

This Instrument was prepared by:
Susan D. Doughton, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Al. 35217

Send tax notice to:
Pierce Hardy Limited Partnership
c/o 84 Lumber Company - Tax Dept.
200 Route 519
Eighty Four, PA 15384

Inst # 1998-09892

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of One Hundred Seventy Five Thousand and NO/100 Dollars (\$175,000.00) to the undersigned **Martin M. Muller as Trustee of the Martin M. Muller Charitable Remainder Trust dated March 26, 1997** (herein referred to as "GRANTOR") in hand paid by **Pierce Hardy Limited Partnership, a Pennsylvania limited partnership**, (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1998 and subsequent years not yet due and payable;
- (2) Existing easements, restrictions, set-back lines, right of way and limitations, if any, of record.
- (3) Oil, Gas and Mineral Lease as recorded in Deed Book 336, Page 438.
- (4) Mineral and mining rights.

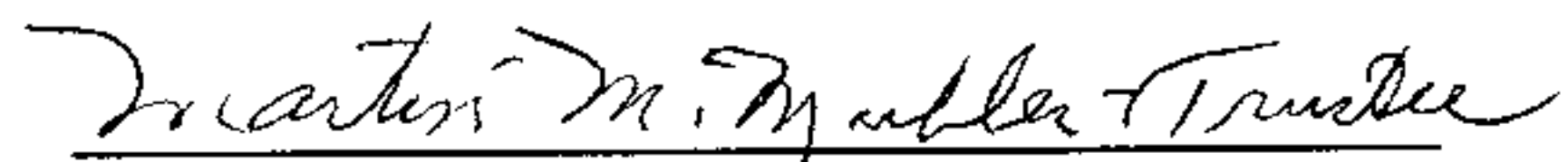
Inst # 1998-09892

03/20/1998-09892
02:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 100.50

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

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their 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, Grantor has hereunto set his signature and seal this the 17th day of March, 1998.


**MARTIN M. MULLER as Trustee of the
Martin M. Muller Charitable Remainder
Trust, dated March 26, 1997**

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, whose name as Trustee of the Martin M. Muller Charitable Remainder Trust, dated March 26, 1997, 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 Trustee, executed the same voluntarily for and as the act of said Trust voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of March, 1998.

(SEAL)

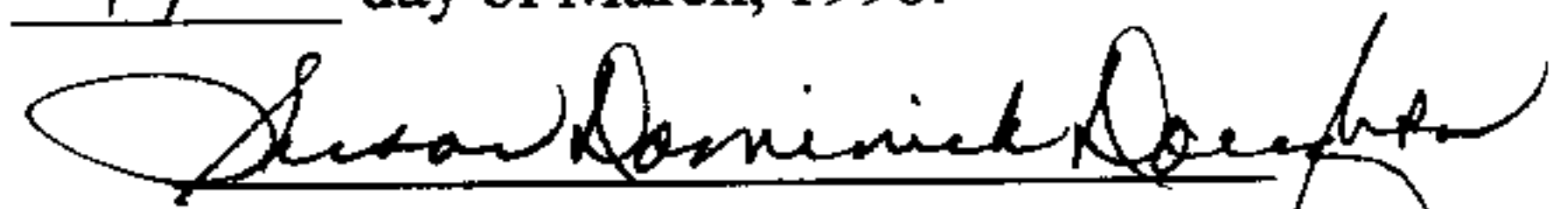

Notary Public
My commission expires 10/23/2001

EXHIBIT "A"

LEGAL DESCRIPTION FOR GENERAL WARRANTY DEED

**Martin M. Muller as Trustee of the Martin M. Muller Charitable Remainder Trust
dated March 26, 1997, Grantor, to
Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, Grantee**

A tract of land located in the Southeast quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East Shelby County, Alabama being more particularly described as follows: Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East thence run north along the west Boundary line of said Quarter - Quarter section for 831.88 feet to the point of beginning; thence continue along last said course for a distance of 370.88 feet to the South Right of Way Line of the CSX Railroad; thence turn an angle of 83 degrees 53 minutes 41 seconds to the right and run easterly along said railroad right of way line for a distance of 787.22 feet; thence turn an angle of 94 degrees 17 minutes 05 seconds to the right and run a distance of 149.98 feet; thence turn an angle of 94 degrees 20 minutes 21 seconds to the left and run a distance of 131.84 feet; thence turn an angle of 79 degrees 29 minutes 50 seconds to the right and run a distance of 132.24 feet; thence turn an angle of 97 degrees 57 minutes 47 seconds to the left and run a distance of 147.07 feet to the West Right of Way Line of Shelby County Road No. 51 and the point of curvature of a tangent curve, concave to the East, having a radius of 1455.06 feet, a central angle of 8 degrees 32 minutes 41 seconds, and a chord of 216.80 feet bearing South 17 degrees 18 minutes 28 seconds East; thence South along said curve a distance of 217.00 feet; thence South 20 degrees 12 minutes 54 seconds East along said road right of way line for a distance of 87.00 feet; thence turn an angle of 112 degrees 31 minutes 28 seconds to the right for a distance of 1188.62 feet to the Point Of Beginning.

Inst # 1998-09892

**03/20/1998-09892
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 188.50**