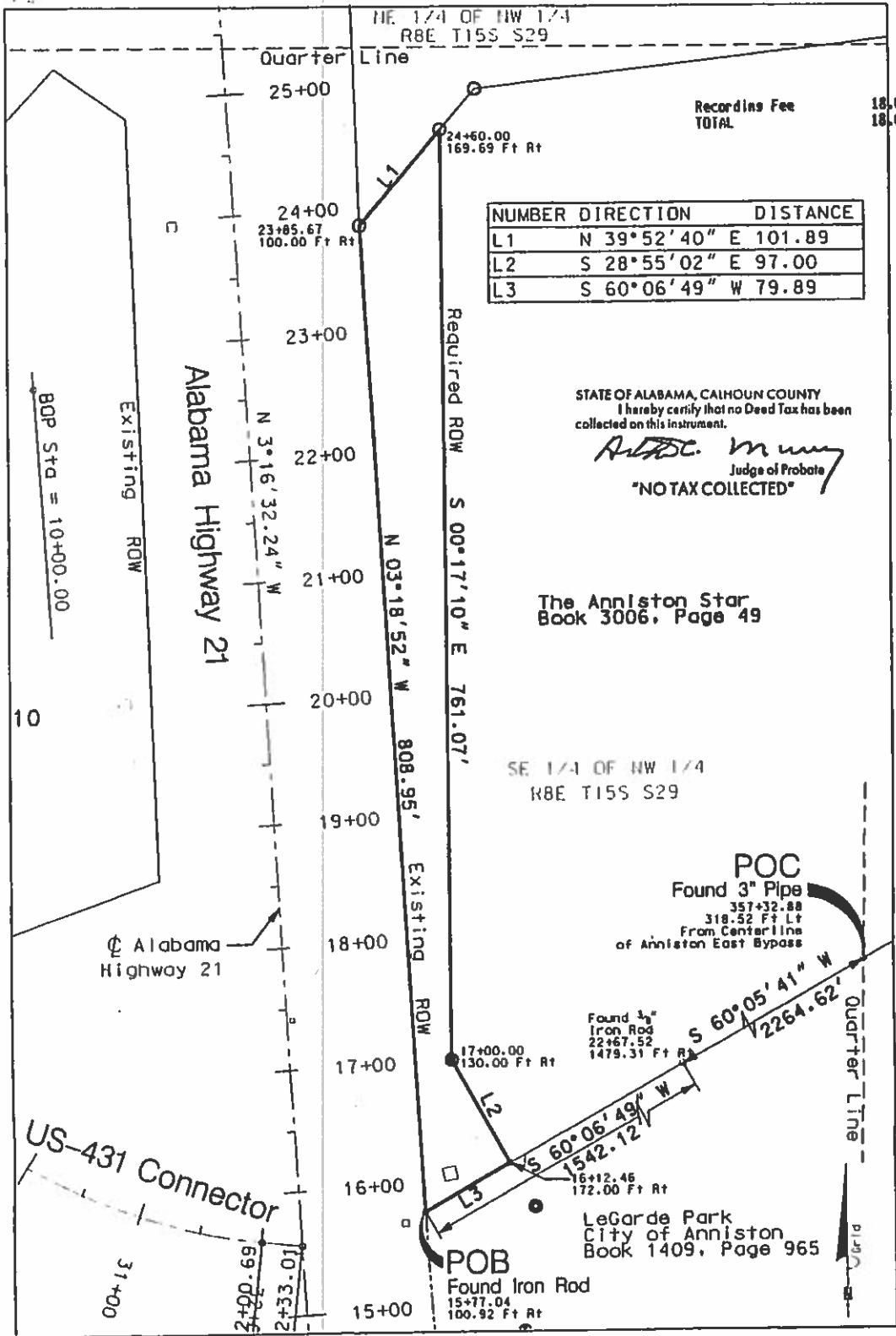
Calhoun County

I, Sherry Keighan, a notary public in and for said County, do hereby certify that Phillip A. Szymanski whose name as President of the Consolidated Publishing Company, 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 this 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 19 day of April, A.D. 2002.

Sherry Keighan
Official Title Executive secretary
MY COMMISSION EXPIRES AUG. 27, 2002





TRACT NUMBER 20 ALABAMA DEPARTMENT OF TRANSPORTATION
 OWNER: The Anniston Star PROJ. NO. HPP-0192(901)
 COUNTY: Calhoun County
 TOTAL ACRES: 22.48 SCALE: 1" = 100'
 R/W REQUIRED: 0.94 DATE: 12/14/01
 REMAINDER: 21.54 REVISED: -/-/-