

Market Value - \$1,515,000

Send tax notice to:
Mid-South Steel, Inc.
15 Welborn Street
Pelham, AL 35124
Attn: Craig A. Farris

This instrument prepared by
and record and return to:
Brad S. Anderson
Johnston Barton Proctor & Rose LLP
Colonial Brookwood Center
569 Brookwood Village, Suite 901
Birmingham, Alabama 35209
(205) 458-9400

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


KNOW ALL PERSONS BY THESE PRESENTS, that the **INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM**, an Alabama public corporation and instrumentality (the "Grantor"), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **MID-SOUTH STEEL, INC.**, an Alabama corporation (the "Grantee"), that certain real property and any improvements thereon situated in the County of Shelby, State of Alabama, more particularly described on Exhibit "A" attached hereto, and subject to the exceptions listed on Exhibit "B" attached hereto (the "Property");

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever.

Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted on Exhibit "B"; that Grantor will, and its successors and assigns shall, warrant, and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property is not part of the homestead of the Grantor.

[SIGNATURES ON FOLLOWING PAGE]


20110510000140100 1/4 \$1334.00
Shelby Cnty Judge of Probate, AL
05/10/2011 12:52:29 PM FILED/CERT

Shelby County, AL 05/10/2011
State of Alabama
Deed Tax: \$1313.00

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its hand and seal
as of the 20 day of April, 2011.

GRANTOR:

INDUSTRIAL DEVELOPMENT BOARD OF
THE CITY OF PELHAM

By: Michael Smith

Printed Name: Michael T Smith

Its: Chairman

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that
MICHAEL SMITH, whose name is signed to the foregoing as the
PRESIDENT of the **Industrial Development Board of the City
of Pelham**, and who is known to me, acknowledged before me on this day that, being informed
of the contents of said instrument, he/she, in said capacity and with full authority, executed the
same voluntarily on the day the same bears date for and as the act of the **Industrial
Development Board of the City of Pelham**.

GIVEN under my hand and official seal this 20 day of April, 2011.

Pamela J. Ewert
Notary Public
My Commission Expires: 1/29/12



20110510000140100 2/4 \$1334.00
Shelby Cnty Judge of Probate, AL
05/10/2011 12:52:29 PM FILED/CERT

EXHIBIT "A"

Legal Description

Lot 3, according to the Survey of Pelham Industrial Plaza, as recorded in Map Book 34, Page 121, and re-recorded in Map Book 35, Page 70, in the Probate Office of Shelby County, Alabama.



20110510000140100 3/4 \$1334.00
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EXHIBIT "B"
Exceptions

1. Taxes or assessments for **2011** and subsequent years and not yet due and payable.
2. Easements and building line as shown on recorded map.
3. Covenants, restrictions, easements, reservations, as set out in deed recorded in Deed Book 241, Page 88, amended by Misc. 22, Page 593.
4. Right of Way to Shelby County, indeed Book 261, Page 776.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 108, Page 379.
6. Right of Way to City of Pelham for sanitary sewer in Real Volume 114, Page 192.
7. Easement reserved in Deed Book 240, Page 653.
8. Easement reserved in Deed Book 266, Page 196 and Deed Book 250, Page 430.
9. Rights related to sewage treatment plant reserved under the deed recorded in Deed Book 267, Page 365.

