

\$238,000.00 of the purchase price recited below was paid by a mortgage loan closed simultaneously with delivery of this deed.

This instrument was prepared by:

M. Beth O'Neill, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203

Send Tax Notice to:

Watts Auto Diesel Service, Inc.
P.O. Box 291
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)


20131227000493780 1/4 \$85.00
Shelby Cnty Judge of Probate, AL
12/27/2013 01:41:49 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thousand and No/100 Dollars (\$300,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **MARTIN MARIETTA MATERIALS, INC.**, a North Carolina corporation ("Grantor"), does hereby grant, bargain, sell and convey unto **WATTS AUTO DIESEL SERVICE, INC.**, an Alabama corporation ("Grantee"), that certain real property lying and being situated in Shelby County, Alabama, as more particularly described on Exhibit A, attached hereto (the "Property").

It is expressly understood and agreed that this conveyance is made subject to the following:

1. Ad valorem taxes for the 2014 tax year, which are a lien but are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by a complete and accurate land survey of the Property.
3. Any coal, oil, gas and other minerals, mineral interests or mineral rights leased, granted or retained by current or prior owners.
4. Covenant as set out in Instrument #20030710000436000 in the Probate Office of Shelby County, Alabama.
5. Easement for Sanitary Sewer as set out in Instrument #1996-34831 in said Probate Office.
6. Agreement for Water Line Easement as set out in Volume 269, Page 906 in said Probate Office.
7. Less and except any part lying within the road right of way.

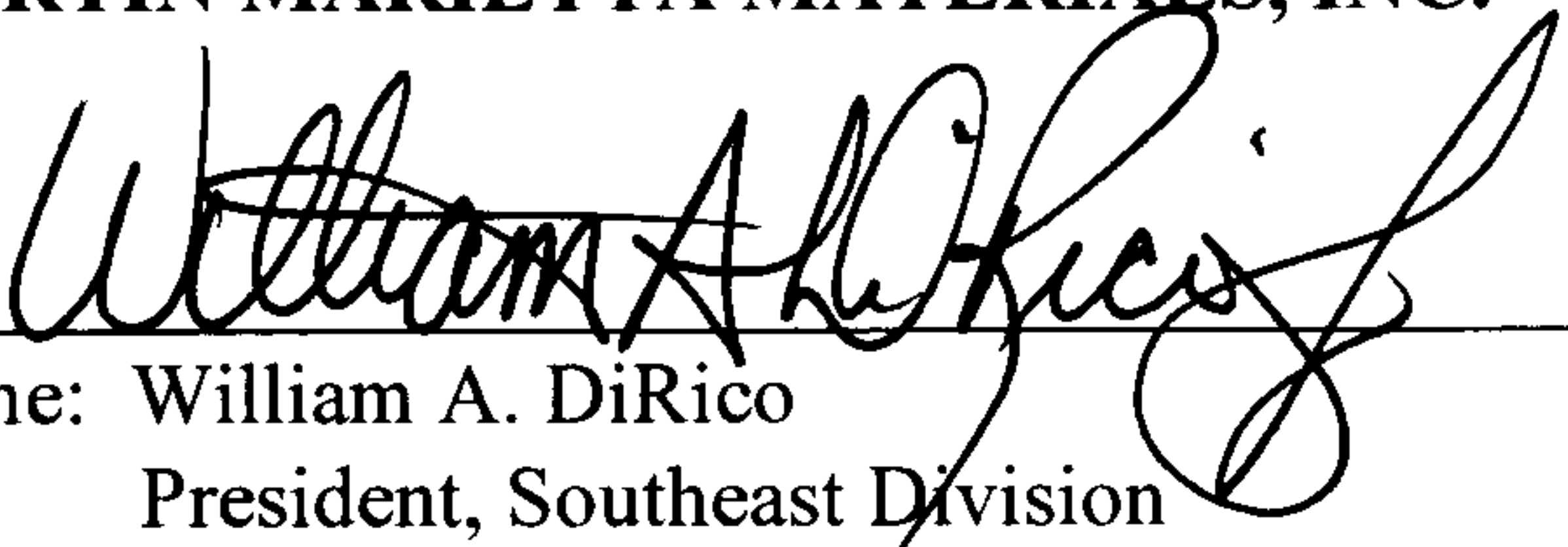
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

