

20171010000368540
10/10/2017 02:25:09 PM
DEEDS 1/8

This instrument was prepared by
and upon recordation, please return to:
Kilpatrick Townsend & Stockton LLP
Attn: Ben Barkley, Esq.
1100 Peachtree Street, NE, Suite 2800
Atlanta, GA 30309-4528

Send Tax Notice to:
Oldcastle APG South, Inc.
Three Glenlake Parkway, 12th Floor
Atlanta, GA 30328
Attn: Tim Ortman

Source of Title: Instrument 20090611000223700
Tax Parcel No. 13-6-14-4-001-006.002
Property Address: 3166 Lee Street, Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL BY THESE PRESENTS, that **Ready Mix USA, LLC**, a Delaware limited liability company with its mailing address of 2570 Ruffner Road, Birmingham, Alabama 35201, ("Grantor"), for and in consideration of Six Hundred Ninety-Nine Thousand Thirty and No/100 Dollars (\$699,030.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Oldcastle APG South, Inc.**, a North Carolina corporation, with its mailing address of Three Glenlake Parkway, 12th Floor, Atlanta, GA 30328 ("Grantee"), any and all right, title, interest, claim or demand which Grantor has in that certain property situated, lying and being in Shelby County, Alabama more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

THIS CONVEYANCE IS MADE SUBJECT to claims arising under any matter set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever in fee simple and Grantor does hereby specially warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed by its duly authorized officer this 29 day of September, 2017.

READY MIX USA, LLC
a Delaware limited liability company

By: Julie Shelton
Name: Julie Shelton
Title: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Julie Shelton, stated that she is the Vice President of Ready Mix USA, LLC, a Delaware limited liability company, and is duly authorized in that capacity to execute the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of September, 2017.

Mary Catharine Rockett
Notary Public, State of ALABAMA
Print Name: MARY CATHERINE ROCKETT
My Commission Expires: _____

My Commission Expires
April 16, 2018



A PARCEL OF LAND IN THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CORNER OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 14; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 224.42 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 38 DEGREES, 57 MINUTES, 10 SECONDS RIGHT IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2099.0 FEET; THENCE 37 DEGREES, 16 MINUTES, 34 SECONDS LEFT IN AN EASTERLY DIRECTION A DISTANCE OF 506.36 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE MONTEVALLO TO ASHVILLE ROAD; THENCE 98 DEGREES, 09 MINUTES, 11 SECONDS LEFT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 107.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD; THENCE 20 DEGREES, 35 SECONDS, LEFT IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 824.85 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 10 MINUTES 14 SECONDS AND RUN AN ASSUMED BEARING OF NORTH 01 DEGREES, 05 MINUTES, 03 SECONDS EAST FOR A DISTANCE OF 293.18 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 13 DEGREES, 49 MINUTES, 13 SECONDS EAST FOR A DISTANCE OF 168.79 FEET TO ½ INCH REBAR FOUND; THENCE RUN NORTH 41 DEGREES, 22 MINUTES, 36 SECONDS EAST FOR A DISTANCE OF 76.50 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN NORTH 71 DEGREES, 56 MINUTES, 42 SECONDS EAST FOR A DISTANCE OF 207.80 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN NORTH 88 DEGREES, 07 MINUTES, 07 SECONDS EAST FOR A DISTANCE OF 105.13 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN SOUTH 75 DEGREES, 59 MINUTES, 23 SECONDS EAST FOR DISTANCE OF 107.50 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN SOUTH 59 DEGREES, 19 MINUTES, 33 SECONDS EAST FOR A DISTANCE OF 302.08 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN SOUTH 64 DEGREES, 11 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 614.58 FEET TO AN IRON PIN FOUND WITH RLS CAP, ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX RAILROAD; SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, HAVING A CENTRAL OF 22 DEGREES, 02 MINUTES, 41 SECONDS, A RADIUS OF 1,902.45 FEET, AND A CHORD BEARING OF SOUTH 79 DEGREES, 07 MINUTES, 39 SECONDS WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 731.97 FEET TO AN IRON PIN FOUND WITH RLS CAP; THENCE RUN NORTH 89 DEGREES, 44 MINUTES, 43 SECONDS WEST ALONG SAID NORTHWEST RIGHT OF WAY LINE FOR A DISTANCE OF 149.94 FEET TO AN IRON PIN SET; THENCE RUN NORTH 01 DEGREES, 20 MINUTES, 20 SECONDS EAST FOR A DISTANCE OF 99.57 FEET TO AN IRON PIN SET; THENCE RUN NORTH 67 DEGREES, 07 MINUTES, 24 SECONDS WEST FOR A

