

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:
De Shazo Crane Company, L.L.C.
190 Airpark Industrial Road
Alabaster, Alabama 35007
Attn: Steve F. Garrett
1,600,000 00

WARRANTY DEED

THIS WARRANTY DEED, made by and between Citation Crane Company, L.L.C., an Alabama limited liability company, hereinafter called "Grantor," and DeShazo Crane Company, L.L.C., an Alabama limited liability company, hereinafter called "Grantee".

WITNESSETH:

That, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and assigns, forever, in fee simple, the following real estate situated in Shelby County, Alabama, and more particularly described as follows:

A part of the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama more particularly described by metes and bounds as follows:

Commence at the southwest corner of the SE 1/4 of the SE 1/4 of said Section 18 and run thence northerly along the west line of said SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of said Section 18 a distance of 1,458.55' to a steel pin corner and the point of beginning of the property being described; Thence turn 92 27'01" right and run easterly 521.36' to a steel pin corner on the westerly right of way line of a Railroad Right of Way; Thence turn 116 27'55" left and run northwesterly along said right of way line a distance of 1,123.96' to a steel pin corner; Thence turn 63 06'30" left and run westerly 209.60' to a steel pin corner; Thence turn 90 00'00" left and run southerly 249.00' to a steel pin corner; Thence turn 90 00'00" right and run westerly 440.00' to a steel pin corner; Thence turn 00 02'05" right and continue westerly 65.40' to a steel pin corner; Thence turn 94 03'57" left and run southerly 818.28' to a steel pin corner in the asphalt pavement of Airpark Industrial Road; Thence turn 91 11'34" left and run easterly 647.19' to the point of beginning, containing 19.48 acres. Property is subject to any and all agreements, easements, rights of way, restrictions and / or limitations of probated record and/ or applicable law.

ALL OF THE CONSIDERATION FOR THE PURCHASE OF THE ABOVE-DESCRIBED PROPERTY WAS PAID FOR FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED IMMEDIATELY BEFORE THIS PURCHASE.

SUBJECT TO:

1. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Volume 352, page 805, in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County, recorded in Volume 244, page 129 and Volume 239, page 237, in the Probate Office of Shelby County, Alabama.
3. Restrictions or Covenants recorded in Instrument 1994-20029, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Mortgage dated 8-29-89, from Richard L. DeShazo, Richard L. DeShazo, as Trustee under Declaration of Trust, and from DeShazo Crane Co., Inc. to First Federal of Alabama, FSB, filed for record 6-30-94, recorded in Instrument 1994-20629, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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

IN WITNESS WHEREOF, Citation Crane Company, L.L.C., has caused this conveyance to be signed on this the 7 day of June, 1996.

CITATION CRANE COMPANY, L.L.C.



By: T. Morris Hackney
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Morris Hackney as a member of Citation Crane Company, L.L.C., a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 7 day of June, 1996.

Thomas A. Ritchie

NOTARY PUBLIC

My commission expires: 1-10-2000

This conveyance was prepared by: Thomas A. Ritchie, Ritchie & Rediker, L.L.C., 312 North 23rd Street, Birmingham, Alabama 35203.

Inst # 1996-18680

H:\WP5\HACKNEY.CRP\CRANE\DEED

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06/10/1996-18680
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50