

This instrument prepared by:

BAINBRIDGE, MIMS, ROGERS & SMITH, L.L.P.
600 Luckie Drive, Suite 415
Birmingham, Alabama 35223

Send Tax Notice To:

Shelby Steel--Vincent, Inc.
Box G
Vincent, Alabama 35178

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

*24,000

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor, SHELBY STEEL FABRICATORS, INC., an Alabama corporation, in hand paid by SHELBY STEEL--VINCENT, INC., an Alabama corporation, the receipt of which is hereby acknowledged, the said SHELBY STEEL FABRICATORS, INC. does hereby grant, bargain, sell and convey unto the said SHELBY STEEL--VINCENT, INC. the following described real estate situated in Shelby County, Alabama, to-wit:

(see attached Exhibit A incorporated herein for legal description
for Parcels I and II (fee) and Parcel III (leasehold))

This conveyance is subject to the following:

- Ad valorem taxes for 1996 and 1997
- Easements, restrictions, rights of way and other matters of record

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3 day of January, 1997.

SHELBY STEEL FABRICATORS, INC.

By:

Harold Ridgeway
Its PRESIDENT

ATTEST:

Harry M. Davel
Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Ridgeway, whose name as President of SHELBY STEEL FABRICATORS, 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 voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd day of January, 1997.

Julie J. Baker
Notary Public

My commission expires: May 22, 2000

01/07/1997-00630
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00

Inst. • 1997-00630



LEGAL DESCRIPTION

PARCEL 1

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 Section 23, Township 19 South, Range 2 East, thence run West along the South line of said 1/4-1/4 section a distance of 356.27 feet to the point of beginning; thence continue along the South line of said 1/4-1/4 section a distance of 111.60 feet; thence turn an angle of 63 degrees 40 minutes to the right and run a distance of 1498.50 feet to a point on the South right-of-way of the A.C.L. Railroad; thence turn an angle of 12 degrees 27 minutes to the right; to the tangent of a R/W curve and run along said R/W curve (whose Delta Angle is 6 degrees 57 minutes to the left, Radius is 1114.33 feet; Tangent is 180.00 feet; Length of Arc is 399.33 feet) to the P. C. of said R/W curve; thence turn an angle of 30 degrees to the left from tangent of said R/W curve and run along said R/W a distance of 150.00 feet; thence turn an angle of 30 degrees 00 minutes to the right and run along said Railroad R/W a distance of 676.53 feet to the West R/W line of the Central of Georgia Railroad; thence turn an angle of 113 degrees 10 minutes to the right and run along the West R/W line of said railroad a distance of 1663.33 feet to the North line of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 23; thence turn an angle of 111 degrees 13 minutes 30 seconds to the right and run along the North line of said South 1/2, South 1/2, Northeast 1/4 a distance of 656.44 feet; thence turn an angle of 111 degrees 20 minutes 20 seconds to the left and run a distance of 713.02 feet to the point of beginning. Situated in the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

Less and Except that portion of subject property conveyed to the Town of Vincent, Alabama, a municipal corporation, by deed recorded in Deed Book 296, Page 699, more particularly described as follows:

A parcel of land, being 30.0 feet on either side of a center line described as follows: Commence at the Southeast corner of the South 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said 1/4-1/4 section a distance of 356.27 feet; thence turn an angle of 63 degrees 39 minutes 10 seconds to the right and run a distance of 139.58 feet to the point of beginning; thence turn an angle of 63 degrees 39 minutes 10 seconds to the left and run a distance of 1473.66 feet to the East R/W line of Shelby County Highway No. 85 and the point of ending. Situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, Township 19 South, Range 2 East, Shelby County, Alabama.

CONTINUED...

EXHIBIT A TO DEED



LEGAL DESCRIPTION-CONTINUED:

PARCEL 11

That part of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, thence run East, along the South line of said 1/4-1/4 section, a distance of 234.43 feet, to the point of beginning; thence turn an angle of 106 degrees 00 minutes 14 seconds, to the left and run a distance of 688.65 feet, thence turn an angle of 18 degrees 04 minutes 24 seconds to the left and run a distance of 741.87 feet, to a point on the Southeast right of way line of the ACB Railroad, thence turn an angle of 91 degrees 01 minutes 54 seconds to the right, to the Tangent of a right of way curve, thence run along said right of way curve (whose Delta angle is 90 degrees 17 minutes 47 seconds to the left, Radius is 2964.33 feet, tangent distance is 11.97 feet, length of arc is 23.99 feet) to the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 23, thence turn an angle of 31 degrees 54 minutes 31 seconds to the right, from Tangent of said right of way curve, and run along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 23, a distance of 285.18 feet, to the Southeast corner of said 1/4-1/4 Section, thence continue in the same direction, along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 23, a distance of 7.02 feet, thence turn an angle of 31 degrees 46 minutes 47 seconds to the left, to the Tangent of a right of way curve, and run along said right of way curve (whose Delta angle is 12 degrees 04 minutes 23 seconds to the left, Radius is 3114.95 feet, tangent distance is 56.35 feet, length of arc is 112.70 feet) thence turn an angle of 106 degrees 33 minutes 00 seconds to the right, from tangent of said right of way curve, and run a distance of 1498.50 feet, to the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 23, thence turn an angle of 111 degrees 20 minutes 00 seconds to the right and run West along the South line of said 1/4-1/4 Section, a distance of 410.95 feet, to the point of beginning. Situated in the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama.

Less and except the following described parcel conveyed to the Town of Vincent, Alabama, in Deed Book 298, Page 899, in the Probate Office of Shelby County, Alabama, to-wit:

CONTINUED...

Paul T. Tyle



LEGAL DESCRIPTION-CONTINUED

A Parcel of land, being 30.0 feet on either side of a center line described as follows: Commence at the Southeast corner of the South 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said 1/4-1/4 section a distance of 356.27 feet; thence turn an angle of 66 degrees 39 minutes 10 seconds to the right and run a distance of 159.56 feet to the point of beginning; thence turn an angle of 66 degrees 39 minutes 10 seconds to the left and run a distance of 149.56 feet to the East R/W line of Shelby County Hwy No. 65 and the point of ending. Situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4, and the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, Township 19 South, Range 2 East, Shelby County, Alabama.

PARCEL 111 (LEASEHOLD)

begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said quarter-quarter section a distance of 356.27 feet; thence turn an angle of 66 degrees, 39 minutes 10 seconds to the right and run a distance of 715.02 feet to the north line of the South 1/2 of the South 1/2 of said Northeast 1/4; thence turn an angle of 111 degrees 20 minutes 20 seconds to the right and run along the north line of said South 1/2, South 1/2, Northeast 1/4, a distance of 655.94 feet to the west right of way of the Central of Georgia Railroad; thence turn an angle of 66 degrees 40 minutes 30 seconds to the right and run along said right of way a distance of 712.94 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said section; thence turn an angle of 111 degrees 20 minutes to the right and run a distance of 299.67 feet to the point of beginning. All of said property being situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/4 of the Northeast 1/4 in Section 23, Township 19 South, Range 2 East Huntsville Meridian, in Shelby County, Alabama.

Inst # 1997-00630

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