


**Send Tax Notice To:**  
Lafarge Building Materials Inc.  
12735 Morris Road Extension  
Suite 300  
Alpharetta, GA 30004

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

  
20080522000209130 1/2 \$1131.00  
Shelby Cnty Judge of Probate, AL  
05/22/2008 12:42:52PM FILED/CERT

**GENERAL WARRANTY DEED**

THIS IS A GENERAL WARRANTY DEED executed and delivered this 15<sup>th</sup> day of Oct., 2007, by EDWARDS SPECIALTIES, INC., an Alabama corporation (the "Grantor"), to LAFARGE BUILDING MATERIALS INC., an Alabama corporation (the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, that certain real property situated in the City of Calera, Shelby County, Alabama and more particularly described as follows (the "Property"):

A parcel of land situated in the West half of Section 19, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of said Section 19; thence run South 87 degrees 27 minutes 39 seconds East along the North line of said Section 19 for a distance of 2659.31 feet; thence leaving said North line run South 00 degrees 05 minutes 26 seconds West for a distance of 1322.72 feet; thence run North 87 degrees 42 minutes 01 seconds West for a distance of 106.74 feet to the POINT OF BEGINNING of the property hereon described; thence continue along the last described course for a distance of 1227.08 feet; thence run South 00 degrees 14 minutes 21 seconds West for a distance of 1353.31 feet; thence run South 13 degrees 41 minutes 09 seconds West for a distance of 982.29 feet; thence run South 74 degrees 23 minutes 48 seconds East for a distance of 529.47 feet; thence run North 21 degrees 40 minutes 28 seconds East for a distance of 2583.54 feet to the POINT OF BEGINNING. Said parcel contains 1,946,144 square feet or 44.68 acres more or less.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2008 and subsequent years;
2. Existing easements, restriction, set back lines, limitations, if any, of record;
3. Coal, oil, gas, and other mineral interests not owned by Grantor;
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 232, in Deed Book 141, Page 302, in Deed Book 141, Page 306; in Deed Book 141, Page 338, in Deed Book 141, Page 341, in Deed Book 282, Page 310, in Deed Book 141, Page 342, in Deed Book 282, Page 603, and in Deed Book 138, Page 166, as recorded in the Probate Records of Shelby County, Alabama.
5. Easement to Southern Natural Gas as recorded in Deed Book 205, Page 252, in Deed Book 90, Page 181, in Deed Book 90, Page 323, in Deed Book 90, Page 330, in Deed Book 91, Page 49 and in Deed Book 91, Page 55, as recorded in the Probate Records of Shelby County, Alabama.
6. Right of way to Shelby County as recorded in Deed Book 200, Page 413, as recorded in the Probate Records of Shelby County, Alabama.
7. Easement to Plantation Pipe Line Company as recorded in Deed Book 210, Page 574, in the Probate Records of Shelby County, Alabama.

Shelby County, AL 05/22/2008  
State of Alabama

Deed Tax: \$1117.00



8. Ordinance No. 2004-49 of the City Council of the City of Calera recorded as Document No. 20041220000693390, Probate Records of Shelby County, Alabama annexing the subject property into the municipality of the City of Calera, Alabama.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property and that the Property is free from all encumbrances unless otherwise noted above, that the Grantor has a good right to sell and convey the same as aforesaid, that Grantor and Grantor's successors and assigns shall warrant and defend the same to said Grantee, its successor and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on this 15<sup>th</sup> day of Oct., 2007.

EDWARDS SPECIALTIES, INC.

