

20171010000368550
10/10/2017 02:25:10 PM
DEEDS 1/6

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

NON-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 Zero and No/100 Dollars (\$0.00), 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 makes no warranty, express or implied, as to title to the property hereinabove described.

[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

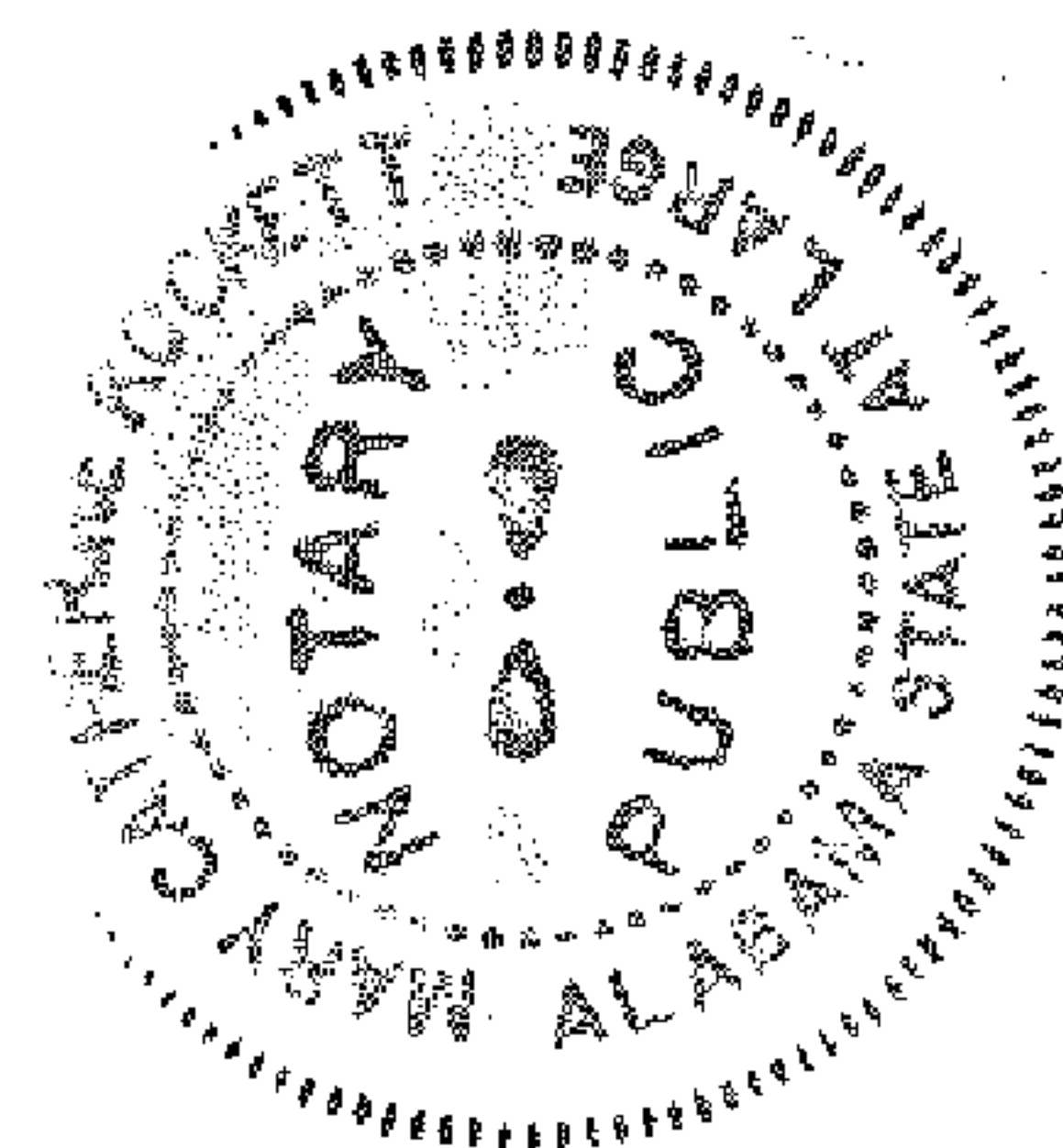
STATE OF ALABAMA
COUNTY OF JEFFERSON

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

My Commission Expires
April 16, 2018



ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN SHELBY COUNTY, ALABAMA, AS SHOWN ON THAT SURVEY PREPARED BY BOCK & CLARK, PROJECT #201701791, 004 DATED AUGUST 11, 2017, ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR OLDCASTLE APG SOUTH, INC.", SAID PARCEL BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Certain parcels of land lying in the SE 1/4 of Section 14, Township 20 South, Range 3 West, in Pelham, Shelby County, Alabama, and more particularly described as follows:

