

Shelby County, AL 04/09/2010  
State of Alabama  
Deed Tax : \$1400.00

20100409000107750 1/4 \$1420.00  
Shelby Cnty Judge of Probate, AL  
04/09/2010 08:47:54 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

### STATUTORY WARRANTY DEED

GRANTOR, The Industrial Development Board of the City of Columbiana, a public corporation and instrumentality under the laws of the State of Alabama, whose address is 107 Mildred St., Columbiana, AL 35051 does hereby grant, bargain, sell and convey unto GRANTEE, Grede II LLC, a Delaware limited liability company (f/k/a Citation Corporation, a Delaware Corporation, successor by merger to Citation Castings LLC, f/k/a Citation Castings Inc.), whose address is 27275 Haggerty Road, Novi, Michigan 48377, the following described property ("Property") situated in the City of Columbiana, Shelby County, Alabama:

SEE ATTACHED EXHIBIT A

together with all right title and interest in and to all buildings, fixtures, appurtenances, improvements, easements, privileges, rights-of-way, including any land lying in the bed of any street, road, alley, right-of-way, or avenue in front of or adjoining the Property, (and the interest of Grantor in any award made in lieu thereof), gas, oil and other hydrocarbon and mineral rights, air rights, riparian rights (to the extent owned by Grantor), permits, approvals or development rights, any award for damages to the Property, all beneficial easements, utilities and agreements, and subject only to Permitted Exceptions listed on attached Exhibit B.


Commonly known as 130 Industrial Highway, Columbiana, Alabama.


The consideration for this instrument is One Dollar (\$1.00) 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.

This Deed is given pursuant to the provision of the Lease Agreement ("Lease") dated March 11, 1980 and recorded in Misc. Book 35, Page 231 and assigned from McWane, Inc. to Simsco, Inc. by assignment dated January 4, 1984 and recorded in Book 352, Page 979 and last assigned to Citation Castings, Inc., an Alabama corporation by assignment dated September 23, 1996 in Instrument 1996-31713 which entity has been merged into Citation Corporation, now known as Grede II LLC, a Delaware limited liability company, which Lease, as so assigned, is terminated by this Deed.

Signed on behalf of the Grantor, The Industrial Development Board of the City of Columbiana, a public corporation and instrumentality under the laws of the State of Alabama by George Bentley its Chairman who is authorized to execute this conveyance, this 30th day of March, 2010.

THE INDUSTRIAL DEVELOPMENT  
BOARD OF THE CITY OF COLUMBIANA,  
a public corporation and instrumentality under  
the laws of the State of Alabama

  
20100409000107750 2/4 \$1420.00  
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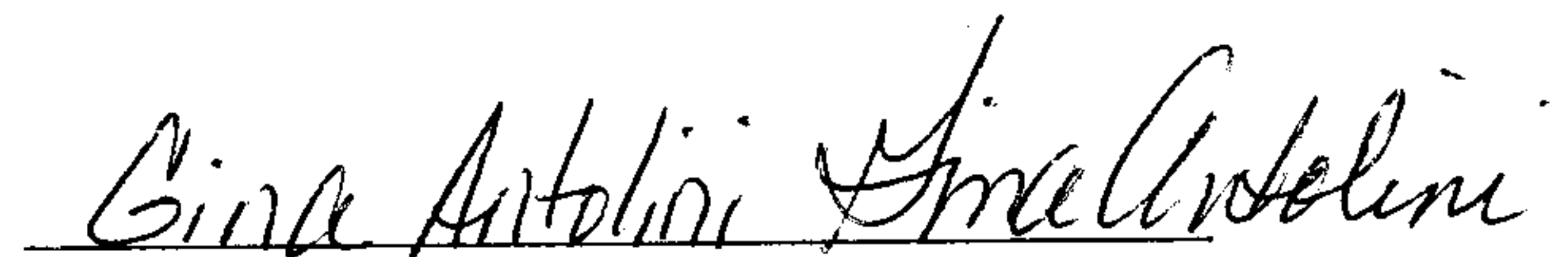
By: 

Its: Chairman

STATE OF ALABAMA                    )  
  ) ss.  
COUNTY OF SHELBY                 )

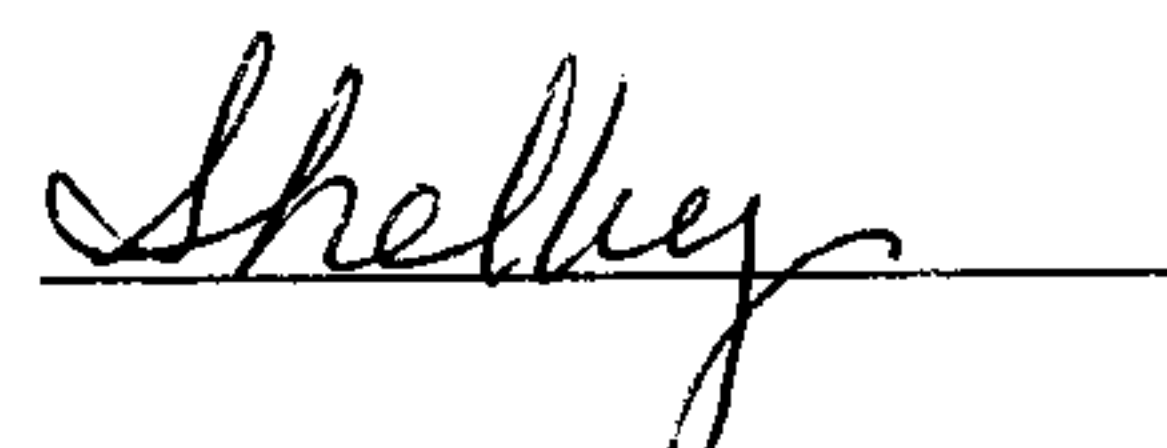
The undersigned Notary Public in and for said County in said State, hereby certify that George Bentley whose name as Chairman of The Industrial Development Board of the City of Columbiana, a public corporation and instrumentality under the laws of the State of Alabama is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 30<sup>th</sup> day of March, 2010.



