

Send Tax Notices to:

PO Box 020848
Tuscaloosa AL 35402-0848

Shelby County, AL 02/20/2008
State of Alabama

Deed Tax: \$100.00

This instrument prepared by

And after recording to be returned to:

Jessica M. Garrison, Esq.
Phelps, Jenkins, Gibson & Fowler, L.L.P.
1201 Greensboro Avenue
Tuscaloosa, Alabama 35401
(205) 345-5100
www.pjgf.com

Source of Title: Instr. # 20070206000056690
Property Address: 217 Industrial Parkway, Columbiana, AL
Parcel Identification Number: 21-6-23-4-001-022.000
Internal RMUSA Property Number: 176
Division: Ready Mix USA Birmingham Division

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

THIS INDENTURE IS MADE THIS 7th DAY OF February, 2008. KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, Allease, Inc., an Alabama corporation, herein referred to as Grantor, does grant, bargain, sell and convey unto Ready Mix USA, LLC, a Delaware limited liability company, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference

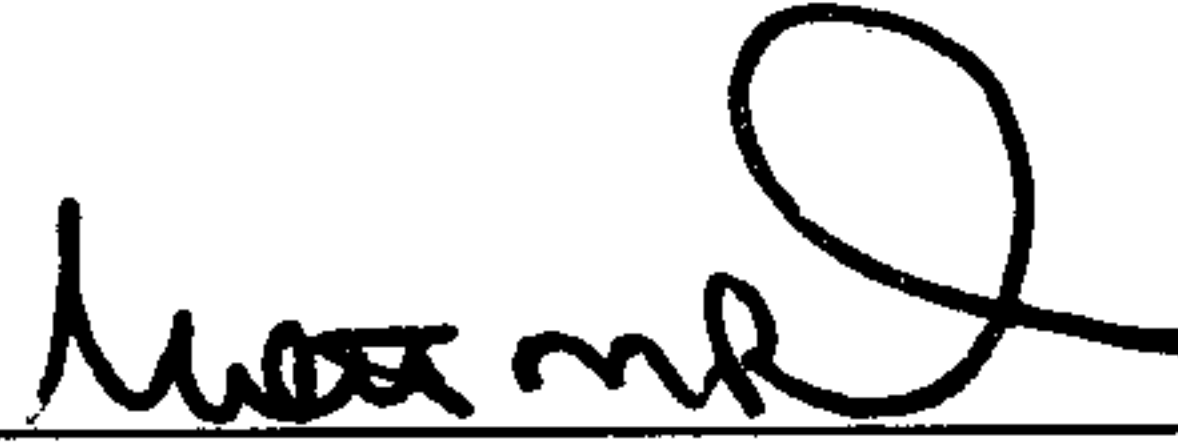
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantors of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, unto the said Grantee, its successors, heirs and assigns forever, together with all and tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor covenants and agrees with Grantee, that it has a good right to convey the above real property in fee simple, that the premises are free from all encumbrances created by grantor, except those listed above, and that it will defend the title conveyed hereby against the lawful claims of all persons claiming by, through, or under Grantor but no other.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7th day of February, 2008.

ALLEASE, INC.



By: Scott M. Phelps
Its: Vice President

STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **Scott M. Phelps**, whose name as Vice President of Allease, 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 above and foregoing instrument, he, as such officer, and with full authority, executed the instrument voluntarily for the said company on the day the same bears date.

Given my hand and official seal this the 7th day of February, 2008.