DISTANCE OF 36.59 FEET TO A POINT; THENCE RUN NORTH 75 DEGREES, 25 MINUTES, 21 SECONDS WEST FOR A DISTANCE OF 59.68 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES, 27 MINUTES, 46 SECONDS WEST FOR A DISTANCE OF 10.11 FEET TO A POINT; THENCE RUN NORTH 58 DEGREES, 39 MINUTES, 22 SECONDS WEST FOR A DISTANCE OF 31.08 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES, 41 MINUTES, 25 SECONDS WEST FOR A DISTANCE OF 17.65 FEET TO A POINT; THENCE RUN NORTH 71 DEGREES, 16 MINUTES, 09 SECONDS WEST FOR A DISTANCE OF 18.05 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES, 39 MINUTES, 30 SECONDS WEST FOR A DISTANCE OF 23.28 FEET TO A POINT; THENCE RUN NORTH 54 DEGREES, 48 MINUTES, 22 SECONDS WEST FOR A DISTANCE OF 43.40 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES, 19 MINUTES, 30 SECONDS WEST FOR A DISTANCE OF 35.34 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES, 37 MINUTES, 05 SECONDS WEST FOR A DISTANCE OF 39.15 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES, 04 MINUTES, 15 SECONDS WEST FOR A DISTANCE OF 37.54 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES, 57 MINUTES, 56 SECONDS WEST FOR A DISTANCE OF 13.30 FEET TO A POINT; THENCE RUN NORTH 31 DEGREES, 35 MINUTES, 02 SECONDS WEST FOR A DISTANCE OF 23.61 FEET TO A POINT; THENCE RUN NORTH 73 DEGREES, 55 MINUTES, 17 SECONDS WEST FOR A DISTANCE OF 121.75 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 9.7 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHTS IN THE FOLLOWING EASEMENTS:

Easement Parcel #1:

A 20' Easement for Ingress & Egress located in the SE ¼ of Section 14, Township 20 South, Range 3 West, lying 10' each side of a centerline, being more particularly described as follows:

Commence at the NW corner of the SW ¼ of the SE ¼ of said Section 14; thence in an Easterly direction along the Northerly line of said quarter-quarter Section a distance of 224.42 feet to the intersection with the Northeasterly right of way line of the CSX Railroad; thence 38 degrees, 57 minutes, 10 seconds right in a Southeasterly direction along said right of way line a distance of 2099.0 feet; thence 37 degrees, 16 minutes, 34 seconds left in an Easterly direction a distance of 506.36 feet to the intersection with the Westerly right of way line of the Montevallo to Ashville Road; thence 98 degrees, 09 minutes, 11 seconds left in a Northerly direction along said right of way line a distance of 107.27 feet to the intersection with the Southwesterly right of way line of the CSX Railroad; thence 20 degrees, 35 minutes, left in a Northwesterly direction along said right of way line a distance of 824.85 feet to an iron pin found with RLS cap; thence turn an angle to the left of 89 degrees 10 minutes 14 seconds and run an assumed bearing of North 01 degrees, 05 minutes, 03 seconds East for a distance of 273.18 feet to the point of beginning; thence run South 54 degrees, 50 minutes, 46 seconds East for a distance of 353.88 feet to a point; thence run North 87 degrees, 40 minutes, 08 seconds East for a distance of 159.64 feet to the end of said easement.

Easement Parcel #2:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 224.42 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 38 DEGREES, 57 MINUTES, 10 SECONDS RIGHT, IN A SOUTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2099.0 FEET; THENCE 37 DEGREES, 16 MINUTES, 34 SECONDS LEFT, IN AN EASTERLY DIRECTION, A DISTANCE OF 506.36 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE MONTEVALLO TO ASHVILLE ROAD; THENCE 98 DEGREES, 09 MINUTES, 11 SECONDS LEFT, IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 107.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 20 DEGREES, 35 MINUTES LEFT, IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.83 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF HEREIN AFTER DESCRIBED 50' INGRESS/EGRESS EASEMENT LYING 25.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID POINT BEING AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 182.40 FEET AND A CENTRAL ANGLE OF 47 DEGREES, 23 MINUTES, 45 SECONDS; THENCE 69 DEGREES, 25 MINUTES LEFT TO TANGENT OF SAID CURVE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 150.88 FEET TO THE END OF SAID CURVE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 185.70 FEET; THENCE 5 DEGREES, 18 MINUTES, 54 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 194.0 FEET; THENCE 6 DEGREES, 33 MINUTES, 51 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 244.07 FEET; THENCE 11 DEGREES, 10 MINUTES, 30 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 70.0 FEET TO THE END OF HEREIN DESCRIBED 50' INGRESS/EGRESS, EASEMENT.

