

#5,000.00



20061204000585930 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/04/2006 11:48:51AM FILED/CERT

[RR Spur]

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



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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
RR SPUR


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A parcel of land in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 610.94 feet; thence turn right 135 degrees, 53 minutes and run Northwest 335.21 feet to the point of beginning; thence continue last course 535.80 feet to a point on the East right of way of Parker Drive; thence turn left 132 degrees, 06 minutes, 26 seconds to the tangent of a clockwise curve having a delta angle of 37 degrees, 38 minutes, 12 seconds and radius of 130.62 feet and run South along the arc of said curve 85.80 feet; thence turn left 90 degrees, 00 minutes, 00 seconds from tangent and run Southeast 507.00 feet; thence turn left 90 degrees, 00 minutes, 07 seconds and run Northeast 38.00 feet to the point of beginning; being situated in Shelby County, Alabama.



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

Deed Tax: \$5.00

1. Right of way to Southern Natural Gas as recorded in Volume 90, Page 296; Volume 143, Page 105.
2. Lease Agreement as recorded in Volume 187, Pages 339 and 346 and Volume 148, Page 258.
3. Subject to lease, right of way and agreements as recorded in Deed Book 229, Pages 792 and 797.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 76, Page 307; Volume 169, Page 19 and Deed Book 248, Page 837.
5. Right-of-way and rights to Plantation Pipeline Company in Deed Book 112, Page 223 and assigned in Deed Volume 185, Page 82.
6. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 285, Page 183, as shown on Survey of RC Farmer, dated October 26, 2006.
7. Encroachment of gate and fence over the Westerly lot line of subject property as shown on survey of RC Farmer, dated October 26, 2006.
8. Lien for 2007 ad valorem taxes and subsequent years not yet due and payable.
9. Any minerals or mineral rights leased, granted or retained by prior owners.