


STATE OF ALABAMA)
 :
SHELBY COUNTY)


20090611000223710 1/5 \$23.50
Shelby Cnty Judge of Probate, AL
06/11/2009 01:49:37 PM FILED/CERT

Shelby County, AL 06/11/2009
State of Alabama
Deed Tax : \$.50

GRANT OF EASEMENT

THIS GRANT OF EASEMENT from **SHELBY CONCRETE, INC.**, an Alabama corporation (“Shelby”), to **READY MIX USA, LLC**, a Delaware limited liability company (“Ready Mix”).

WITNESSETH:

Simultaneously herewith Shelby is conveying to Ready Mix the land located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein (the “Ready Mix Property”). The Ready Mix Property is a part of a larger parcel of land owned by Shelby which is retaining ownership of the remainder of such parcel (the “Shelby Property”). In order to provide access to and ingress and egress to and from the Ready Mix Property, it will be necessary for Shelby to grant to Ready Mix an easement over and across the Shelby Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Shelby does hereby grant, bargain, sell and convey unto Ready Mix and its successors and assigns a permanent and non-exclusive easement (the “Easement”) over and across land more particularly described on Exhibit B attached hereto and incorporated herein (the “Easement Area”) for access to and ingress and egress to and from the Ready Mix Property.

The Easement shall benefit and be an easement appurtenant to the Ready Mix Property and shall provide access to and ingress and egress to and from the Ready Mix Property over and across the Easement Area.

Neither Shelby nor Ready Mix shall erect or construct any gate, fence, structure or obstruction within the Easement Area that would obstruct or interfere in any way with the Easement or the use of the Easement by Ready Mix.

The Easement is a private easement only and shall not be construed in any way to create any rights in or for the benefit of the general public or in any party other than Ready Mix and its successors and assigns.

The Easement and the agreements and covenants of Shelby herein shall be covenants running with the land, shall inure to the benefit of Ready Mix and its successors and assigns and shall be binding upon Shelby and its successors and assigns.

TO HAVE AND TO HOLD unto Ready Mix and its successors and assigns forever.

IN WITNESS WHEREOF, Shelby has caused this instrument to be executed by its duly authorized officer this 9th day of April, 2009.

SHELBY CONCRETE, INC.

By Bobby Knox
Its President

STATE OF ALABAMA)
)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Bobby Knox, whose name as President of SHELBY CONCRETE, 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 said 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 and official seal this 9th day of April, 2009.

Laurel Tanah Smith
Notary Public

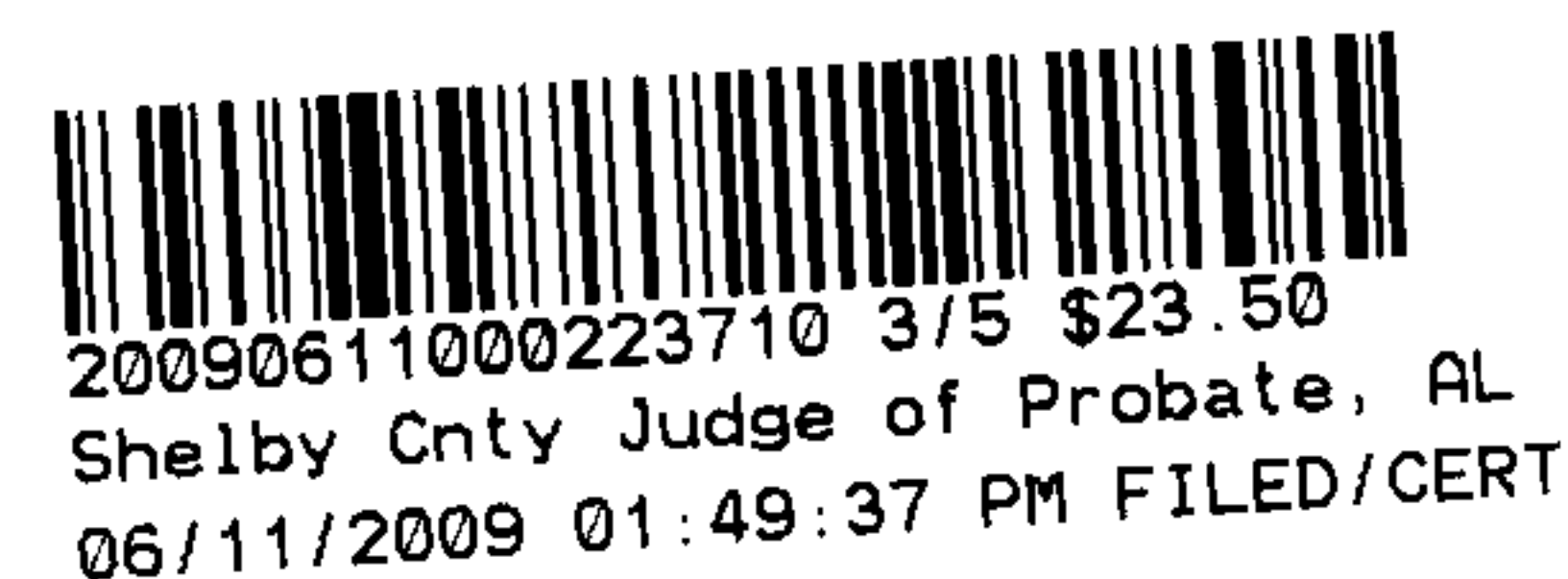
[NOTARIAL SEAL]

