

Upon recording return this instrument to:

Camellia Met Mining, LLC
3400 County Road 260
Maylene, Alabama 35114
Attn: Brian O'Dea

This instrument was prepared by:

Matthew J. Fearing
Counsel-Real Estate
United States Steel Corporation
Law Department
600 Grant Street, Suite 1844
Pittsburgh, PA 15219

Mail tax notice to:

Camellia Met Mining, LLC
3400 County Road 260
Maylene, Alabama 35114
Attn: Brian O'Dea

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, as of April 23, 2021, for and in consideration of One Hundred Dollars (\$100) in hand paid by **CAMELLIA MET MINING, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), to the undersigned, **UNITED STATES STEEL CORPORATION**, a Delaware corporation (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell, and convey unto Grantee the following described land (the "Property") subject to the conditions and limitations contained herein, situated in Shelby County, Alabama, said Property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

The Property is conveyed subject to the following (collectively, the "Permitted Encumbrances"):

1. Real estate ad valorem taxes due and payable October 1, 2021, and subsequent years and any other taxes, charges, or assessments of the levying jurisdictions.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
3. All easements, restrictions, reservations, rights-of-way and other matters of public record affecting any portion of the Property.

4. This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the Property herein conveyed or to any buildings, improvements, structures, pipelines, or other sources of water supply now or hereafter located upon the Property, or to any owners or occupants or other persons in or upon the Property, resulting from sinkholes or other defects of the surface or subsurface of any nature affecting the Property or resulting from past mining and/or gas or oil producing operations of Grantor, or its successors, assigns, licensees, lessees, or contractors, or resulting from past blasting, past dewatering, or the past removal of coal, iron ore, gas, oil, coal bed methane gas and all other minerals or coal seam or other roof supports by Grantor, or its successors, assigns, licensees, lessees, or contractors, whether said mining and/or gas or oil producing operations be in the Property or other lands, shall ever accrue to or be asserted by Grantee herein or by Grantee's successors in title, this conveyance being made expressly subject to all such past or future injuries related to such past mining operations and this condition shall constitute a covenant running with the Property as against Grantee and all successors in title.
5. All of those matters described in **EXHIBIT B** attached hereto and made a part hereof.

As a condition of the conveyance hereunder, Grantee acknowledges that the physical and Environmental condition of the Property conveyed hereunder has been inspected by Grantee or its duly authorized agent and that the Property is purchased by Grantee as a result of such inspection and not upon any agreement, representation, or warranty made by Grantor. Grantee accepts the physical and environmental condition of the Property "**AS IS, WHERE IS, WITH ALL FAULTS**" and hereby releases Grantor from any liability of any nature arising from or in connection with the physical or environmental condition of the Property. This condition shall constitute a covenant running with the land as against Grantee and all successors in title.

No private right of action shall accrue with respect to the physical or environmental condition of the Property to any subsequent owner of the Property, whether by foreclosure or otherwise, due solely to the taking of title to the Property and, by taking such title, any such subsequent owner of the Property does thereby waive any and all right or claim against Grantor, Grantee, and their respective successors and assigns or any of them, for any costs, loss, damage, liability or expense such subsequent owner of the Property or its successors and assigns may incur as a result of the physical or environmental condition of the Property or the need or desirability to do any removal, corrective, or remediation work including, but not limited to, in connection with hazardous materials or waste pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Resources Conservation and Recovery Act, as amended, and all regulations thereunder or any similar laws or regulations enacted by the United States of America or the State of Alabama, or any agency or instrumentality of either.

TO HAVE AND TO HOLD unto Grantee and to Grantee's successors and assigns, forever, subject, however, to the Permitted Encumbrances.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and behalf and its seal to be hereunto affixed and attested by its duly authorized officers or representatives on the date first above written.

GRANTOR:

UNITED STATES STEEL CORPORATION

By: JPC

Name: Jammie P Cowden
Director – USS Real Estate, a division of United States Steel Corporation

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jammie P Cowden, whose name as Director – USS Real Estate, a division of United States Steel Corporation, a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity 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 22 day of April, 2021.



Beverly L. Swain
Notary Public

My Commission Expires: 7/30/2023

EXHIBIT A

Legal Description

A tract of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, township 21 South, Range 4 West, Shelby County, Alabama, described as follows:

That part lying in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 29.

The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

That part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 29.

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

That part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29.

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$

That part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29.

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$

Containing 50 acres, more or less, less and excepting Shelby County Road # 270.

EXHIBIT B

Additional Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by a current accurate and complete survey or inspection of the Property, including but not limited to, liens, encumbrances, easements, claims of easements, rights-of-way, rights of access of others, utility lines, boundary line disputes, overlaps, gaps, gores, encroachments, public or private roads, highways, cemeteries, improvements, structures, and/or railroads. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
3. Subject to rights of parties in and to the existing railroads and roadways across subject property.
4. Deed from Excelsior Coal Company to Briarfield, Blocton & Birmingham Railway Company, dated September 5, 1889, recorded in Book 12, Page 249.
5. Right of way to Alabama Power Company as recorded in Instrument # 1997-2631.
6. Conveyance on mineral interests, as that term is defined within the recorded document, from United States Steel Corporation to RGGS Land & Minerals Ltd. L.P. as recorded in Instrument #2004-14856 and Instrument #2004-14857.
7. Agreement with respect to surface and subsurface uses between United States Steel Corporation and RGGS Land & Minerals Ltd. L.P. as recorded in Instrument #2004-14860.
8. Agreement to Grant Easements between United States Steel Corporation and RGGS Land & Minerals Ltd. L.P. as recorded in Instrument #2012-46491.
9. Easement to Shelby County as recorded in Deed Volume 269, page 320.

The following exceptions are evidenced by unrecorded documents as contained in the records of United States Steel:

1. Right of way to Southern Electric in CC448.
2. Right of way to Shelby County dated 6/1/1958 in B13499.
3. Right of way to Alabama Power Company dated 1/28/1974 in CA4259-A.
4. Right of way to Oak Mountain Energy Corporation dated 3/6/1996 in B15153.
5. Right of way to Tocoa Mining LLC dated 5/12/2004 in B16012.

Real Estate Sales Validation Form

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

Grantor's Name:	United States Steel Corporation	Grantees' Names:	Camellia Met Mining, LLC
Mailing Address:	600 Grant Street, Suite 1500 Pittsburgh, PA 15219	Mailing Address:	3400 County Road 260 Maylene, Alabama 35114
Property Address:	50 acres of unaddressed property located along County Road 270 near intersection of Highway 10 in Shelby County, Alabama	Date of Sale:	April 23, 2021
			Total Purchase Price: \$37,500.00

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
 Appraisal
 Sales Contract
 Other: _____
 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: April 23, 2021.

GRANTOR:
United States Steel Corporation

By: 
Name: Jammie P Cowden
Director – USS Real Estate, a division of United States Steel Corporation

Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2021 08:36:15 AM
\$74.50 JOANN
20210426000204090

Alvin S. Bayl