

Send Tax Notice to:  
Industrial Concrete Contractors, Inc.  
12280 Highway 47  
Shelby, AL 35143

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Sixty Thousand and no/100 (\$160,000.00) Dollars**, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Ernest F. Swafford and wife, Brenda Swafford**, (herein referred to as grantors), do grant, bargain, sell and convey unto **Industrial Concrete Contractors, Inc., a corporation**, (herein referred to as GRANTEE), the following described real estate situated in **Shelby County**, Alabama to-wit:

From the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, run East along the North line of Section 35, 409.8 feet to the point of beginning of the lot herein described; from said point run S 34 deg.33'39" E 218.03 feet; thence N 90 deg. 00'00" E 308.00 feet to the 397 contour of Lay Lake of the Coosa River; thence run the following calls along said contour:  
thence South 10 deg. 40 min. 43 sec. East along said slough a distance of 56.69 feet to a point; thence South 20 deg. 16 min. 53 sec. East along said slough a distance of 72.82 feet to a point; thence South 15 deg. 44 min. 07 sec. East continuing along said slough a distance of 33.09 feet to a point; thence south 1 deg. 14 min. 20 sec. West continuing along said slough a distance of 20.67 feet to a point; thence south 15 deg. 10 min. 54 sec. west continuing along said slough a distance of 22.50 feet to a point; thence south 43 deg. 01 min. 15 sec. West continuing along said slough a distance of 25.09 feet to a point; thence south 66 deg. 51 min. 12 sec. West continuing along said slough a distance of 30.5 feet to a point; thence south 71 deg. 00 min. 00 sec. West continuing along said slough a distance of 18.00 feet to a point; thence North 62 deg. 03 min. 52 sec. West continuing along said slough a distance of 22.40 feet to a point; thence north 45 deg. 40 min. 39 sec. West continuing along said slough a distance of 25.01 feet to a point; thence North 29 deg. 16 min. 03 sec. West continuing along said slough a distance of 22.69 feet to a point; thence North 17 deg. 56 min. 21 sec. West continuing along said slough a distance of 20.26 feet to a point; thence North 26 deg. 51 min. 51 sec. West continuing along said slough a distance of 15.76 feet to a point; thence north 7 deg. 40 min. 51 sec. West continuing along said slough a distance of 11.15 feet to a point; thence north 68 deg. 24 min. 17 sec. West continuing along said slough a distance of 18.66 feet to a point; thence south 25 deg. 16 min. 52 sec. West continuing along said slough a distance of 13.02 feet to a point; thence south 6 deg. 01 min. 47 sec. West continuing along said slough a distance of 39.83 feet to a point; thence continue along said contour line S 02 deg. 50' 00" W for 52.26 feet; thence leaving said contour line run N 51 deg. 36' 51" W 571.95 feet; thence N 64 deg. 38' 07" E 148.00 feet back to the beginning point, containing 2.0 acres, more or less.  
According to survey dated September 11, 2000, of Frank B. Garrett, Jr., Ala. License No. 9500.

Inst # 2000-32352

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SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 113.50

Also,

A perpetual easement and right of way thirty (30) feet in width, as hereinafter described, as granted and conveyed in Right-of-way Deed from Larry Swafford and Shelia Swafford to Ernest Swafford and Brenda Swafford, dated October 21, 1997 and recorded as Instrument No. 1997-35510, the centerline of which said joint and perpetual easement and right of way herein granted is described as follows, to-wit:

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 173.99' to a point; thence run South a distance of 238.42' to the point of beginning, on centerline, of easement being described; thence turn an angle of 72 deg. 14 min. 28 sec. left and run 63.85' to a point; thence turn an angle of 31 deg. 44 min. 32 sec. right and run a distance of 145.35' to a point; thence turn an angle of 10 deg. 48 min. 35 sec. left and run a distance of 28.99' to the Northwest line of the parcel described in the attached Exhibit A following the identifying preface "Parcel No. 26" at a point on said Northwest line of said "Parcel No. 26" that is 64.16' Southwest from the Northeast corner of said "Parcel No. 26", to the point of ending, on centerline, of easement being described.

