

**Send Tax Notice to:**

**Shelby 19 Property, LLC  
6723 Cosimo Lane  
Pickerington, OH 43147  
Attn: Mr. C. Edward Harmon**

**THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051**

55475561

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Five Hundred Fifty Two Thousand and no/100 Dollars (\$552,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **CONCRETE PROPERTIES LLC**, a New York limited liability company (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, **SHELBY 19 PROPERTY, LLC**, a limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

**SUBJECT TO THE FOLLOWING:**

- (1) Taxes for 2011 and subsequent years. 2011 ad valorem taxes are a lien but not due and payable until October 1, 2011.
- (2) The right, title, or claim of others to the ownership, mining rights or easement rights, in, to or relating to any oil, gas, or other minerals reserved or severed from the subject property which reservations or severances appear in the public record of Shelby County, Alabama.
- (3) Transmission line permits to Alabama Power Company as recorded in Deed Book 57, Page 373, in Probate Office.
- (4) Restrictive covenants as recorded in Inst. No. 1996-38767; Inst. No. 2001-20649; and Instrument #20050623000312460, in Probate Office.
- (5) Easement to Alabama Power Company as recorded in Instrument #20071114000522060, in Probate Office.
- (6) Right-of-way and in favor of Alabama Power Company as set forth in instrument recorded in Instrument/Case No. 20091117000427800 and Instrument No. 20091117000427850 in the Probate Office of Shelby County, Alabama.
- (7) Building set back lines as shown on recorded map.
- (8) Utility easements as shown on recorded map.
- (9) Restrictions, limitations, and conditions as shown on recorded map.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons. \*

IN WITNESS WHEREOF, the said **CONCRETE PROPERTIES, LLC**, a New York limited liability company, by its Managing Member, Gary Tetz, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of December 2010.

**CONCRETE PROPERTIES, LLC**, a New York  
limited liability company

BY

Gary Tetz, Its Managing Member

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Tetz, whose name as Managing Member for Concrete Properties, LLC, a New York limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20<sup>th</sup> day of December 2010.

Elizabeth Raffa  
Notary Public

My Commission Expires: 7/10/14

**ELIZABETH RAFFA**  
Notary Public, State of New York  
No. 01RA6149559  
Qualified in Orange County  
Commission Expires 7/10/14

\*  
NOW THEREFORE, BE ADVISED THAT THIS GENERAL WARRANTY DEED IS  
BEING RECORDED SIMULTANEOUSLY THEREWITH WITH THE MORTGAGE,  
SECURITY AGREEMENT AND FIXTURE FILING, OF EVEN DATE.



20110107000008110 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/07/2011 01:03:35 PM FILED/CERT

Exhibit "A"

Legal Description

SITE 19A ACCORDING TO A REDIVISION OF SITES 19 AND 20 OF FINAL PLAT OF SECTOR 1, PHASE 2, SHELBY WEST CORPORATE PARK AS RECORDED IN MAP BOOK 41, PAGE 11, PROBATE OFFICE, SHELBY COUNTY ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" REBAR STAMPED C.D.G. CA-0026 AND THE NORTHWEST CORNER OF SITE 19A THENCE NORTH 67 DEGREES 21 MINUTES 45 SECONDS EAST (MAP NORTH 67 DEGREES 19 MINUTES 19 SECOND EAST) FOR A DISTANCE OF 770.96'(MAP 771.31) TO THE WEST RIGHT OF WAY OF CORPORATE WOODS DRIVE (RIGHT OF WAY WIDTH 80') AND A 5/8" CAPPED REBAR STAMPED JACKINS 18399, THENCE ALONG SAID RIGHT OF WAY SOUTH 24 DEGREES 06 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 412.37' TO A 5/8" CAPPED REBAR STAMPED J.P.S.-21181 AND THE BEGINNING OF A CURVE TO THE RIGHT AND HAVING A RADIUS OF 1460.01', CHORD LENGTH OF 579.02 AND A CHORD BEARING OF SOUTH 12 DEGREES ,36 MINUTES AND 01 SECONDS EAST, THENCE ALONG ARC OF SAID CURVE FOR A DISTANCE OF 582.88 (MEASURED) TO A 5/8" CAPPED REBAR STAMPED J.P.S.-21181, THENCE NORTH 80 DEGREES 59 MINUTES 47 SECONDS WEST (MAP NORTH 81 DEGREES 01 MINUTES 01 SECONDS WEST) LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 783.05'(MAP 782.52) TO A CAPPED REBAR STAMPED C.D.G. CA-0026, THENCE NORTH 24 DEGREES 02 MINUTES 06 SECONDS WEST ( MAP NORTH 24 DEGREES 05 MINUTES 56 SECONDS WEST) FOR A DISTANCE OF 571.78' (MAP 571.77) TO THE NORTH WEST CORNER OF SITE 19A AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 601,384 SQUARE FEET, (13.80 ACRES) MORE OR LESS