

(Name) Southern Ready Mix, Inc.
4200 Colonnade Parkway, Ste. 100
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND AND NO/100 (\$50,000.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we,

Charles Caldwell, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Southern Ready Mix, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND
 PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED
 FOR THE PURPOSES OF IDENTIFICATION.

Inst # 1996-38635

11/22/1996-38635
 10:35 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 62.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 22nd
 day of November, 19 96

(Seal)

Charles Caldwell
 Charles Caldwell

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that Charles Caldwell, an unmarried man
 whose name 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 executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 22nd day of November, A. D., 1996

Peggy J. Lister

Notary Public.

PARCEL I:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said Quarter-Quarter a distance of 931.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds to the right and run northerly a distance of 48.00 feet to a steel pin corner on the Northerly right of way line of Shelby County Highway No. 26 (aka Fulton Springs Road) and the point of beginning of the property being described; thence continue along last described course a distance of 404.00 feet to a steel pin corner; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Westerly a distance of 315.00 feet to a steel pin corner; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly a distance of 306.00 feet to a steel pin corner on the same said Northerly right of way line of same said Highway No. 26 in a curve to the right; thence turn an angle of 72 degrees 43 minutes 07 seconds left to chord and run East-Southeasterly along the chord of said Highway curve a chord distance of 329.89 feet to the point of beginning.

PARCEL II:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the South line of said Quarter-Quarter a distance of 1016.26 feet to a steel pin corner on the South right of way line of Shelby County Highway No. 26 (aka Fulton Springs Road) and the point of beginning of the property being described; thence continue along last described course a distance of 134.08 feet to a steel pin corner on the East right of way line of the CSX Railroad right of way; thence turn an angle of 45 degrees 22 minutes 07 seconds to the right and run Northwesterly along said Railroad right of way line a distance of 80.70 feet to a steel pin corner on the South right of way line of same said Highway No. 26 in a curve to the right; thence turn 151 degrees 23 minutes 05 seconds right to chord and run East-Southeasterly along said chord of said curve a chord distance of 199.23 feet to the point of beginning.

According to survey of Joseph E. Conn, RLS #9049, dated November 5, 1996.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 333, Page 379; and Real Record 84, Page 228, in Probate Office.
3. Rights acquired by Alabama Power Company under condemnation proceedings as shown in Lis Pendens Book 6, Page 306, in Probate Office.
4. Right of way to South and North Alabama Railroad as recorded in Deed Book 24, Page 575, in Probate Office.
5. Right of way to Shelby County as recorded in Deed Book 216, Page 563, in Probate Office.
6. 25-foot road reservation as shown in Deed Book 291, Page 282; and Deed Book 216, Page 420, in Probate Office.
7. Encroachment of old frame house appurtenant to insured premises onto property adjoining on the West, as shown on survey of Joseph E. Conn, RLS #9049, dated November 5, 1996.
8. The gravel drive which apparently services the property insured herein is not located on the property. This and all consequences thereof are hereby expressly excepted.

SIGNED FOR IDENTIFICATION:

Charles Caldwell
CHARLES CALDWELL

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