

SPECIAL WARRANTY DEED

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$ 10.00)
the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is
acknowledged, ESSEX CRANE RENTAL CORP., a Delaware Corporation, f/k/a ESSEX HOLDINGS, INC.
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MAXIM CRANE
WORKS, LP, a Pennsylvania Limited Partnership (herein referred to as grantee, whether one or more), the
following described real estate, situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A."

Subject to all matters that would be revealed by a current survey of the Property; taxes or assessments for
the year 2016 and subsequent years, not yet due and payable; zoning laws, regulations and ordinances of
municipal and other governmental authorities, if any, affecting the Property; and any easements, exceptions,
rights-of-way or other encumbrances, covenants, restrictions affecting the Property as the same appear of record,
but only to the extent that the same are valid and subsisting and affect or relate to the Property, and without
re-imposing same (collectively, the "Permitted Exceptions"), including but not limited to:

1. Right of way to Alabama Power Company as set out in instrument(s) recorded in Book 217, Page 418;
Volume 333, Page 376; Volume 121, Page 45; Volume 205, Page 663; Volume 213, Page 370;
Volume 333, Page 826; Volume 340, Page 609; Volume 103, Page 60; Volume 121, Page 39; Volume
124, Page 547; Volume 133, Page 423; Volume 142, Page 89, Volume 205, Page 662, and Lis Pendens
Book 6, Page 306.
2. Easement from Essex Crane Rental Corporation of Alabama to Ecoff Trucking, Inc. as recorded in
Book 282, Page 70.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

Grantor will warrant and defend the right and title to the Property unto Grantee against the claims
of all persons claiming by, through or under the Grantor, except as to the Permitted Exceptions, but against
none other.

*[The Remainder of This Page Intentionally Left Blank
Signature Page to Follow]*

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 200 day of September, 2016.

ESSEX CRANE RENTAL CORP.

By: [Signature]
Its: CEO

STATE OF ILLINOIS

COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kory Glen whose name as C.F.D. of ESSEX CRANE RENTAL CORP., a Delaware Corporation, 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/she, as such office and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 200 day of September, 2016.



[Signature]
NOTARY PUBLIC
My Commission Expires _____

Send Tax Notice To:
MAXIM CRANE WORKS, LP
1225 Washington Place
Bridgeville, PA 15017
ATTN: Dan Groebel
35260

This Instrument Prepared By:

Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama

(205) 979-9070

[Signature Page to Special Warranty Deed -2039 Fulton Springs Road, Alabaster, Alabama 35007]

