

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that REPUBLIC STEEL CORPORATION, a New Jersey corporation qualified to do business in the State of Alabama (hereinafter called "Grantor") for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by RAYMOND E. HARGRAVE and MARGARET T. HARGRAVE, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey, subject to all the terms, covenants, reservations, conditions and limitations as are hereinafter expressed, to RAYMOND E. HARGRAVE and MARGARET T. HARGRAVE (hereinafter called "Grantees") as joint tenants with right of survivorship, the following described property situate in the County of Shelby, State of Alabama, and more particularly described as follows:

The Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Twenty (20) South, Range Four (4) West of the Huntsville Principal Meridian and containing one hundred sixty (160) acres be the same more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT to a 100 foot right of way across said property from George F. Wyatt and wife to Brierfield Blocton Railway Company by Right of Way Deed dated December 16, 1889 as recorded in Volume 12, Page 337, Probate Office of Shelby County, Alabama.

SUBJECT ALSO to easements, covenants, reservations, restrictions, limitations and conditions of record and to easements, covenants, reservations, restrictions, limitations and conditions not of record which would be disclosed by an inspection of the premises, to zoning ordinances, all public highways, and to all taxes and assessments, due and payable after the date hereof, which taxes and assessments the Grantees, by the acceptance hereof agree to assume and pay.

SUBJECT ALSO to the express condition that Grantees for themselves and on behalf of their heirs, executors, administrators, successors, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and

assigns from any and all liability, claim, and causes of action whether arising at law (by contract or in tort) or in equity in connection with Grantor's past use of the premises herein described, and with the past, present or future use of adjacent and nearby lands controlled by it with respect to industrial mining, mine waste disposal and quarrying operations, and whether such industrial, mining, mine waste disposal and quarrying operations be conducted by Grantor or by Grantor's successors, assigns, grantees, licensees, contractors, permittees and lessees.

TO HAVE AND TO HOLD the above granted property to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND the Grantor for itself, its successors and assigns does hereby covenant with the said Grantees, their heirs and assigns that the said property is free and clear from all liens and encumbrances whatsoever created by, from, through or under the Grantor except as stated above, that it has good right to sell and convey the same as aforesaid, and that said Grantor will forever WARRANT AND DEFEND the same with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, against all lawful claims of all persons claiming by, from, through or under the Grantor herein.

IN WITNESS WHEREOF, Republic Steel Corporation has executed these presents by officers thereunto duly authorized this 21st day of April, 1965.

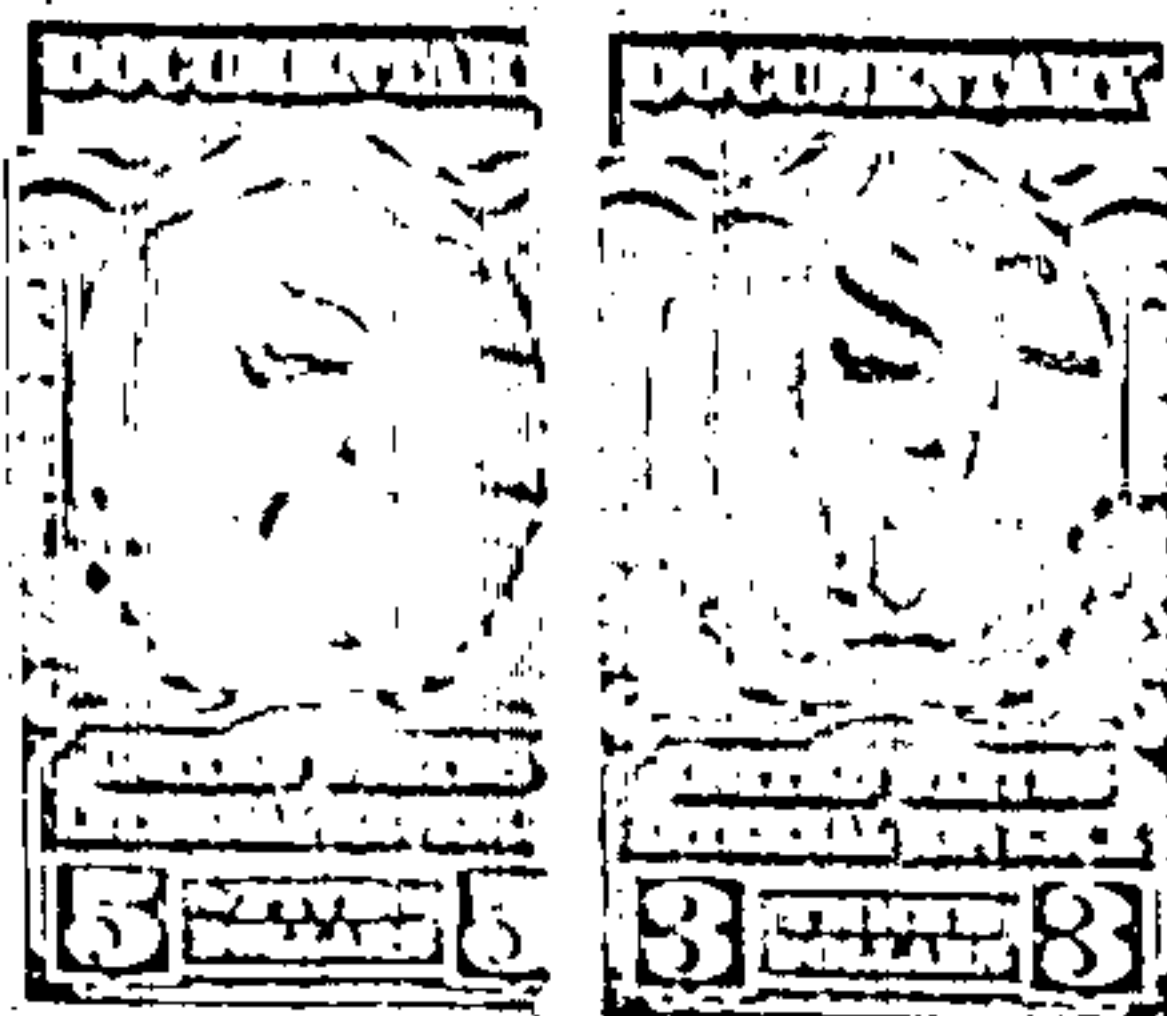
REPUBLIC STEEL CORPORATION

By

W. B. Belden
Vice President

ATTEST:

W. B. Belden
Secretary



STATE OF OHIO
COUNTY OF CUYAHOGA } SS:

I, Donna M. Lucas, a Notary Public in and for

(SEAL)

Wm. L. L.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/27/16
4/27/16
RECORDED & ✓ MTG. TAX
& \$ 800.00 HAS BEEN
PD. CH. 1. INSTRUMENT.

[Signature]
CLERK OF PROBATE

205 302
235 532
8000