SUBJECT TO THE FOLLOWING:

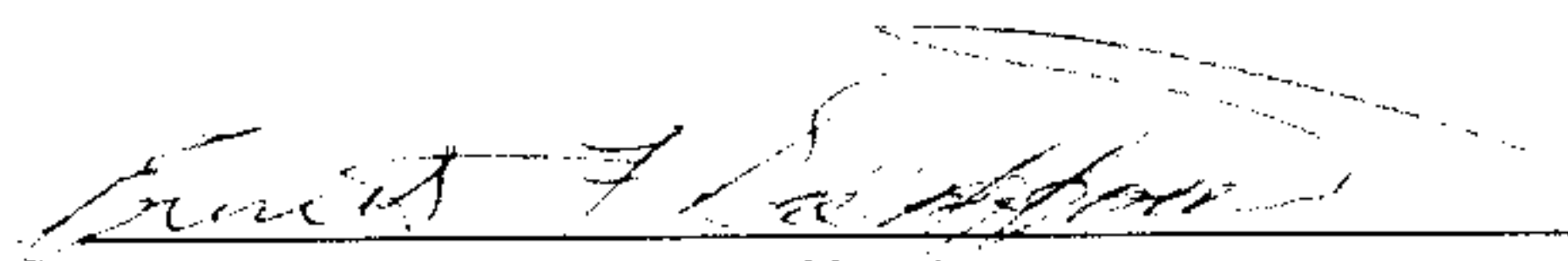
1. Taxes for 2000 and subsequent years; 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
2. Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 145, page 165, and in Real Record 072, page 171, in Probate Office.
4. Transmission lines, if any, in evidence through use.
5. Flood rights acquired by Alabama Power Company as recorded in Deed Book 242, page 369, in Probate Office.
6. 50-foot building set back line from Lay Lake for field lines as shown on survey of Joseph E. Conn, Jr., Reg. No. 9049, dated May 5, 1986, in Probate Office.
7. Subject to conditions as shown in deeds recorded in Real Record 72, page 171; and in Real Record 72, page 186, in Probate Office.

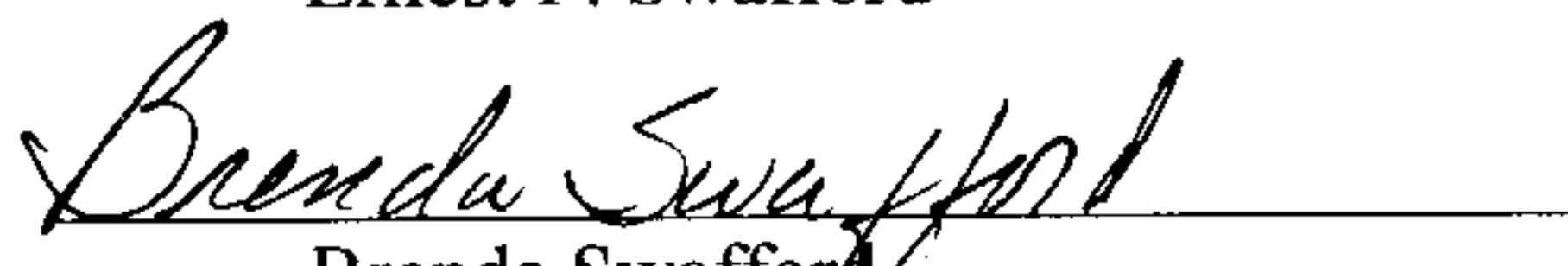
Ernest F. Swafford and Ernest Swafford are one and the same person.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 14 day of Sept, 2000.

  
Ernest F. Swafford

  
Brenda Swafford

STATE OF SHELBY )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ernest F. Swafford and wife, Brenda Swafford**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of Sept., 2000.

Lanice Brasher  
Notary Public

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