

This instrument was prepared by:  
Linda J. Peacock, Esquire  
1400 SouthTrust Tower  
Birmingham, AL 35203

Send Tax Notice to:  
John Metrock  
Box 9  
Montevallo, Alabama 35115  
Valuation \$ 500,000.00

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the mutual promises of the parties as made and fulfilled, **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO, ALABAMA** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **METROCK STEEL AND WIRE COMPANY, INC.**, an Alabama corporation (hereinafter referred to as GRANTEE), the real estate, situated in Shelby County, Alabama, described on the attached Exhibit "A".

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

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

IN WITNESS WHEREOF, the said GRANTOR, by James A. Kelly, its Chairman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of November, 1995.

ATTEST:

**THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF MONTEVALLO, ALABAMA**

By: *S.D. Gibbs*

S.D. GIBBS

Its: Secretary

By: *James A. Kelly*

JAMES A. KELLEY

Its: Chairman

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES A. KELLY**, whose name as Chairman and **S.D. GIBBS**, whose name as Secretary of The Industrial Development Board of the City of Montevallo, Alabama are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Chairman and Secretary and with full authority, executed the same voluntarily for and as the act of said Industrial Development Board of the City of Montevallo, Alabama.

Given under my hand and official seal, this the 14<sup>th</sup> day of November, 19 95.

*Judy K. Santa Cruz*  
NOTARY PUBLIC

Notary Public, Alabama State At Large

My Commission Expires 12/27/1995 My Commission Expires October 4, 1997

08:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 511.00

EXHIBIT 'A'

Part of the W 1/2 of the NE 1/4 and part of the E 1/2 of the NW 1/4 of Section 6, Township 24 North, Range 13 East and in Section 1, Township 24 North, Range 12 East, more particularly described as follows: Commence at the Northeast corner of said Section 6 and run West along the North line thereof, which is commonly called the Freeman Line 2,332.68 feet to a point which 309.3 feet East of the Northwest corner of the NE 1/4 of said Section 6; thence turn left 92 deg. 52 min. 30 sec. and run a distance of 429.82 feet to the point of beginning; thence continue along the same course 1487 feet to the North right of way line of the Calera to the Montevallo paved road; thence turn right 88 deg. 22 min. and run in a Westerly direction along the Northerly right of way a distance of 316.04 feet to the point of a curve in said road; thence following the curve in said road to the right, said curve having a radius of 9,833 feet and a central angle of 1 deg. 38 min. a distance of 280.31 feet to the point of tangency of said curve; thence continue in a Westerly direction along said tangent and along the Northerly right of way line of said road, a distance of 903.91 feet to the center line of a culvert projected to the intersection with the Northerly right of way line of said road; then turn right 90 deg. and running a distance of 1500 feet; thence turn right 90 deg. and running a distance of 1500 feet to the point of beginning.

ALSO KNOWN AS:

A parcel of land located in the North 1/4 of Section 6, Township 24 North, Range 13, East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE 1/4 of said Section 6; thence N89°00'00"E, 308.72 feet along the North boundary to an iron; thence S3°52'30"E, 429.82 feet to a concrete monument, said point begin the point of beginning; thence S3°52'30"E, 1,461.10 feet to a concrete monument at the intersection of the North right of way of Alabama Highway No. 25; thence S84°34'10"W, 369.56 feet along said right of way of way to concrete right of way monument; thence S85°58'59"W, 881.71 feet along said right of way to a concrete right of way monument; thence S84°57'24"W, 230.16 feet along said right of way to a concrete right of way monument; thence S85°37'06"W, 18.75 feet along said right of way to a concrete monument; thence N3°52'30"W, 1,478.18 feet to a concrete monument; thence N86°07'31"E, 1,500.00 feet to the point of beginning.

Inst # 1995-36821

12/27/1995-36821  
08:20 AM CERTIFIED  
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DOE HCU 511.00