

Send Tax Notice To:
Shelby Steel, LLC
2 Office Park Circle, Ste 1
Birmingham, AL 35223

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 22nd day of December, 1999, by **SHELBY STEEL-VINCENT, INC.**, an Alabama corporation (hereinafter referred to as the "Grantor"), to **SHELBY STEEL, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in **Exhibit "A"** attached hereto and situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the exceptions which are set forth on **Exhibit "B"**:

The entire purchase price of the property is provided by a mortgage loan filed simultaneously herewith.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

22nd IN WITNESS WHEREOF, the Grantor caused this Statutory Warranty Deed to be executed on this day of December, 1999.

Shelby Steel-Vincent, Inc.

By: Harold Ridgeway
Its: PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

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-Vincent, Inc., is signed to the foregoing statutory warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said statutory warranty deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

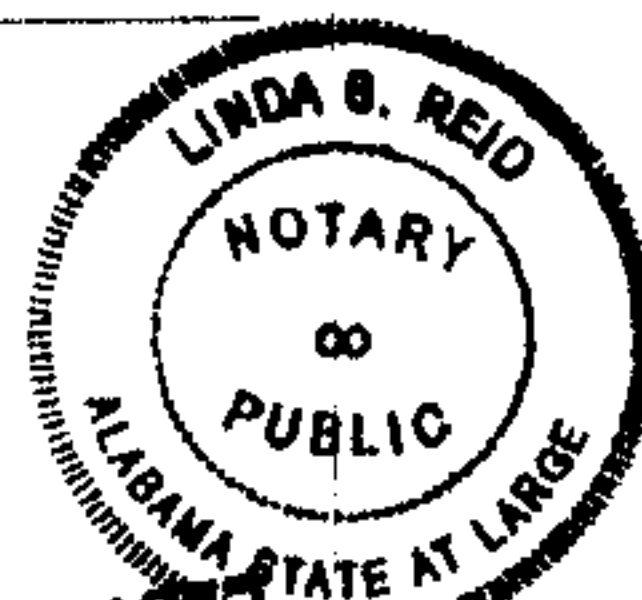
Given under my hand and official seal, this the 22nd day of December, 1999.

Linda S. Reid
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 18, 2000

THIS INSTRUMENT PREPARED BY:
Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727



"EXHIBIT "A"

PARCEL I

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 311.60 feet; thence turn an angle of 68 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 73 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 37 minutes to the left, Radius is 3114.93 feet; Tangent is 180.06 feet; Length of Arc is 359.72 feet) to the P. C. of said R/W curve; thence turn an angle of 90 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 90 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 1663.78 feet to the North line of the South 1/2 of the Northeast 1/4 of said Section 23; thence turn an angle of 111 degrees 19 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 655.94 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 298, Page 899, 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 68 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 68 degrees 39 minutes 10 seconds to the left and run a distance of 1473.86 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.

PARCEL II

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 102 degrees 00 minutes 14 seconds, to the left and run a distance of 688.85 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 A.C.L. 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 00 degrees 27 minutes 49 seconds to the left, Radius is 2964.93 feet, tangent distance is 11.99 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 34 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 263.18 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 35 degrees 48 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 2 degrees 04 minutes 23 seconds to the left, Radius is 3114.93 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:

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 68 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 68 degrees 39 minutes 10 seconds to the left and run a distance of 1473.86 feet to the East R/W line of Shelby County Hwy 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.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for tax year 2000 and subsequent years, not yet due and payable;
2. Rights of way in favor of Alabama Power Company recorded in Real Volume 5, Page 363
3. Right of way in favor of Alabama Power Company recorded in Volume 101, Page 571; Volume 111, Page 417; Volume 101, Page 572; Volume 112, Page 469.
4. Easement for ingress and egress recorded in Volume 298, Page 897.
5. Mineral and mining rights not owned by the Grantor. Grantor hereby disclaims any representations or warranties with respect to such rights.
6. All matters contained on the survey prepared by Laurence D. Weygand last revised November 29, 1999.

Inst # 1999-51875

ODMA\PCDOCS\DOCSBHM\727202\1

12/23/1999-51875
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 WMS 17.00