

PREPARED BY AND AFTER
RECORDING RETURN TO:

Linda J. Peacock, Esq.
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
420 N. 20th Street, Suite 1600
Birmingham, AL 35203

SEND TAX NOTICE TO:

Lafarge Building Materials Inc.
Attn: Land Department
12735 Morris Road Ext., Suite 300
Alpharetta, GA 30004

STATE OF ALABAMA)

SHELBY COUNTY)

Value 6,250,000.00

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of this 27th day of July, 2011, by **LAWLER PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), to **LAFARGE BUILDING MATERIALS INC.**, an Alabama corporation ("Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Grantor owns certain real property situated in Shelby County, Alabama more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property");


NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee the Property, together with any and all minerals and materials of every kind and character located in, under, or upon the Property including, without limitation, oil, gas, rock, stone, granite, sand, gravel, clay, sandstone, shale, limestone, dolomite, coal, and iron ore.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining, and all rights, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property. This conveyance is subject to ad valorem taxes for tax year 2011 and subsequent years not yet due and payable and the exceptions set forth in **Exhibit "B."**

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And said Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the

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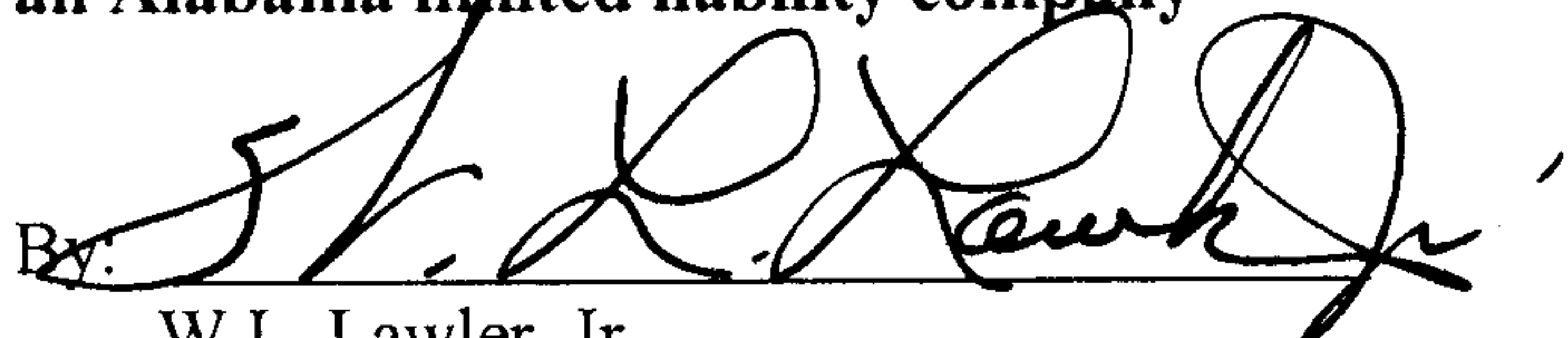
Shelby County, AL 07/27/2011
State of Alabama
Deed Tax: \$6250.00

Property to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, under or through Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the date first written above.

GRANTOR:

**LAWLER PROPERTIES, LLC,
an Alabama limited liability company**

By: 