Shelby County, AL 12/27/2013
State of Alabama
Deed Tax: \$62.00

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of Grantor, express or implied, except as against acts done or suffered by Grantor that are not specifically excepted herein. The Property is conveyed in its "AS IS, WHERE IS" condition.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this the 13th day of December, 2013.

MARTIN MARIETTA MATERIALS, INC.

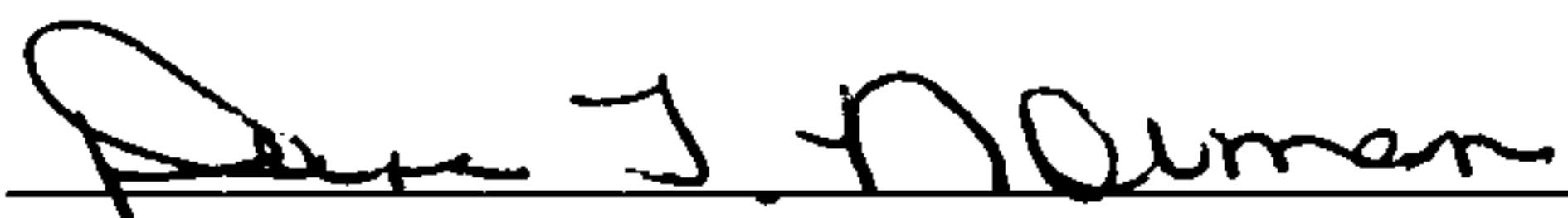
By: 
Name: William A. DiRico
Its: President, Southeast Division

STATE OF Ga)

COUNTY OF Columbia)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William A. DiRico, whose name as President, Southeast Division of MARTIN MARIETTA MATERIALS, INC., a North Carolina 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 on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2013.



Notary Public

My Commission Expires: 9-27-2015

[SEAL]

