

SEND TAX NOTICE TO:

Metrock Steel & Wire Company Inc.  
P.O. Box 9  
Montevallo, Alabama 35115

This instrument was prepared by  
J. Thomas Francis, Jr.  
P. O. Box 306  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS and other good and valuable consideration to The Industrial Development Board of the Town of Helena, Alabama (the "Grantor"), a public corporation, in hand paid by Metrock Steel and Wire Company, Inc. (the "Grantee"), an Alabama corporation, the receipt of which is hereby acknowledged, the Grantor, does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama:

Lot 10, Block 2, Mullins Eastside addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, subject to the following:

1. Easement granted to Waterworks Board of the Town of Helena recorded at Volume 145, Page 465 and Volume 176, Page 390 in the Office of the Judge of Probate of Shelby County;
2. Right-of-way granted to Alabama Power Company recorded at Volume 199, Page 446, Volume 57, Page 88 and Volume 146, Page 309 in the Office of the Judge of Probate of Shelby County;
3. All minerals of every kind or character in, on and under the subject property;
4. Mechanics' and materialmens' liens and claims not of record;
5. Those liens and encumbrances (if any) to which title to said property was subject when conveyed to the Grantor;
6. Those liens and encumbrances created by the Grantee or to the creation or suffering of which the Grantee consented in writing;
7. Those liens and encumbrances resulting from the failure of the Grantee to perform or observe any of the agreements on its part contained in the Lease Agreement dated as of October 1, 1980 (the "Lease") between the Grantor and the Grantee; and
8. Such other permitted encumbrances, other than the Indenture (as defined in the Lease) and the Lease, created or consented to by the Grantee or resulting from the failure of the Grantee to perform or observe any of the agreements on its part contained in the Lease.

TO HAVE AND TO HOLD, To the said Grantee, heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its Chairman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of Sept, 1991.

ATTEST:

James Parrish  
Secretary

By: Joel E. Bearden, Jr.  
Chairman

SEAL

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, James Parrish, a Notary Public in and for said County, in said State, hereby certify that Joel E. Bearden, Jr., whose name as Chairman of The Industrial Development Board of the Town of Helena, Alabama, a public 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 and official seal this 30 day of Sept., 1991.

SEAL

James Parrish  
Notary Public  
Gordon, Silberman, Wiggins & Childs  
1400 Southeast Tower  
Bham, AL 35203