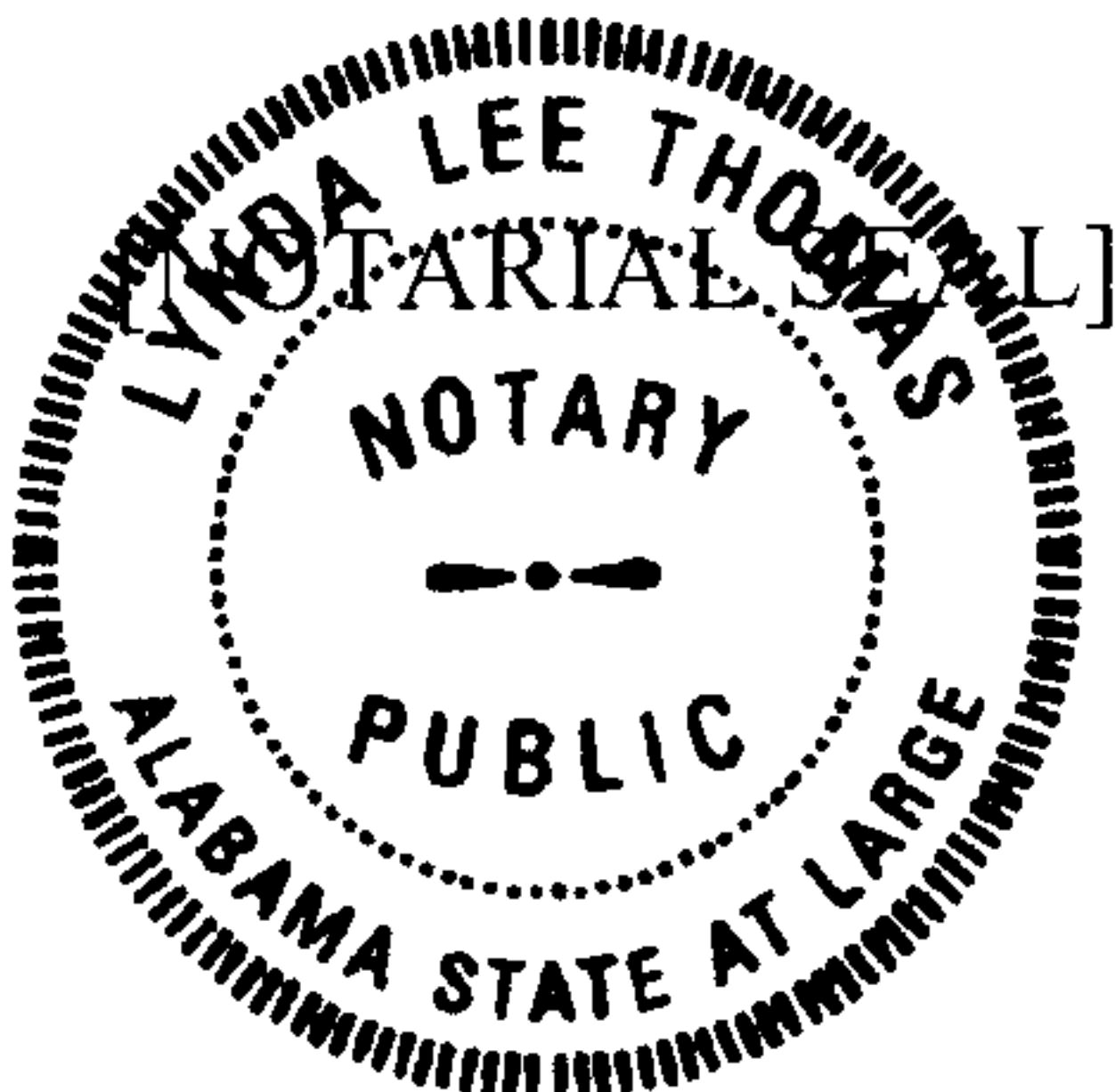
W.L. Lawler, Jr.
Sole Managing Member

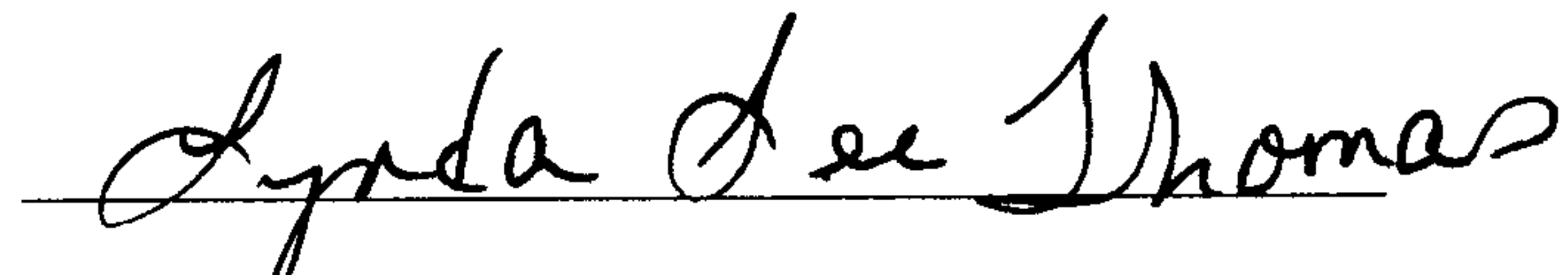
STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W.L. Lawler, Jr., whose name as Sole Managing Member of LAWLER PROPERTIES, LLC, an Alabama limited liability company, 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, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 27th day of July, 2011.