Commencing from a found iron pin (uncapped) at the intersection of the east right of way line of Lee Street and the south right of way line of CSX Railroad, being a corner to the lands of City of Pelham (Instrument # 19950003077900000), being at the entrance of the private right of way of Old Tuscaloosa Road, being approximately 1,100' from the centerline intersection of Lee Street and Highway 52 W; thence leaving said right of ways and traversing the lands of City of Pelham N 45°07'00" W a distance of to a 879.43' to a found iron pin (PLS 0053, 5/8" rebar), a common corner to said lands of City of Pelham and the lands of Bama Concrete Birmingham, Inc. (Instrument # 20140822000264040), being the POINT OF BEGINNING; thence from this point of beginning, leaving said lands of Bama Concrete Birmingham and with City of Pelham the following six (6) calls: 1) S 77°50'16" W a distance of 169.03' to a found iron pin (uncapped, 5/8" rebar); thence 2) N 74°36'56" W a distance of 76.41' to a found iron pin (PLS 2087, 5/8" rebar); thence 3) N 44°02'27" W a distance of 207.81' found iron pin (PLS 2087, 5/8" rebar); thence 4) N 27°53'29" W a distance of 105.09' to a set iron pin; thence 5) N 11°59'28" W a distance of 107.50' to a set iron pin; thence 6) N 04°40'27" E a distance of 302.04' to a found iron pin (PLS 0053, 5/8" rebar), a common corner to City of Pelham and a lot of the State of Alabama (current deed recorded as Pelham Industrial Park, Inc., Deed Book 273, Page 569); thence leaving the lands of City of Pelham and with State of Alabama N 00°10'48" W a distance of 614.55' to a found iron pin (PLS 0053, 5/8" rebar) in the southwest right of way line of CSX Railroad, a common corner to State of Alabama; thence leaving the lot of State of Alabama and with said right of way line the following two (2) calls: 1) with a curve turning to the right with an arc length of 731.89', with a radius of 1,902.45', with a chord bearing of S 36°52'37" E a distance of 727.38' to a found iron pin (uncapped, 5/8" rebar); thence 2) S 25°42'36" E a distance of 150.04' to a found iron pin (uncapped, 5/8" rebar) in said right of way line, being a common corner to said lands of Bama Concrete Birmingham, Inc.; thence leaving said right of way line of CSX Railroad and with Bama Concrete Birmingham, Inc. the following fifteen (15) calls: 1) S 65°22'13" W a distance of 99.48' to a found iron pin (PLS 0053, 5/8" rebar); thence 2) S 03°07'50" E a distance of 36.57'; thence 3) S 11°25'46" E a distance of 59.68'; thence 4) S 61°31'49" W a distance of 10.11'; thence 5) S 05°20'13" W a distance of 31.08'; thence 6) S 14°18'10" W a distance of 17.65'; thence 7) S 07°16'34" E a distance of 18.05'; thence 8) S 24°39'55" E a distance of 23.28'; thence 9) S 09°11'13" W a distance of 43.40'; thence 10) S 11°40'05" W a distance of 35.34'; thence 11) S 00°22'30" W a distance of 39.15'; thence 12) S 29°56'10" E a distance of 37.54'; thence 13) S 06°01'39" W a distance of 13.30'; thence 14) S 32°24'33" W a distance of 23.61'; thence 15) S 09°55'46" E a distance of 121.75' to the point of beginning, having an area of 421,193.1 square feet, or 9.67 acres.

BEING THE PROPERTY CONVEYED TO READY MIX USA, LLC BY SHELBY CONCRETE, INC. DATED APRIL 9, 2009 AND RECORDED JUNE 11, 2009 AT

20171010000368550 10/10/2017 02:25:10 PM DEEDS 4/6
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.

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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/10/2017 02:25:10 PM
\$31.00 CHERRY
20171010000368550

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.