

50,000⁰⁰



20061204000585920 1/4 \$70.00
Shelby Cnty Judge of Probate, AL
12/04/2006 11:48:50AM FILED/CERT

[Storage Yard]

This instrument was prepared by:
Walter H. Monroe, III
Attorney at Law
P. O. Box 531031
Birmingham, AL 35253-1031

SEND TAX NOTICE TO:
Hanson Pipe and Products Southeast, Inc.
4190 U. S. Highway 17 South
Green Cove Springs, FL 32043

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to **Sherman Industries, Inc.**, an Alabama corporation and the successor by name change to Sherman International Corp. (hereinafter, the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, subject to the matters set forth on **Exhibit B** hereto, unto **Hanson Pipe and Products Southeast, Inc.**, a Florida corporation (hereinafter, the "Grantee"), the real property described on **Exhibit A** hereto together with all easements and other appurtenances thereto (the "Property"). 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.

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

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 1st day of December, 2006.

SHERMAN INDUSTRIES, INC.,
an Alabama corporation

By: Frank Y. Anderson, IV
Print Name: Frank Y. Anderson, IV
Its: President



20061204000585920 2/4 \$70.00
Shelby Cnty Judge of Probate, AL
12/04/2006 11:48:50AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank Y. Anderson, IV, whose name as President of **Sherman Industries, Inc.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 1st day of December, 2006.

[NOTARIAL SEAL]

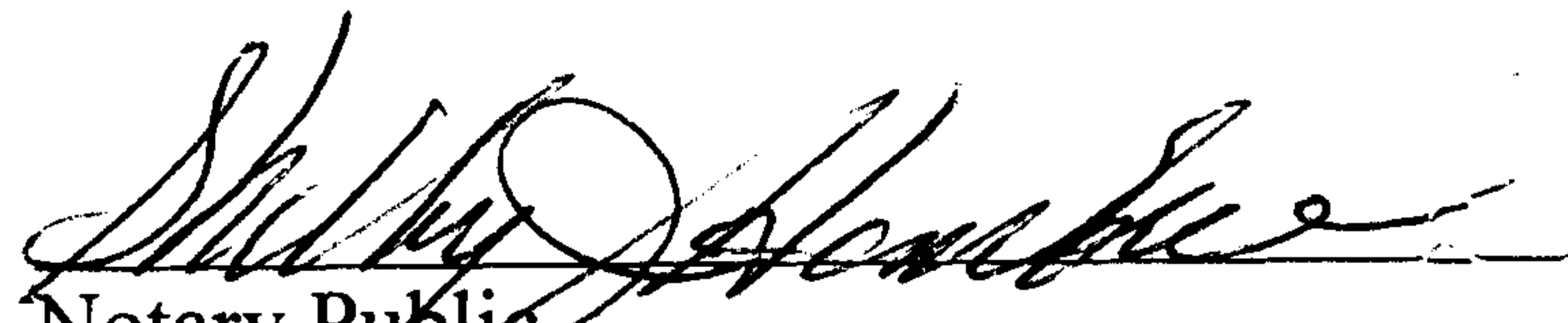

Notary Public
My commission expires: 7/2/09

EXHIBIT A
STORAGE YARD


20061204000585920 3/4 \$70.00
Shelby Cnty Judge of Probate, AL
12/04/2006 11:48:50AM FILED/CERT

Parcel I:

The following described parcel of land located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; thence North 14 degrees, 34 minutes, 35 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 536.56 feet (deed) to a point on the Northwesterly right of way margin of Parker Drive; thence North 56 degrees, 03 minutes, 25 seconds East along and with said right of way margin a distance of 210.82 feet (deed) to a point on the Northeasterly right of way margin of Stuart Lane; thence North 33 degrees, 56 minutes, 35 seconds West along and with said right of way margin a distance of 940.0 feet (deed); thence North 56 degrees, 03 minutes, 25 seconds East a distance of 235.30 feet to the point of beginning; thence continue along last described course a distance of 357.40 feet to a point on the Southwesterly right of way line of CSX Transportation Rail Road (100 foot right of way); said point lying on a curve to the left having a radius of 1836.00 feet, a central angle of 26 degrees, 02 minutes, 58 seconds and subtended by a chord which bears North 61 degrees, 28 minutes, 43 seconds West a distance of 827.56 feet; thence along the arc of said curve and said right of way line a distance of 834.73 feet to the end of said curve; thence North 74 degrees, 30 minutes, 12 seconds West along a line tangent to said curve a distance of 34.96 feet; thence leaving said right of way South 26 degrees, 01 minutes, 46 seconds East a distance of 35.30 feet; thence South 48 degrees, 44 minutes, 18 seconds East a distance of 310.16 feet; thence South 33 degrees, 50 minutes, 57 seconds East a distance of 442.85 feet to the point of beginning.

Parcel II:

Together with easement rights obtained, that constitute an interest in real estate, under that certain Easement Agreement by and between the City of Pelham and Sherman International Corporation, dated December 4, 1997, recorded in Instrument # 1997-40704.

Situated in Shelby County, Alabama.

EXHIBIT B
STORAGE YARD


20061204000585920 4/4 \$70.00
Shelby Cnty Judge of Probate, AL
12/04/2006 11:48:50AM FILED/CERT

Shelby County, AL 12/04/2006
State of Alabama

Deed Tax: \$50.00

1. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 182, Page 56.
2. Right of way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 285, Page 183.
3. Rights and easements as recorded in Deed Book 327, Page 490.
4. Easement to the City of Pelham as recorded in Instrument # 1997-40705.
5. Right of way to Southern Natural Gas Corporation in Deed Book 90, Page 296
6. Right of way and rights to Plantation Line Company Deed Volume 112, Page 223.
7. Tract and Tract Lease Agreement to Atlantic Coastline Railroad Company in Deed Book 187, Pages 339 and 346; Deed Book 148, Page 258.
8. Lease, right of way and agreement to Atlantic Coastline Railroad Company in Deed Book 229, Pages 792 and 797.
9. Misalignment of fence along the Southeasterly lot line and Southwesterly lot line as shown on Survey of RC Farmer, dated October 26, 2006.
10. Lien for 2007 ad valorem taxes and subsequent years not yet due and payable.
11. Any minerals or mineral rights leased, granted or retained by prior owners.