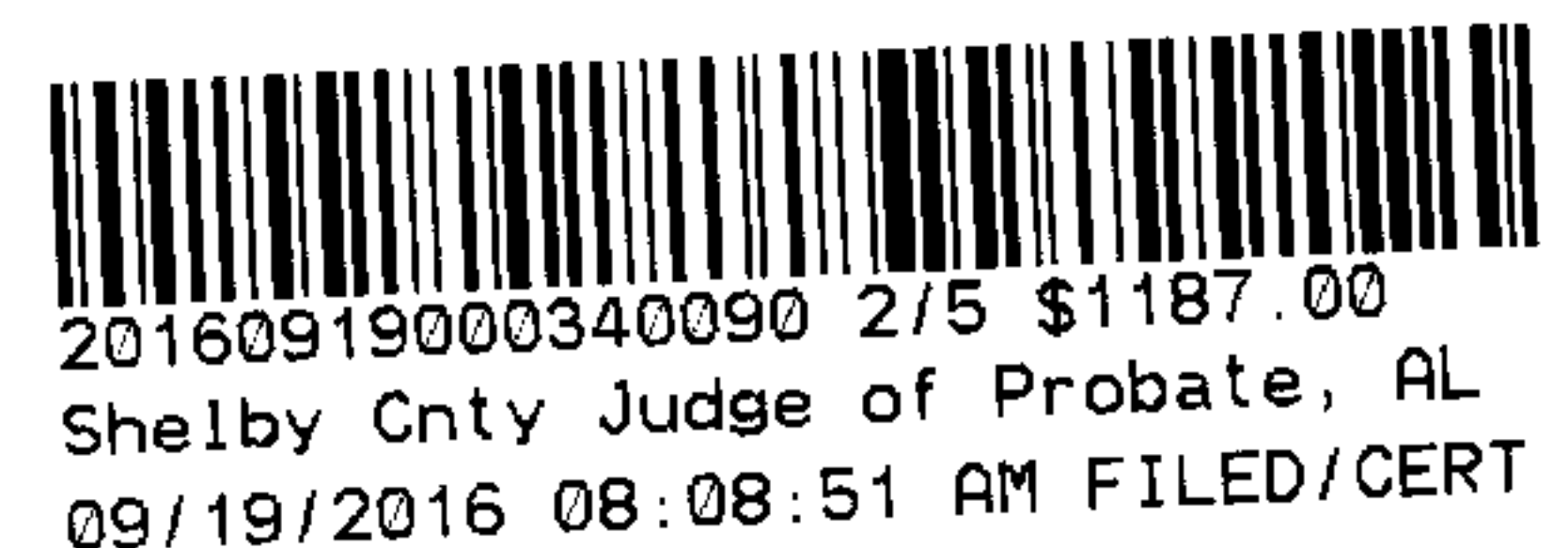


EXHIBIT A

Parcel I:

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, thence run West along the South line of said Section a distance of 1048.89 feet to the Northeast right of way line of Interstate Highway I-65, thence turn an angle of 55 degrees 31 minutes to the right and run along said Highway right of way a distance of 237.87 feet; thence turn an angle of 1 degree 08 minutes 06 seconds to the right and run along said right of way line a distance of 210.20 feet; thence turn an angle of 2 degrees 27 minutes 52 seconds to the right and run along a chord of a right of way curve a chord distance of 436.46 feet to a point on the right of way line of Interstate Highway I-65, and the point of beginning. Thence turn an angle of 2 degrees 46 minutes 34 seconds to the right to the chord of a right of way curve and run along said right of way curve, (whose delta angle is 3 degrees 05 minutes 15 seconds to the right, tangent distance is 304.82 feet, radius is 11,311.04 feet, chord distance is 609.42 feet, length of arc is 609.50 feet), to a point on the North line of the South 1/2 of the Southeast 1/4 of Section 12. Thence continue along said right of way a distance of 194.83 feet to the Southeast right of way line of the L & N Railroad. Thence turn to the right and run along said L & N Railroad right of way a distance of 417.32 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4 of Section 12. Thence continue along said right of way a distance of 188.08 feet to the P.C. of a right of way curve. Thence continue in the same direction along said right of way curve, (whose delta angle is 14 degrees 44 minutes 28 seconds to the left, radius is 2826.30 feet, length of arc is 727.15 feet), to the North right of way line of a paved county highway, thence turn an angle of 85 degrees 59 minutes to the right from the chord of said curve, and run along said County Highway, right of way a distance of 210.00 feet, thence turn an angle of 87 degrees 11 minutes 43 seconds to the right and run a distance of 110.16 feet; thence turn an angle of 1 degree 28 minutes 43 seconds to the right and run a distance of 187.78 feet; thence turn an angle of 17 degrees 09 minutes 34 seconds to the left and run a distance of 512.38 feet to the point of beginning, situated in the South 1/2 of the Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.


Parcel II:

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said Section 12 a distance of 1048.89 feet to the Northeastly right of way of Interstate Highway #65; thence turn right 55 degrees 31 minutes 00 seconds and run along said right of way a distance of 237.87 feet; thence turn right 01 degree 08 minutes 06 seconds and run along said right of way a distance of 210.0 feet to the point of beginning; thence turn right 02 degrees 27 minutes 52 seconds to the chord of its curve, whose delta angle is 02 degrees 27 minutes 52 seconds to the right, radius 11,311.04 feet, tangent 243.28 for a chord 486.46 feet, and run along said curve a distance of 486.50 feet; thence turn right 112 degrees 34 minutes 54 seconds from chord of said curve a distance of 512.38 feet; thence turn right 17 degrees 09 minutes 52 seconds a distance of 187.78 feet; thence turn right 92 degrees 47 minutes 00 seconds a distance of 60.07 feet; thence turn right 87 degrees 13 minutes 00 seconds a distance of 206.78 feet; thence turn left 58 degrees 47 minutes 24 seconds a distance of 236.82 feet; thence turn left 73 degrees 28 minutes 36 seconds a distance of 150.0 feet; thence turn right 84 degrees 11 minutes 00 seconds a distance of 210.0 feet to the point of beginning.