My commission expires: 9/06/09

Prepared by:
Meade Whitaker, Jr.
1819 Fifth Avenue North
Birmingham, Alabama 35203

EXHIBIT A

READY MIX PROPERTY



A Parcel of land in the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the corner of the SW 1/4 of the SE 1/4 of said quarter-quarter Section a distance of 224.42 feet to the intersection with the Northeasterly right of way line of the CSX Railroad; thence 38 degrees, 57 minutes, 10 seconds left in a Southeasterly direction along said right of way line a distance of 2099.0 feet; thence 38 degrees, 57 minutes, 10 seconds right in a Southeasterly a distance of 506.36 feet to the intersection with the Westerly right of way line of the Montevallo to Ashville Road; thence 98 degrees, 09 minutes, 11 seconds left in a Northerly direction along said right of way line a distance of 107.27 feet to the intersection with the Southwesterly right of way line of said CSX Railroad; thence 20 degrees, 35 seconds, left in a Northwesterly direction along said right of way line a distance of 824.85 feet to an iron pin found with RLS cap; thence turn an angle to the left of 89 degrees 14 minutes 10 seconds and run an assumed bearing of North 01 degrees, 53 minutes, 03 seconds East for a distance of 293.18 feet to the point of beginning; thence run North 13 degrees, 49 minutes, 13 seconds East for a distance of 168.79 feet to 1/2 inch rebar found; thence run North 41 degrees, 22 minutes, 36 seconds East for a distance of 76.50 feet to an iron pin found with RLS cap; thence run North 71 degrees, 56 minutes, 42 seconds East for a distance of 207.80 feet to an iron pin found with RLS cap; thence run North 88 degrees, 07 minutes, 07 seconds East for a distance of 105.13 feet to an iron pin found with RLS cap; thence run South 75 degrees, 59 minutes, 23 seconds East for a distance of 107.50 feet to an iron pin found with RLS cap; thence run South 59 minutes, 19 minutes, 33 seconds East for a distance of 302.08 feet to an iron pin found with RLS cap; thence run South 64 degrees, 11 minutes, 09 seconds East for a distance of 614.58 feet to an iron pin found with RLS cap; on the Northwest right of way line of said CSX Railroad; said point also being on a curve to the right, having a central of 22 degrees, 02 minutes, 41 seconds, a radius of 1,902.45 feet, and a chord bearing of South 79 degrees, 07 minutes, 39 seconds West; thence run along the arc of said curve and along said Northwest right of way line for a distance of 731.97 feet to an iron pin found with RLS cap; thence run North 89 degrees, 44 minutes, 43 seconds West along said Northwest right of way line for a distance of 149.94 feet to an iron pin set; thence run North 01 degrees, 20 minutes, 20 seconds East for a distance of 99.57 feet to an iron pin set; thence run North 67 degrees, 07 minutes 24 seconds West for a distance of 36.59 feet to a point; thence run North 75 degrees, 25 minutes, 21 seconds West for a distance of 59.68 feet to a point; thence run North 02 degrees, 27 minutes, 46 seconds West for a distance of 10.11 feet to a point; thence run North 58 degrees, 39 minutes, 22 seconds West for a distance of 31.08 feet to a point; thence run North 49 degrees, 41 minutes, 25 seconds West for a distance of 17.65 feet to a point; thence run North 71 degrees, 16 minutes, 09 seconds West for a distance of 18.05 feet to a point; thence run North 88 degrees, 39 minutes, 30 seconds West for a distance of 23.28 feet to a point; thence run North 54 degrees, 48 minutes, 22 seconds West for a distance of 43.40 feet to

a point; thence run North 52 degrees, 19 minutes, 30 seconds West for a distance of 35.34 feet to a point; thence run North 63 degrees, 37 minutes, 05 seconds West for a distance of 39.15 feet to a point; thence run South 86 degrees, 04 minutes, 15 seconds West for a distance of 37.54 feet to a point; thence run North 57 degrees, 57 minutes, 56 seconds West for a distance of 13.30 feet to a point; thence run North 31 degrees, 35 minutes, 02 seconds West for a distance of 23.61 feet to a point; thence run North 73 degrees, 55 minutes, 17 seconds West for a distance of 121.75 feet to the point of beginning.

