

**This instrument was prepared by  
and should be returned to:**

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Atlanta, Georgia 30308-2216

STATE OF ALABAMA  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

*\$250,000.00  
consideration*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars to the undersigned grantor, **CITY OF CALERA**, a municipal corporation and **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CALERA**, a public corporation under the laws of the State of Alabama (hereinafter collectively referred to as "Grantor") in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **VULCAN INTERIOR PRODUCTS, INC.**, an Alabama corporation, having an address of 3400 Ball Street, Birmingham, Alabama 35234 (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama and being more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD said property together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, its successors and assigns forever IN FEE SIMPLE.

THE property is conveyed subject to those matters set forth on Exhibit "B" attached hereto and hereby made a part hereof.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor.

*Signature of Grantor Appears on Following Page*

IN WITNESS WHEREOF, the said Grantor, by George Roy and James Carden who are authorized to execute this conveyance, hereto set their signatures and seals, this 15 day of October, 2004.

**CITY OF CALERA, a municipal corporation**

By: George Roy  
Name: George Roy  
Title: Mayor

**THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF CALERA, a public  
corporation under the laws of the State of Alabama**

By: James Carden  
Name: James Carden  
Title: Sec.

**Exhibit "A"**

Lot 11B, according to the Resurvey of Lot 11 of Calera South Industrial Park, as recorded in Map Book 33 page 134 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

**Exhibit "B"**

**Permitted Exceptions**

1. General and special taxes or assessment for the year 2004 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 156 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1995-36729 in Probate Office.
4. Release(s) of damages as set out in instrument(s) recorded in Inst. #1995-36729 in Probate Office.
5. Easements as shown per plat, at Map Book 33, Page 134, including 30 feet for utility and drainage on the Northerly and Easterly sides of the land; also 15 feet for utility and drainage on the Easterly side of the land, in the Probate Office.
6. Restrictions, limitations, conditions and other provisions as set out in Map Book 33 page 134 in the Probate Office.