

SEND TAX NOTICE TO:
Citation Foam Casting Co.
Attention: Controller
130 Industrial Park Road
P.O. Box 330
Columbiana, AL 35501

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

Thomas A. Ritchie
Ritchie & Rediker, L.L.C.
312 North 23rd Street
Birmingham, Alabama 35203

WARRANTY DEED

SHELBY COUNTY)
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Dollars (\$100.00) to the undersigned Grantor, Citation Corporation, a Delaware corporation (which corporation is successor-in-interest to Citation Carolina Corporation, an Alabama corporation, through merger), in hand paid by Grantee, Citation Castings, Inc., an Alabama corporation, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, and run South 1° 44' East along the West boundary line of said section a distance of 848.46 feet to a point on the Northwest 40 foot right of way line of a county highway; thence turn an angle of 124°08'58" to the left and run along said Northwest 40 foot right of way line a distance of 615.42 feet to the point of beginning; thence continue North 54°07' East along said right of way line a distance of 210.18 feet to a point; thence turn an angle of 55°31'29" to the left and run a distance of 425.70 feet to a point; thence turn an angle of 90°00'51" to the left and run 173.27 feet to a point; thence turn an angle of 89°59'09" to the left and run a distance of 544.62 feet to the point of beginning.

Inst # 1996-31710

09/25/1996-31710
03:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 14.50

Inst # 1996-31710

Said parcel of land is lying in the Southwest 1/4 of Southwest 1/4 Section of 23 and Northwest 1/4 of Northwest 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL 2:

Commence at the NE corner of Section 27, Township 21 South, Range 1 West (Axle found in place); thence run South 1°44' East a distance of 100.0 feet to a point; thence turn an angle of 88°30'30" to the right and run Westerly a distance of 1727.9 feet to a point on the West boundary line of Industrial Road; thence run Northerly along said West boundary line a distance of 60 feet to the point of beginning; thence continue along said West boundary line a distance of 300.00 feet to a point; thence turn an angle of 90°49'30" to the left and run Westerly a distance of 400.0 feet to a point; thence turn an angle of 89°10'30" to the left and run Southerly a distance of 300.0 feet to a point on the North boundary line of a 60 foot easement; thence turn an angle of 90°49'30" to the left and run Easterly along said North boundary line a distance of 400.0 feet to the point of beginning.

Said parcel of land is lying in the SW 1/4 of SE 1/4, Section 22, Township 21 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH all other real estate and easements and all other interests in the Property and any other real property owned by Grantor located in Shelby County, Alabama.

SUBJECT TO all existing liens, mortgages and other encumbrances.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Citation Corporation, by its Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of September, 1996.

ATTEST:

CITATION CORPORATION
a Delaware corporation

Stanley B. Atkins
Stanley B. Atkins
Secretary

By: T. Mon / Hartman
Its: Chairman

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Chris Harmon a Notary Public in and for said County, in said State, hereby certify that Morris Hackney, whose name as Chairman of Citation Corporation a Delaware 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 the 23 day of September, 1996.

Christopher B. Harmon
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 31, 1998

Inst # 1996-31710