Notary Public

My Commission Expires: 8/20/2011


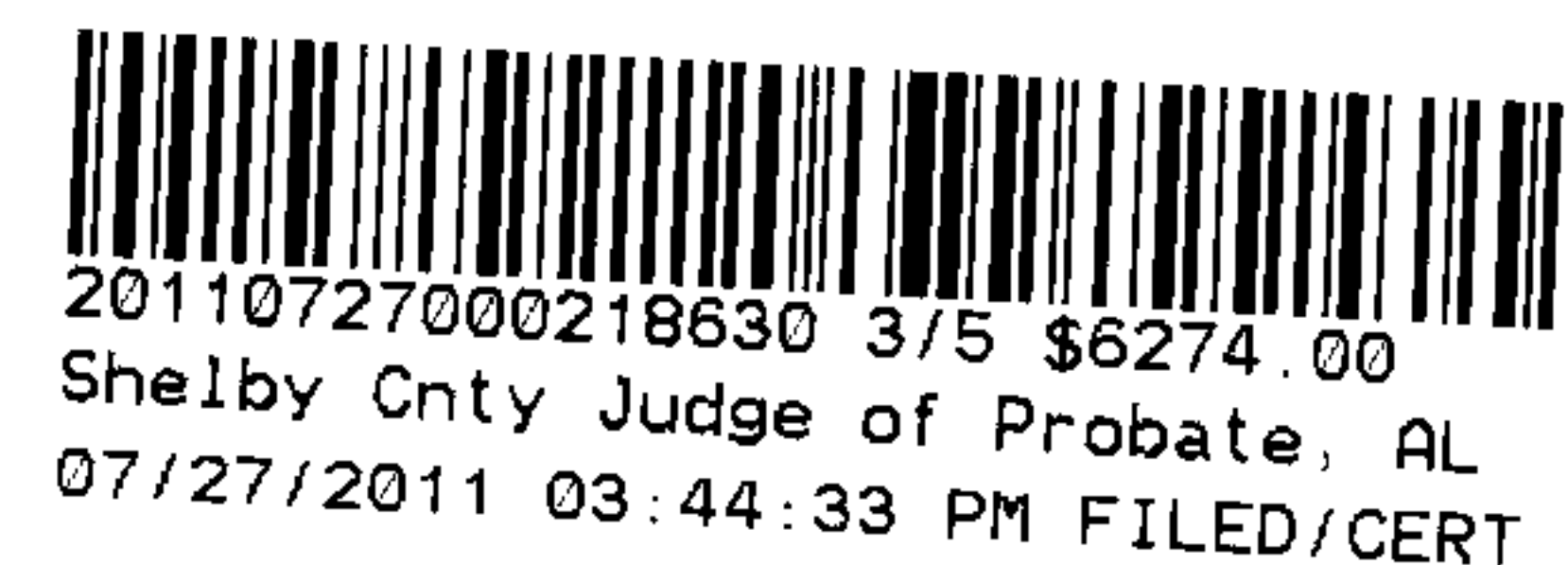

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EXHIBIT "A"
Legal Description

Beginning at a point in the north margin of Alabama State Highway 25, thence with the margin of said state route South 77 degrees 34 minutes 24 seconds West 122.21 feet to a concrete right-of-way monument; thence South 84 degrees 34 minutes 52 seconds West 1649.87 feet to a concrete right-of-way monument being the southeasterly corner of Lawler (Deed Book 345 Page 691); thence with the severance line of Lawler North 06 degrees 58 minutes 41 seconds West 275.76 feet to an iron pipe found said corner being the corner of Lawler (Deed Book 345 Page 691 and Deed Book 115 Page 152); thence continuing with the severance line of Lawler North 55 degrees 41 minutes 55 seconds West 473.03 feet to an iron pin set; thence North 44 degrees 57 minutes 55 seconds West 622.67 feet to an iron pin set in the line of Metrock Steel & Wire Company (Deed Book 158 Page 85); thence North 03 degrees 48 minutes 21 seconds West 406.80 feet to an iron pin set in the line of Westinghouse; thence North 03 degrees 48 minutes 21 seconds West 133.47 feet to an iron pin set in the south margin of a railroad spur right-of-way; thence with said right-of-way North 53 degrees 06 minutes 40 seconds East 309.75 feet to a point; thence North 36 degrees 53 minutes 20 seconds West 15.00 feet to a point; thence with a curve to the right having a radius of 358.15 feet, an arc length of 169.34 feet, (Chord: North 66 degrees 39 minutes 24 seconds East 167.77 feet) to an iron pin set in the south margin of the Southern Railroad, thence with said right-of-way South 79 degrees 55 minutes 58 seconds East 2082.39 feet to a point; thence South 77 degrees 03 minutes 40 seconds East 100.26 feet to a point in the centerline of County Road Number 23; thence with said centerline along a curve to the right having a radius of 278.88 feet; an arc length of 414.25 feet (Chord: South 34 degrees 29 minutes 58 seconds East 377.20 feet) to a point; thence South 08 degrees 03 minutes 16 seconds West 234.72 feet to a point; thence along a curve to the left having a radius of 2288.67 feet, an arc length of 608.89 feet (Chord: South 00 degrees 25 minutes 58 seconds West 607.10 feet) to a point; thence South 07 degrees 11 minutes 32 seconds East 57.59 feet to a point; thence South 82 degrees 24 minutes 26 seconds West 62.75 feet to the point of beginning containing 3618571 Square Feet, 83.07 Acres.