BEING THE PROPERTY CONVEYED TO READY MIX USA, LLC BY SHELBY CONCRETE, INC. DATED APRIL 9, 2009 AND RECORDED JUNE 11, 2009 AT INSTRUMENT 20090611000223700 IN THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Rights of way, easements, covenants, conditions and restrictions not shown by the public records of Shelby County or that would be disclosed by an accurate and complete land survey of the Property.
3. Any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing or otherwise alienating any interest in oil, gas or minerals.
4. Rights of Others along with terms and conditions, to use of easement in Deed recorded in Book 1995, at Page 30779, Book 1995, at Page 36367 and Book 1995, at Page 36368 in the Probate Office of Shelby County, Alabama.
5. Rights of the City of Pelham to relocate the ingress/egress easement as noted in that certain deed of conveyance from Joseph DeMarco, Jr. to Shelby Concrete, Inc., as recorded in Book 1995, at Page 36368 in the Probate Office of Shelby County, Alabama.
6. Rights outstanding to Associates Leasing, Inc., as recorded in Book 4, at Page 290 in the Probate Office of Shelby County, Alabama.
7. Transmission Line Permit granted unto Alabama Power Company as recorded in Book 93, at Page 392; in Book 248, at Page 835; in Book 136, at Page 304; in Book 76, at Page 297; in Book 150, at Page 373; in Book 182, at Page 56 and in Book 169, at Page 19 in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to South Central Bell as recorded in Book 285, at Page 183 in the Probate Office of Shelby County, Alabama.
9. Easements granted unto Plantation Pipeline as recorded in Book 152, at Page 291; in Book 145, at Page 392; in Book 254, at Page 523; in Book 112, at Page 217 and in Book 112, at Page 223 in the Office of the Judge of Probate of Shelby County, Alabama.
10. Easements granted unto Southern Natural Gas as recorded in Book 90, at Page 296; in Book 90, at Pages 433 and 465 and in Book 142 at Pages 545 and 549 in the Probate Office of Shelby County, Alabama.
11. Right of Way granted to South and North Alabama Railroad Company from A.T. McGuire, et al as recorded in Book 36, at Page 543 in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Superior Lime & Hydrate Company as recorded in Book 79, at Page 16 in the Probate Office of Shelby County, Alabama.

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13. Right of Way granted to Atlanta, Birmingham and Atlantic Railroad Company as recorded in Book 34, at Page 221; in Book 36, at Page 254 and in Book 36, at Page 464 in the Probate Office of Shelby County, Alabama.
 14. That certain 10 foot stockway along Tuscaloosa Road to Buck Creek reserved by D. McGuire in Book 75, at Page 23 in the Probate Office of Shelby County, Alabama.
 15. Terms and conditions of Grant of Easement from Shelby Concrete, Inc. to Ready Mix USA, LLC recorded as Instrument Number 20090611000223710 in the Probate Office of Shelby County, Alabama; as corrected by that certain Corrective Easement recorded as Instrument Number 20100413000112050 in the Probate Office of 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 READY MIX USA, LLC
Mailing Address 2570 Ruffner Road
Birmingham, AL 35201

Grantee's Name Oldcastle APG South, Inc.
Mailing Address Three Glenlake Parkway, 12th Floor
Atlanta, GA 30328

Property Address 3166 Lee Street
Pelham, AL 35124

Date of Sale 09/29/2017
Total Purchase Price \$ \$699,030.00

or
Actual Value \$

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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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Deed |
| <input type="checkbox"/> Closing Statement | |

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 9/29/2017

Print Julie Shelton, Vice President of Ready Mix USA, LLC

Unattested

Sign

Julie Shelton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/10/2017 02:25:09 PM
\$735.50 CHERRY
20171010000368540

Julie Shelton