

Selling Price  
Mtg

29,500.00  
10,500.00

35120

736

This instrument was prepared by  
Peggy A. Werdehoff, Attorney  
United States Steel Corporation  
Fairfield, Alabama 35064

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100.00) and other valuable considerations paid to UNITED STATES STEEL CORPORATION, a Delaware corporation, hereinafter called "Grantor", by TIM S. TOWNS, hereinafter called "Grantee", receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama to wit:

Lot 4, according to the survey of  
Heatherwood, Sector 3, as recorded in  
Map Book 8, Page 29 A & B in the Office  
of the Judge of Probate of Shelby  
County, Alabama; being situated in  
Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's heirs and assigns, forever; SUBJECT, however, to the following: (a) such easements not specifically referred to herein as may exist over, upon or across said land for public roads, electric power transmission lines, telephone lines, telegraph lines or pipelines; (b) applicable zoning and subdivision regulations; (c) taxes for the current tax year; (d) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37 Page 537 in said Probate Office; (e) agreement with Alabama Power Company as to underground cables recorded in Deed Book 318 Page 16 and Misc. Book 39 Page 981 and covenants pertaining thereto recorded in Misc. Book 39 Page 980 in said Probate Office; and (f) public utility easements as shown by recorded plat, including 10 foot easement on West and 5 foot on North and 7.5 foot on the South side of subject lot.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, Grantee's heirs and assigns, that it is lawfully seized in fee simple of the lands conveyed hereby; that they are free from all encumbrances, except as herein mentioned; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the Grantee, Grantee's heirs and assigns, forever against the lawful claim of all persons.

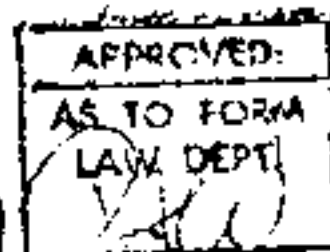
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and behalf and its corporate seal to be hereunto affixed and attested by its officers thereunto duly authorized this, the 29<sup>th</sup> day of JUNE, 1984.



UNITED STATES STEEL CORPORATION

By

Arthur J. S. Borchg  
Project Manager - Southeast  
USS Realty Development Division



ATTEST:

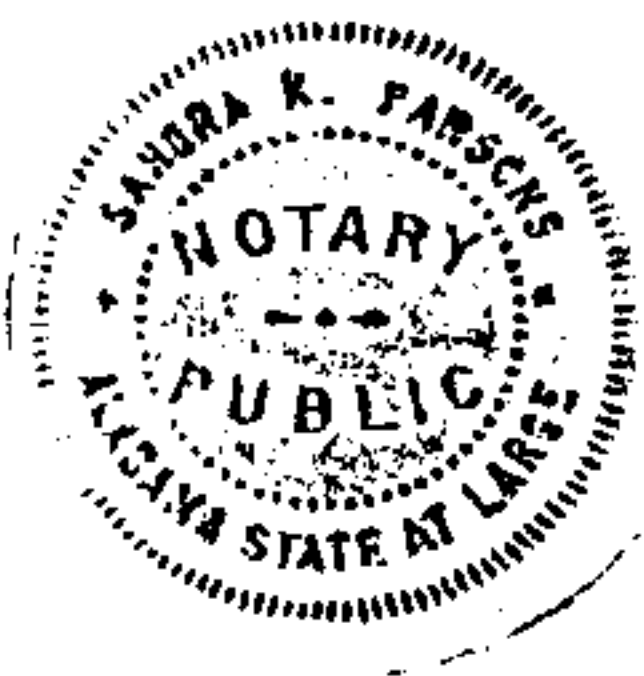
Peggy A. Werdehoff  
Assistant Secretary  
United States Steel Corporation

FIRST BANK of ALABAMA  
P. O. Box 246  
Alabaster, Alabama 35007

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, SANDRA K. PARSONS, a Notary Public in and for said County in said State, hereby certify that ARTHUR G. L. BORGH, JR., whose name as Project Manager-Southeast, USS Realty Development Division of United States Steel 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 29<sup>th</sup> day of JUNE, 1984.



Sandra K Parsons  
Notary Public

My Commission Expires 12/3/84

STATE OF ALA. SHELBY CO. S  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JUL 16 AM 10:52

Thomas A. Shandley, Jr.  
JUDGE OF PROBATE

Recd TAX	29.50
Rec	5.00
Ind	1.00
	<u>35.50</u>

BOOK  
357  
PAGE 371

FIRST BANK of ALABASTER  
P. O. Box 246  
Alabaster, Alabama 35007