

The entire purchase price is being secured by a purchase money mortgage being recorded simultaneously herewith.

This instrument prepared by:

Peter E. Barber, Esq.
Wallace, Jordan, Ratliff, Byers & Brandt, L.L.C.
2000 SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209

Send Tax Notices To:

Vulcan Electro-Coating, Inc.
P.O. Box 370203
Birmingham, Alabama 35237

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Five Thousand and No/100 DOLLARS (\$275,000.00) to the undersigned grantor, **MMI PRODUCTS, INC.**, a corporation formerly known as Merchant Metals, Inc., successor by merger of Ivy Steel Products Corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **VULCAN ELECTRO-COATING, INC.**, an Alabama corporation formerly known as All-Spec, Inc. (hereinafter, the "GRANTEE"), that certain real estate described in Exhibit A hereto and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but not otherwise.

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09/05/1995-24365
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1995-24365

Title Grant

IN WITNESS WHEREOF, MMI Products, Inc., a corporation, GRANTOR, has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 30th day of August, 1995.

MMI PRODUCTS, INC.,
a corporation

By: Robert N. Tenczar
ROBERT N. TENCZAR
Its Vice President - Finance

ATTEST:

M. B. [Signature]
As Its TREASURER

STATE OF Texas)
COUNTY OF Harris)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert N. Tenczar whose name as Vice President - Finance of MMI Products, 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 as and for the act of said corporation.

Given under my hand and seal this the 30 day of August, 1995.

Vicki Viereck
NOTARY PUBLIC

\\mb\0016\286\warrrdeed

EXHIBIT A

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SECTION 27 A DISTANCE OF 1187.69 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE TURN AN ANGLE OF 55°51'00" TO THE RIGHT AND RUN SOUTHWESTERLY ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD A DISTANCE OF 447.62 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 70; THENCE TURN AN ANGLE OF 33°00'00" TO THE RIGHT AND RUN WESTERLY ALONG THE SAID NORTHERN RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 70 A DISTANCE OF 298.58 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 91°05'53" TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 1439.24 FEET TO A POINT; THENCE TURN AN ANGLE OF 91°06'28" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 977.43 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF McDOW ROAD; THENCE TURN AN ANGLE OF 89°23'51" TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EASTERN RIGHT-OF-WAY LINE OF McDOW ROAD A DISTANCE OF 446.33 FEET TO A POINT; THENCE TURN AN ANGLE OF 90°41'55" TO THE LEFT AND RUN EASTERLY A DISTANCE OF 437.93 FEET TO A POINT; THENCE TURN AN ANGLE OF 90°06'59" TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 576.16 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° TO THE LEFT AND RUN EASTERLY A DISTANCE OF 208.71 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 417.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 70; THENCE TURN AN ANGLE OF 90°03'58" TO THE LEFT AND RUN EASTERLY ALONG THE SAID NORTHERN RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 70 A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND BEING A PART OF THE SE¼ OF SE¼, AND THE SW¼ OF SE¼, OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND ALSO A PART OF THE NE¼ OF NE¼ AND NW¼ OF NE¼ OF SECTION 27, TOWNSHIP 21 SOUTH RANGE 1 WEST AND CONTAINS 19.99 ACRES.

Inst # 1995-24365

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SHELBY COUNTY JUDGE OF PROBATE
DO3 MCB 14.50