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Exhibit A. Grezaffi North Site Partial Title Abstract

STATE OF LOUISIANA

PARISH OF ASCENSION

CASH SALE

35 NOV 21 1996

ss# 548

MOB

BY: *A. Brien*

382378

CLERK

BE IT KNOWN, that on the dates mentioned below, and before the undersigned notaries and competent witnesses, personally came and appeared:

THE SUCCESSION OF H. TAYLOR MORRISSETTE (Taxpayer I.D. No. 63-6164286), whose mailing address is declared to be 106 St. Francis Street, Mobile, Alabama 36602, herein represented by Edwin J. Curran, Jr., Vaughan Inge Morrisette and Gilbert F. Dukes, Jr., Co-Executors, appearing by virtue of an Order rendered on November 8, 1996, in the 23rd Judicial District Court in and for the Parish of Ascension, Louisiana, in No. 10,793 on the Probate Docket of said court, a certified copy of which is annexed hereto; and

VAUGHAN INGE MORRISSETTE (ss# [REDACTED] 5530), born Inge, widow of H. Taylor Morrisette, domiciled in the County of Mobile, State of Alabama, whose mailing address is declared to be 3 Taylor Place, Mobile, Alabama 36608;

hereinafter designated as "vendors", who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendors have bargained and sold, and do by these presents grant, bargain, sell, assign, transfer, deliver, convey and abandon and set over under special and limited warranty of title as set forth below, but with full substitution and subrogation in and to all rights and actions of warranty against all preceding owners and vendors, unto:

L. J. GREZAFFI (ss# [REDACTED] 5651), husband of Jude Robillard Grezaffi, with whom he resides, domiciled in the Parish of Pointe Coupee, State of Louisiana, whose mailing address is declared to be P. O. Box 692, New Roads, Louisiana 70760, who declared that he is purchasing the property herein conveyed with funds belonging to his separate and paraphernal estate;

hereinafter designated as "purchaser", here present, accepting and purchasing for himself, his heirs and assigns, and acknowledging delivery and possession of the following described property, to-wit:

MOUNT HOUMAS PLANTATION: A certain tract or parcel of ground, together with all the buildings and improvements thereon and all the rights, ways servitudes, advantages, privileges and appurtenances thereunto belonging or in anywise appertaining, containing 534.36 acres, more or less, situated in Ascension Parish, Louisiana, in Section 50, Township 9 South, Range 2 East, and being part of Mount Houmas Plantation shown on a map made by J. C. Waties, C. E., dated June, 1948, revised by J. N. Troxclair on February 29, 1960, and bearing notation of revisions in 1960, 1961, 1962, 1970 and 1980, as a portion of Mount Houmas Plantation, Southeastern Land District of Louisiana, East of the Mississippi River, in Ascension Parish, Louisiana, said portion of Mount Houmas Plantation being more particularly described in accordance with a survey made by James M. Theriot, dated February 17, 1976, a copy of which is on file and of record, as follows:

Commence at the intersection of the northwest corner of the Borden, Inc. Property and the southeastern line of La. Highway 73 right of way marked with a concrete monument with brass disc for the POINT OF BEGINNING; thence along the La. 73 Highway right of way North 40 degrees 34 minutes 40 seconds East a distance of 621.19 feet; North 42 degrees 01 minutes 25 seconds East a distance of 940.61 feet; North 42 degrees 11 minutes 04 seconds East a distance of 947.59 feet; North 42 degrees 25 minutes 58 seconds East a distance of 172.59 feet; North 43 degrees 08 minutes 11 seconds East a distance of 647.01 feet; and North 42 degrees 08 minutes 00 seconds East a distance of 144.84 feet to point

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and corner on the property line of property owned now or formerly by Gulf States Utilities Company; thence South 47 degrees 09 minutes 52 seconds East a distance of 2,341.21 feet to a point; thence South 42 degrees 26 minutes 59 seconds East a distance of 4,068.26 feet to a point and corner; thence South 1 degree 02 minutes 37 seconds East a distance 2,255.99 feet to point and corner on the South right of way line of La. Highway 30; thence South 89 degrees 08 minutes 32 seconds West along the north line of La. Highway 30 right of way a distance 2,457.56 feet to a concrete monument with a brass disc and corner; thence North 45 degrees 26 minutes 12 seconds West a distance of 6,137.18 feet to the POINT OF BEGINNING.

TOGETHER WITH all right, title and interest vendors may have in and to any rights of way adjoining the above properties.

Being the same property acquired by H. Taylor Morrissette, while married to Vaughan Inge Morrissette, from Colonial Sugars, Inc. by act of sale dated December 31, 1986, filed and recorded under Entry No. 379 of Conveyance Book 417, records of Ascension Parish, Louisiana.