By: [Signature]

Its: PRESIDENT

STATE OF Alabama )  
 )  
Madison COUNTY )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Alden R. Edwards whose name as President of Edwards Specialties, Inc., is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

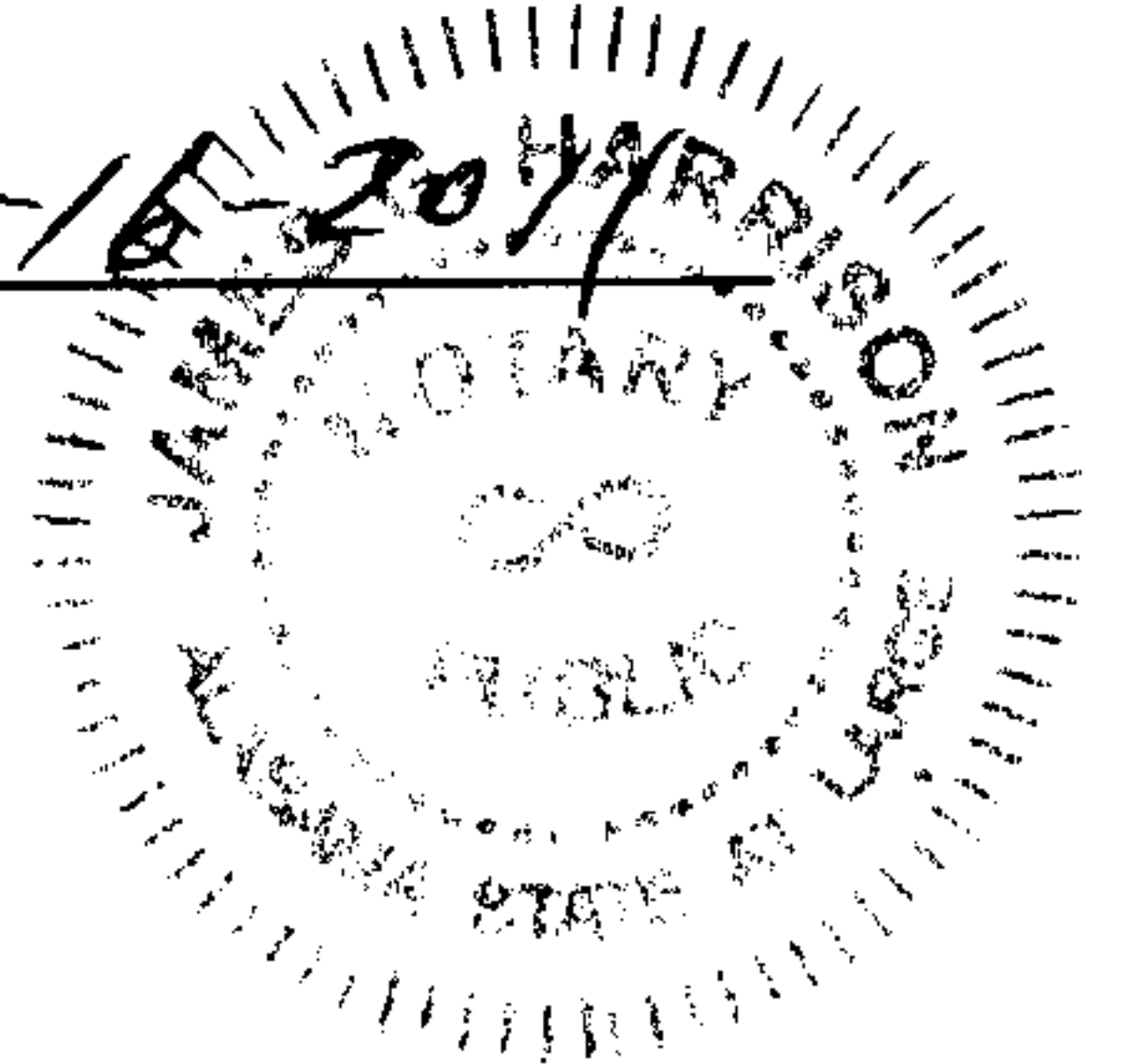
Given under my hand and seal this the 15<sup>th</sup> day of Oct., 2007.

[NOTARIAL SEAL]

[Signature]  
Notary Public

My Commission Expires: 2-16-2011

THIS INSTRUMENT PREPARED BY:  
James G. Harrison, Esq.  
Stephens, Millirons, Harrison & Gammons  
2430 L & N Drive  
Huntsville, AL 35801



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