\_\_\_\_\_, Notary

Public

 County,

Alabama

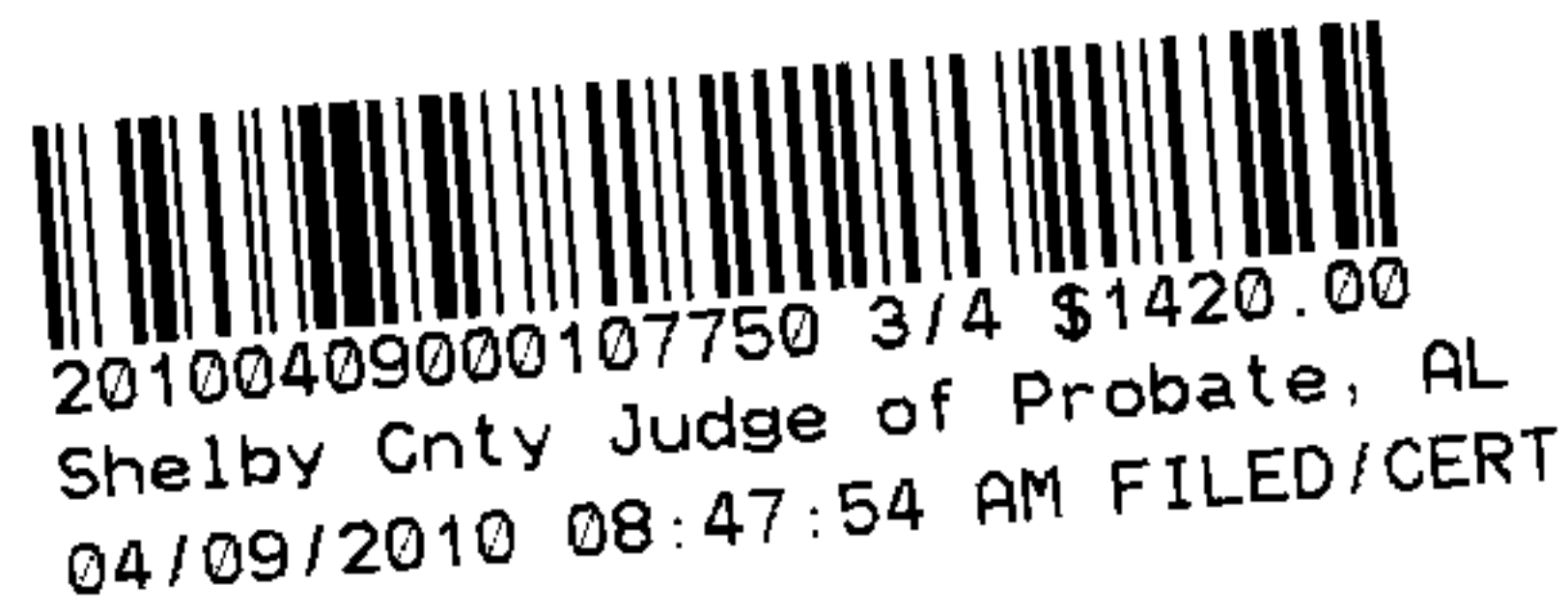
My Commission Expires: 12/11/2013

PREPARED BY AND WHEN  
RECORDED RETURN TO:  
Sandra Sorini Elser (P36305)  
Bodman LLP

Send Tax Notice to:  
Grede II, LLC  
27275 Haggerty Road  
Novi, Michigan 48377



201 South Division Street, Suite 400  
Ann Arbor, Michigan 48104  
(734) 761-3780



## **EXHIBIT A TO STATUTORY WARRANTY DEED**

### **LEGAL DESCRIPTION**

A tract in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 West, described as follows:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West; thence run South, along the West line of said Section a distance of 848.46 feet to the Northwest right-of-way line of a County Road; thence turn an angle of 124 degrees 08 minutes 58 seconds to the left and run along said right of way line, a distance of 825.60 feet, to the point of beginning; thence continue in the same direction, along said right-of-way line a distance of 460.73 feet; thence turn an angle of 55 degrees 31 minutes 29 seconds to the left and run a distance of 366.10 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 70 degrees 10 minutes to the left and run a distance of 152.83 feet; thence turn an angle of 70 degrees 10 minutes to the right and run a distance of 269.00 feet; thence turn an angle of 69 degrees 02 minutes to the left and run a distance of 283.76 feet; thence turn an angle of 20 degrees 58 minutes to the left and run a distance of 76.08 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 1259.29 feet to the point of beginning.

Situated in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

TAX ID NOS: 21-6-23-3-001-033  
21-7-26-2-001-002

## **EXHIBIT B TO STATUTORY WARRANTY DEED**

### **Permitted Exceptions**

1. The lien of real estate taxes and assessments not yet due and payable, if any.
2. Applicable governmental laws, regulations, and ordinances, including zoning ordinances.
3. Easement granted to Alabama Power Company recorded in Instrument 1997-15359.
4. Right of Way in favor of Shelby County for Public road recorded in Deed Book

161, Page 42.

5. Transmission line permit granted to Alabama Power Company recorded in Deed Book 141, Page 598 and Deed Book 119, Page 104.



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