Source of Title: Shelby County, Alabama Probate Court
Instrument #1999-51515



Said property also being described as:

BEGIN AT A POINT LOCATED ON THE CENTERLINE OF SHELBY COUNTY ROAD NUMBER 23 AND THE NORTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 25; THENCE FROM SAID POINT OF BEGINNING RUN ALONG SAID NORTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 25 S81°55'36"W, A DISTANCE OF 62.92 FEET TO AN IRON PIN FOUND ON SAID RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S77°32'57"W, A DISTANCE OF 122.15 FEET TO A CONCRETE MONUMENT FOUND ON SAID RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S84°34'52"W, A DISTANCE OF 1649.90 FEET TO A CONCRETE MONUMENT FOUND ON SAID RIGHT OF WAY LINE; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN ALONG THE WEST BOUNDARY LINE OF A PARCEL DESCRIBED IN INSTRUMENT NUMBER 1999-51515, AS RECORDED IN

THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY ALABAMA THE FOLLOWING FIVE COURSES AND DISTANCES: N06°58'36"W, 275.75 FEET TO AN IRON PIN; N55°42'26"W, 472.99 FEET TO AN IRON PIN; N44°57'57"W, 622.66 FEET TO AN IRON PIN; N03°48'12"W, 407.55 FEET TO AN IRON PIN; N03°51'44"W, 132.69 FEET TO AN IRON PIN FOUND ON THE SOUTH MARGIN OF A RAILROAD SPUR; THENCE RUN ALONG SAID RAILROAD SPUR N53°05'49"E, A DISTANCE OF 309.77 FEET TO AN IRON PIN; THENCE RUN ALONG SAID RAILROAD SPUR N36°54'36"W, A DISTANCE OF 15.01 FEET TO AN IRON PIN; THENCE RUN ALONG SAID RAILROAD SPUR ALONG A CURVE (CONCAVE SOUTHERLY) WITH A RADIUS OF 358.15 FEET, THE CHORD OF WHICH BEARS A DIRECTION OF N66°38'34"E, WITH A DISTANCE OF 167.77 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE S79°56'22"E, A DISTANCE OF 2081.83 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD NUMBER 23; THENCE RUN ALONG SAID CENTERLINE S77°20'09"E, A DISTANCE OF 100.47 FEET TO A POINT ON SAID CENTERLINE; THENCE CONTINUE ALONG SAID CENTERLINE ALONG A CURVE (CONCAVE SOUTHWESTERLY) WITH A RADIUS OF 277.08 FEET, THE CHORD OF WHICH BEARS A DIRECTION OF S34°26'24"E, WITH A DISTANCE OF 377.20 FEET TO A POINT ON SAID CENTERLINE; THENCE CONTINUE ALONG SAID CENTERLINE S07°53'29"W, A DISTANCE OF 234.07 FEET TO A POINT ON SAID CENTERLINE; THENCE CONTINUE ALONG SAID CENTERLINE ALONG A CURVE (CONCAVE EASTERLY) WITH A RADIUS OF 2158.38 FEET, THE CHORD OF WHICH BEARS A DIRECTION OF S00°28'30"W, WITH A DISTANCE OF 607.53 FEET TO A POINT ON SAID CENTERLINE; THENCE CONTINUE ALONG SAID CENTERLINE S07°36'56"E, A DISTANCE OF 57.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS LYING AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF FRACTIONAL SECTION 6, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA AND CONTAINS 83.06 ACRES MORE OR LESS.



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EXHIBIT "B"
Permitted Exceptions

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 216, Page 538; Deed Book 242, Page 451; Deed Book 255, Page 713; Deed Book 171, Page 259; Deed Book 200, Page 544; Deed Book 210, Page 2; and Deed Book 182, Page 54.
2. Right of Way granted to Southern Railway Company as recorded in Deed Book 222, Page 160 and Deed Book 180, Page 271.
3. Right of Way granted to Shelby County, Alabama as recorded in Deed Book 256, Page 868 and Deed Book 241, Page 80.
4. Right of Way granted to The Water Works Board of The Town of Montevallo as recorded in Deed Book 177, Page 318.
5. Matters of Survey:
 - a. Misalignment of fence along the Westerly, Northerly and Easterly lot lines as shown on survey by H. Kenneth White, dated July 19, 2011.
 - b. Railroad tracks and any rights associated with said tracks as shown on survey by H. Kenneth White, dated July 19, 2011.
 - c. Rights of others to use utilities as shown on survey by H. Kenneth White, dated July 19, 2011.



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