Also

That certain tract of land situated in the SE 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West, and more particularly described as follows:

Commencing at the SE corner of said SE 1/4 of SE 1/4 of said Section 12, and run thence South 89 degrees 5 minutes West for a distance of 840.2 feet; thence run North 25 degrees 25 minutes West for a distance of 368.2 feet to the middle of a country road; run thence North 34 degrees 5 minutes East for a distance of 285 feet; run thence North 26 degrees 25 minutes East for a distance of 82 feet; run thence North 85 degrees 20 minutes West a distance of 30 feet to the point of beginning of the lot hereinafter described and conveyed; from said point of beginning, as last named, run thence North 85 degrees 20 minutes West a distance of 105 feet; run thence North 10 degrees 35 minutes East for a distance of 105 feet; run thence South 85 degrees 20 minutes East for a distance of 105 feet; run thence South 10 degrees 35 minutes West for a distance of 105 feet to the point of beginning. Situated in Shelby County, Alabama.


20160919000340090 3/5 \$1187.00
Shelby Cnty Judge of Probate, AL
09/19/2016 08:08:51 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Essex Crane Rental Corp.
Mailing Address 1110 W. Lake Cook Road
Suite 220 Buffalo, IL 60089
Attn: Kory Glen

Grantee's Name Maxim Crane Works, L.P.
Mailing Address 1225 Washington Pike
Bridgeville, PA 15017
Attention: Don Goebel

Property Address 2039 Fulton Springs Road
Alabaster, AL 35007

Date of Sale 08/29/2016
Total Purchase Price \$ 1,160,000
or
Actual Value \$
or
Assessor's Market Value \$ 894,620.00

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
- 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 _____

Print Kory Glen

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20160919000340090 4/5 \$1187.00
Shelby Cnty Judge of Probate, AL
09/19/2016 08:08:51 AM FILED/CERT

Real Estate Sales Validation Form

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

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Mailing Address 1110 W. Lake Cook Road
Suite 220 Buffalo, IL 60089
Attn: Kory Glen

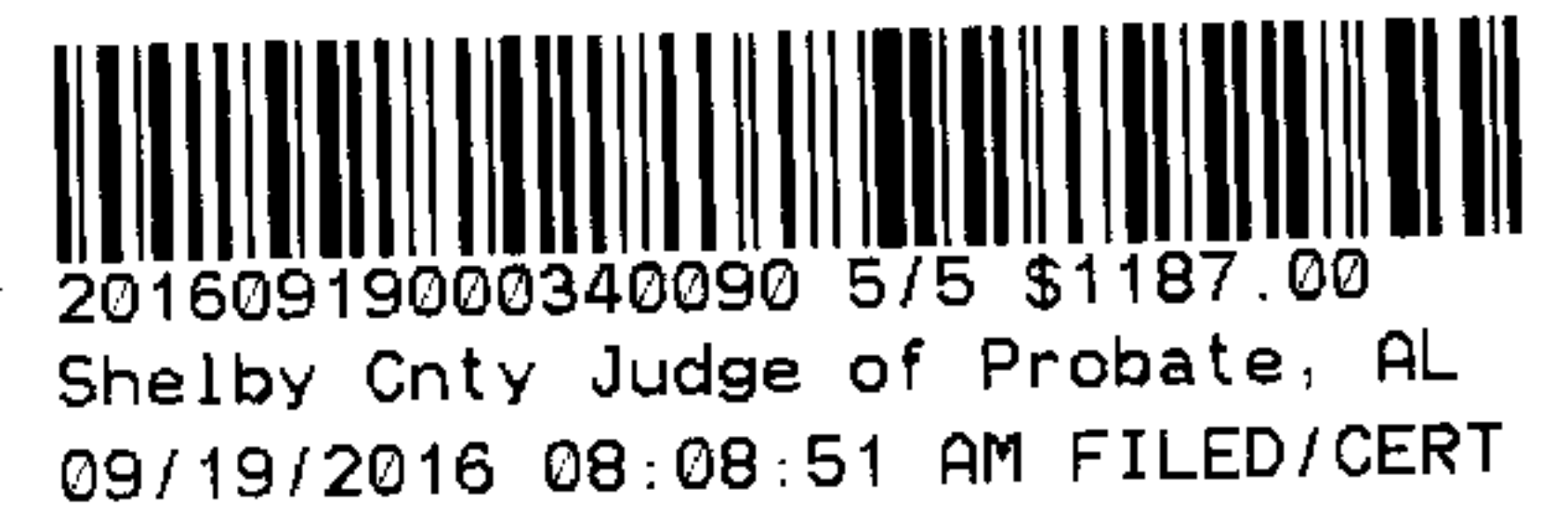
Grantee's Name Maxim Crane Works, L.P.
Mailing Address 1225 Washington Pike
Bridgeville, PA 15017
Attention: Don E. Goebel, Esq.