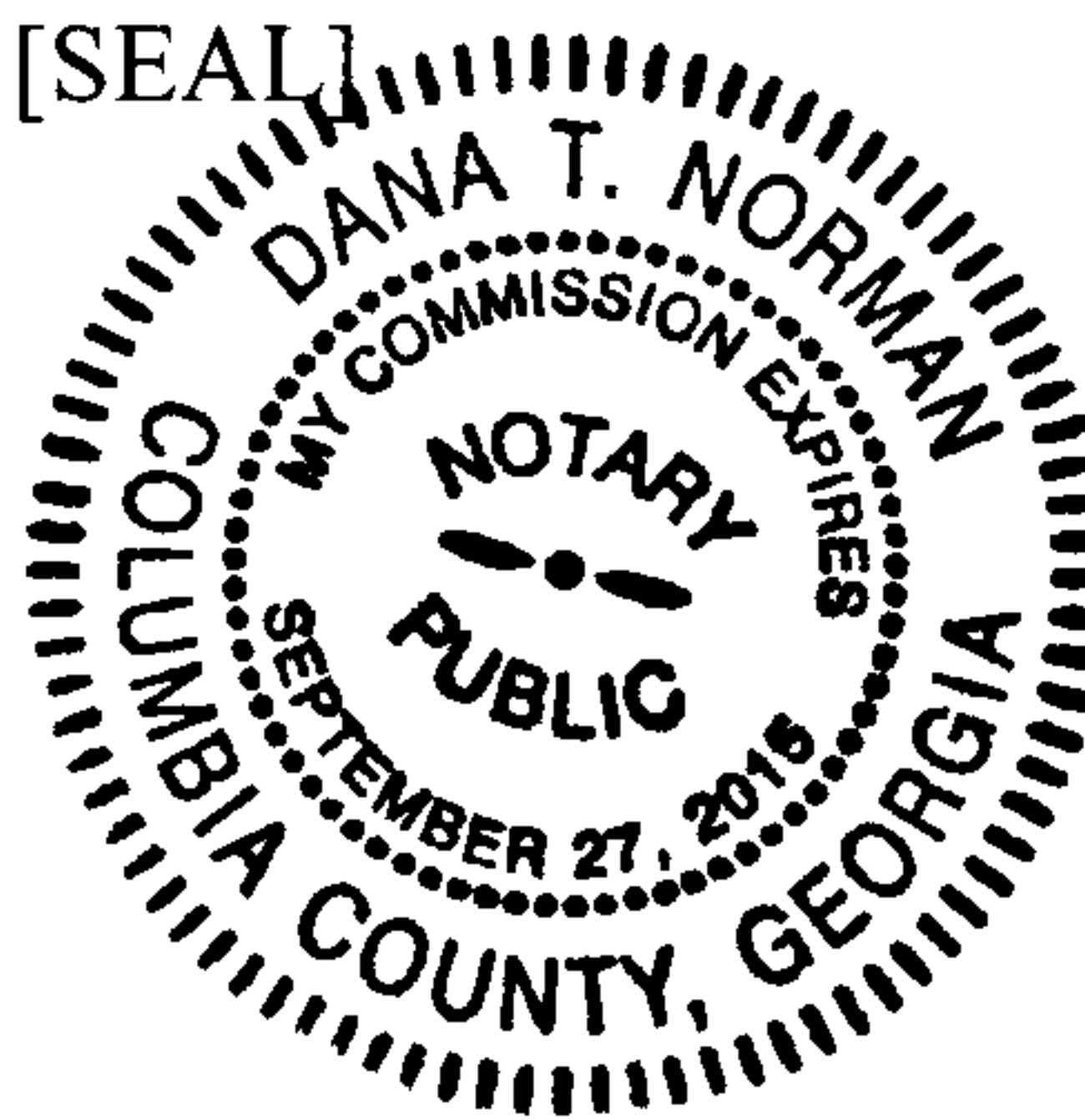


EXHIBIT A

Legal Description of Property

PARCEL I:

The Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of said Section 14 and run North 1 degree 46 minutes West along the west line of said Section 14, a distance of 25.8 feet to the north right of way line of Shelby County Highway #12; thence run east along said right of way line a distance of 426.3 feet to the point of beginning; thence continue last course a distance of 180.0 feet; thence run North 0 degrees 38 minutes West a distance of 565.8 feet to an iron pin; thence run west a distance of 180.0 feet; thence run South 1 degree 46 minutes East a distance of 565.8 feet to point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of said Section 14 and run North 1 degree 46 minutes West along the west line of Section 14, a distance of 25.8 feet to the north right of way line of Shelby County Highway #12, to the point of beginning; thence continue last course a distance of 565.8 feet to an iron pin; thence run East a distance of 437.5 feet; thence run South 1 degree 46 minutes East a distance of 565.8 feet to point on the north right of way line of Shelby County Highway #12; thence run West along the said right of way line a distance of 426.3 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with *Code of Alabama 1975, Section 40-22-1*

Grantor's Name Martin Marietta Materials, Inc.
Mailing Address 2710 Wycliff Road
Raleigh, NC 27607

Grantee's Name Watts Auto Diesel Service, Inc.
Mailing Address PO Box 291
Alabaster, AL 35007

Property Address 1981 Butler Road
Alabaster, AL 35007

Date of Sale December 13, 2013
Total Purchase Price \$300,000.00

or
Actual Value \$_____

or
Assessor's Market Value \$_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
X Sales Contract
____ Closing Statement

____ Appraisal
____ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 13, 2013

Sworn to and subscribed before me this the 13th
day of December, 2013.

My Commission Expires: _____

Printed Name: Martin Marietta Materials, Inc.

By: _____

Name: William A. DiRico

Title: President, Southeast Division

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