Vendors hereby reserve one-half (1/2) of all of the oil, gas and minerals and one-half (1/2) of all of the oil, gas and mineral rights in, on under, and that may be produced from the above described property. It is understood, however, that purchaser shall have at all times unrestricted use and occupancy of the surface of the above described lot of ground and that no drilling, mining, exploration, or other activities shall be conducted or carried on upon the surface of said property without the express written consent of purchaser.

The property hereinabove described is transferred to purchaser pursuant to that certain agreement to purchase and sell commercial property executed by vendors on July 31, 1996 in favor of L.J.G. Land Co., Inc. The said L.J.G. Land Co., Inc. has assigned to purchaser herein its interest in said agreement.

TO HAVE AND TO HOLD the said property unto the said purchaser, his heirs and assigns, free from any mortgages or other encumbrances, forever.

Vendors and purchaser acknowledge that the property is transferred by vendors to purchaser without any warranty of title whatsoever, even as to return of purchase price, and without any warranty with respect to the soil or sub-soil conditions of the property conveyed or its suitability for any purpose, except that vendors warrant that during its ownership of the property it has not transferred said ownership to any third persons, nor taken any action to create or cause a cloud, defect or encumbrance on the title.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of NINE HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$970,000.00), lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendors, and full discharge and acquittance granted therefor.

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.

All taxes assessed against the property herein conveyed have been paid. Taxes for the year 1996 shall be prorated as of the date of sale.

And now intervenes JUDE ROBILLARD GREZAFFI, born Robillard, wife of L. J. Grezaffi, who acknowledges that the said L. J. Grezaffi is purchasing the above described property as his separate and paraphernal property, with funds belonging to his separate and paraphernal estate, and that said property shall constitute his separate property.

THIS DONE AND SIGNED by THE SUCCESSION OF H. TAYLOR MORRISSETTE and VAUGHAN INGE MORRISSETTE on the 15th day of November, 1996, in the City of Mobile, County of Mobile, State of Alabama, in the presence of the undersigned witnesses and me, notary, after a due ready of the whole.

WITNESSES:

James J. Newson
Chris King

THE SUCCESSION OF H. TAYLOR MORRISSETTE

By: Edwin J. Curran, Jr.
Edwin J. Curran, Jr.,
Co-Executor

By: Vaughan Inge Morrissette
Vaughan Inge Morrissette
Co-Executor

By: Gilbert F. Dukes, Jr.
Gilbert F. Dukes, Jr.,
Co-Executor

Vaughan Inge Morrissette
Vaughan Inge Morrissette

Angela H. Wiggins
NOTARY PUBLIC

(AFFIX SEAL)

My Commission Expires: NOVEMBER 15, 1997

THIS DONE AND SIGNED by L. J. GREZAFFI and JUDE ROBILLARD GREZAFFI on the 20th day of November, 1996, in the City of Gonzales, Parish of Ascension, State of Louisiana, in the presence of the undersigned witnesses and me, notary, after a due reading of the whole.

WITNESSES:

R.M. Lafitte
Greg Boudre

L. J. Grezaffi
L. J. Grezaffi

Jude Robillard Grezaffi
Jude Robillard Grezaffi

Allyn B. Jewell
NOTARY PUBLIC

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STATE OF LOUISIANA
23th Judicial District Court For The Parish of
ASCENSION

RECEIVED AND FILED
KERMIT HART BOURQUE
CLERK

Nov 12 8 44 AM '96

DIVISION
BY CLERK & RECORDER
ASCENSION PARISH LA.

No. 10,793

SUCCESSION OF H. Taylor Morrissette

Deputy Clerk, being duly sworn, says that the advertisements
for the homologation of the application for the sale of property,

at private sale, presented by the Co-Executors
in the above entitled matter, having been published in the The Chief
a newspaper published daily in the City of Donaldsonville on the 10th and 31st
of October 19.96, and that no opposition has been filed thereto, within
() days from the date of the last publication.

Sworn to and subscribed before me, this
day of November 19.96
and certified correct.
Deputy Clerk.

Norma A. Para
Deputy Clerk.

STATE OF LOUISIANA
23th Judicial District Court For The Parish of
ASCENSION

No. 10,793

DIVISION

SUCCESSION OF H. Taylor Morrissette

Due proof having been made before this Court, that the application for the sale of property,

at private sale, herein filed on the 21st day of October 19.96,
has been advertised according to law; that no opposition has been filed thereto, and that the
legal delays for opposing the same have elapsed, and due proof having been made of the advis-
ability of the said sale of property, at private sale.

It is ordered that the said application be approved and homologated, and the said sale of
property,

at private sale, be made as prayed for.

Judgment rendered and signed
TRUE CONVEYANCE
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November 17, 1996
Guy H. M. Judge.

Deputy
ASCENSION

RECORDED FROM THE DOCUMENT ON FILE THIS 21ST DAY OF NOVEMBER 1996

Kermit Hart Bourque
KERMIT HART BOURQUE CLERK OF ASCENSION