Property Address 2039 Fulton Springs Road
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$ 1,160,000
or
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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 8/26/2016

Print DON E. GOEBEL

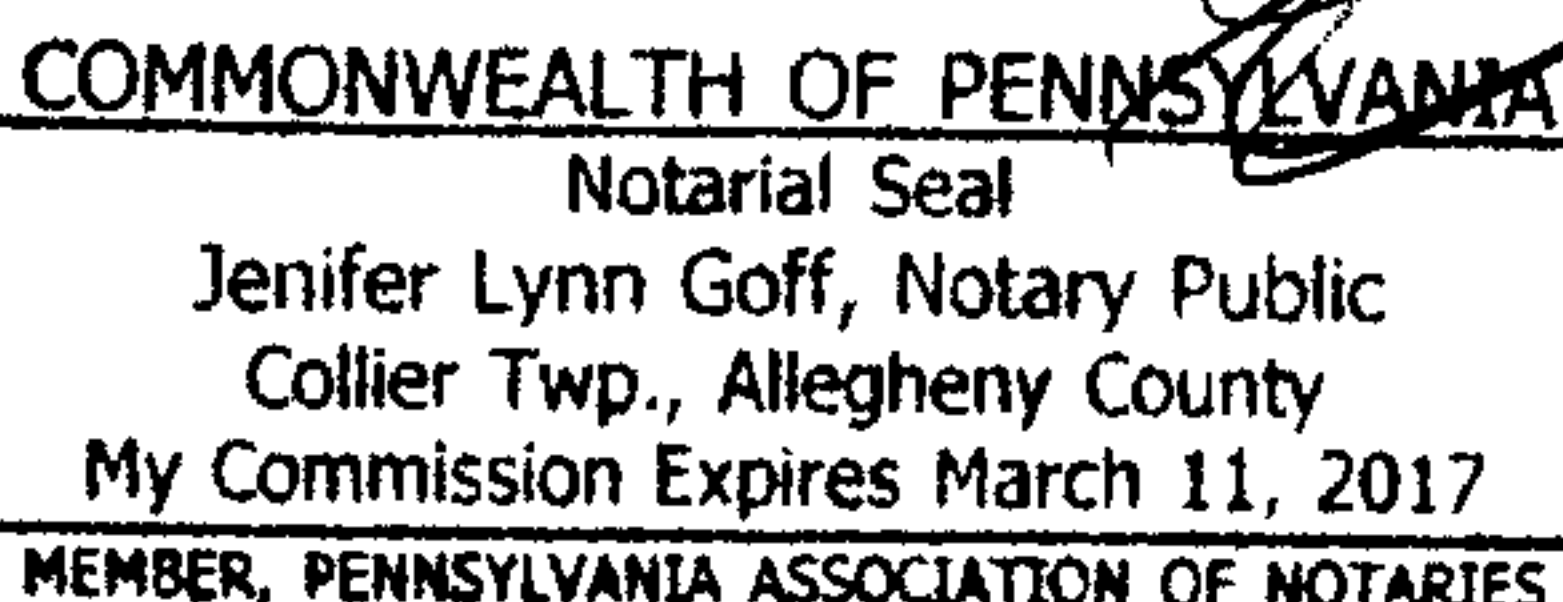
Unattested

[Handwritten signature]

Sign

[Handwritten signature]

(Grantor/Grantee/Owner/Agent) circle one



Print Form