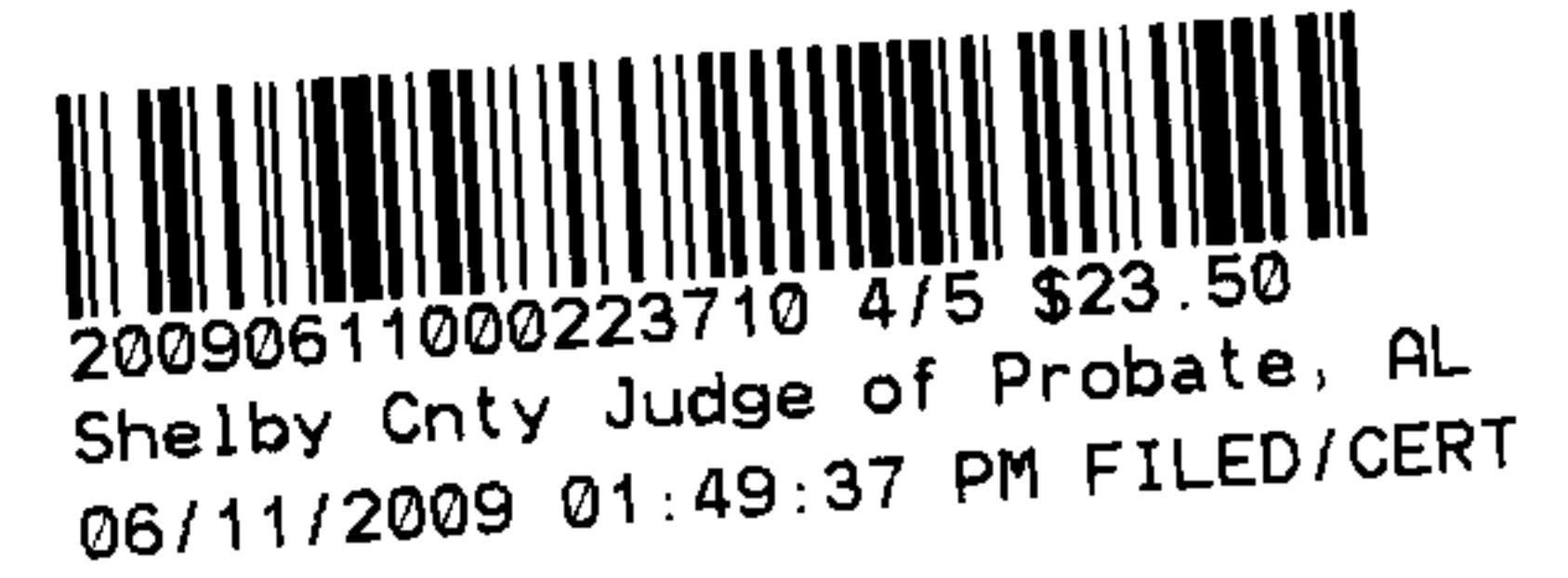


EXHIBIT B

EASEMENT AREA

A 20' Easement for Ingress & Egress located in the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, lying 10' each side of a line, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the SE 1/4 of said quarter-quarter Section a distance of 224.42 feet to the intersection with the Northeasterly right of way line of the CSX Railroad; thence 38 degrees, 57 minutes, 10 seconds left in a Southeasterly direction along said right of way line a distance of 2099.0 feet; thence 38 degrees, 57 minutes, 10 seconds right in a Southeasterly direction a distance of 506.36 feet to the intersection with the Westerly right of way line of the Montevallo to Ashville Road; thence 98 degrees, 09 minutes, 11 seconds left in a Northerly direction along said right of way line a distance of 107.27 feet to the intersection with the Southwesterly right of way line of the CSX Railroad; thence 20 degrees, 35 minutes, left in a Northwesterly direction along said right of way line a distance of 824.85 feet to an iron pin found with RLS cap at the point of beginning; thence turn an angle to the left of 84 degrees 14 minutes 10 seconds and run an assumed bearing of North 01 degrees, 05 minutes, 03 seconds East for a distance of 293.18 feet to the point of beginning; thence run South 54 degrees, 50 minutes, 46 seconds East for a distance of 353.88 feet to a point; thence run North 87 degrees, 40 minutes, 08 seconds East for a distance of 159.64 feet to the end of said easement.