Notary Public

My Commission Expires: 9/23/09



20080220000068530 3/3 \$117.00
Shelby Cnty Judge of Probate, AL
02/20/2008 01:27:43PM FILED/CERT

EXHIBIT A

Property

Parcel No. 1:

Commence at a point which lies 225.07 feet North of the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 225.07 feet to the Southwest corner of said 1/4-1/4 section; thence deflect $39^{\circ} 28' 40''$ and run to the left in a Southeasterly direction a distance of 614.82 feet to a point on the Northwesternly right-of-way of Norfolk Southern Railroad; thence deflect $84^{\circ} 24' 27''$ and run to the left in a Northeasterly direction along said right-of-way a distance of 370.61 feet to the POINT OF BEGINNING of the herein described parcel; thence deflect $86^{\circ} 00' 58''$ and run to the left in a Northwesternly direction a distance of 405.76 feet to a point on the Easterly right-of-way of Industrial Drive; thence turn an interior angle of $135^{\circ} 22' 44''$ and run to the right in a Northeasterly direction along the Easterly right-of-way of Industrial Drive a distance of 305.95 feet to the PC of a curve to the right; thence run along the arc of said curve to the right having a central angle of $40^{\circ} 03' 34''$ and a radius of 320.00 feet in a Northeasterly direction and along said right-of-way a distance of 223.73 feet to a point; thence turn an interior angle of $62^{\circ} 25' 39''$ from the tangent of last described curve and run to the right in a Southerly direction a distance of 181.40 feet to a point; thence turn an interior angle of $193^{\circ} 21' 12''$ and run to the left in a Southeasterly direction a distance of 534.82 feet to a point on the Northwesternly right-of-way of Norfolk Southern Railroad; thence turn an interior angle of $105^{\circ} 25' 13''$ to the tangent of a curve to the right have a central angle of $2^{\circ} 32' 12''$ and a radius of 2935.75 feet and run to the right along the arc of said curve and along said right-of-way in a Southwesterly direction a distance of 129.98 feet to a point; thence, run tangent to last described curve in a Southwesterly direction and along said right-of-way a distance of 132.47 feet to the point of beginning of the herein described parcel; containing 4.06 acres, more or less.

Parcel No. 2:

Commence at a point which lies 225.07 feet North of the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 225.07 feet to the Southwest corner of said 1/4-1/4 section; thence deflect $39^{\circ} 28' 40''$ and run to the left in a Southeasterly direction a distance of 614.82 feet to a point on the Northwesternly right-of-way of Norfolk Southern Railroad; thence deflect $84^{\circ} 24' 27''$ and run to the left in a Northeasterly direction along said right-of-way a distance of 503.08 feet to the point of beginning of a curve to the left; thence run along the arc of said curve to the left having a central angle of $2^{\circ} 32' 12''$ and a radius of 2935.75 feet in a Northeasterly direction along said right-of-way a distance of 129.98 feet to the POINT OF BEGINNING of the herein described parcel; thence deflect $74^{\circ} 34' 47''$ from the tangent of last described curve and run to the left in a Northwesternly direction a distance of 534.82 feet to a point; thence turn an interior angle of $166^{\circ} 38' 48''$ and run to the right in a Northerly direction a distance of 181.40 feet to a point on the Southerly right-of-way of Industrial Drive; thence turn an interior angle of $117^{\circ} 34' 21''$ to the tangent of a curve to the right having a central angle of $6^{\circ} 54' 06''$ and a radius of 320.00 feet and

run to the right along the arc of said curve in a Northeasterly direction and along the Southerly right of way of Industrial Drive a distance of 38.55 feet to a point of compound curvature; thence run along the arc of a curve to the right having a central angle of $18^{\circ} 33' 00''$ and a radius of 635.00 feet in a Northeasterly direction and along said right-of-way a distance of 205.59 feet to a point; thence turn an interior angle of $95^{\circ} 31' 18''$ from the tangent of last described curve and run to the right in a Southerly direction a distance of 644.56 feet to a point on the Northwesternly right-of-way of Norfolk Southern Railroad; thence turn an interior angle of $115^{\circ} 38' 30''$ to the tangent of a curve to the right having a central angle of $4^{\circ} 30' 40''$ and a radius of 2935.75 feet and run to the right along the arc of said curve in a Southwesterly direction along said right-of-way a distance of 231.14 feet to the point of beginning of the herein described parcel; containing 3.86 acres, more or less.