

446

This instrument was prepared by
Peggy A. Werdehoff, General Attorney
USX Corporation
Fairfield, Alabama 35064

W380, m. v

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 consideration paid to USX CORPORATION, formerly known as United States Steel Corporation, a Delaware corporation, hereinafter called "Grantor", by MICHAEL S. VAUGHN and wife, SANDRA J. VAUGHN, whose mailing address is 3667 Altacrest West, Birmingham, Alabama 35243, hereinafter called "Grantees", receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, MINERALS AND MINING RIGHTS EXCEPTED, situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Heatherwood,
4th Sector, 2nd Addition, as recorded in Map
Book 12, Page 80, in the Probate
Office of Shelby County, Alabama.

RESERVING AND EXCEPTING, however, from this conveyance all of the coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, limestone, and all other minerals and non-mineral substances in and under said land, including water associated with the production of coal bed methane gas, together with the right to explore for, to drill for, to mine, to produce and to remove said coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, limestone, and all other minerals and non-mineral substances in and under said land, including water associated with the production of coal bed methane gas, without using the surface of said land; and also the right to transport through said land coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, limestone, and all other minerals and non-mineral substances from adjoining or other land without using the surface of the land hereby conveyed.

This conveyance is made upon the covenant and condition which shall constitute a covenant running with said land that no right of action for damages on account of injury to said land or to any buildings, improvements, structures, pipe lines and other sources of water supply now or hereafter located upon said land or to any owners or occupants or other persons in or upon said land, resulting from past mining or other operations of the Grantor, its predecessors, assignees, licensees, lessees or contractors, or resulting from blasting, dewatering or the removal of said minerals, whether said past mining or other past operations be in said land or other lands, shall ever accrue to or be asserted by the Grantees herein or by said Grantees' successors in title, or by any person, this deed made expressly subject to all such past or future injuries. It is understood by the Grantees that Grantor cannot determine to any degree of certainty whether or not any past mining or other operations have occurred in said land or lands in the general vicinity of said land.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; SUBJECT, however, to the following: (a) applicable zoning and subdivision regulations; (b) taxes for the current tax year;

BOOK 336 PAGE 875

William Hallbrook

(2)

(c) transmission line permit to Alabama Power Company as recorded in Deed Book 337, Page 267 in said Probate Office; (d) easement to South Central Bell as recorded in Real Record 119, Page 887 in said Probate Office; (e) restrictive covenants as recorded in Real Record 199, Page 196 in said Probate Office; (f) 35-foot building set back line from Turnberry Road with 10-foot easement inside said building line set back line as shown on recorded map of said subdivision; (g) 10-foot utility easement across the North and West sides of said lot as shown on recorded map of said subdivision; (h) easement as to underground cables to Alabama Power Company in Real Record 204, Page 655 in said Probate office; (g) agreements with Alabama Power Company as recorded in Real Record 204, Page 661 and Real Record 236, Page 953 in said Probate office; and (h) release of damages as recorded in Real Record 247, Page 179 in said Probate Office.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, Grantees' 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 Grantees, Grantees' heirs and assigns, forever against the lawful claims 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 27 day of March, 1991.

ATTEST:

USX CORPORATION

[Signature]
Assistant Secretary
USX Corporation

[Signature]
Regional Manager - Southeast
USX Realty Development, a division
of USX Corporation



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas G. Howard, whose name as Regional Manager - Southeast, USX Realty Development, a division of USX 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 27th day of March, 1991.

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

91 APR -4 AM 11:43

[Signature]
JUDGE OF PROBATE

[Signature]
Notary Public

BOBBY RAY JONES
State at Large, Alabama
My Commission Expires May 13, 1994

My Commission Expires

1. Dead Tax	114.00
2. Misc. Tax	5.00
3. Record Fee	3.00
4. Notary Fee	1.00
5. No. [unclear]	1.00
6. Correction [unclear]	1.00
Total	125.00