

3814

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 One Hundred Dollars (\$100.00) and other valuable considerations to it in hand paid by JOHN GRIFFIN, of Bessemer, Alabama (hereinafter called "Grantee"), 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 the said Grantee, his heirs and assigns, the following described property:

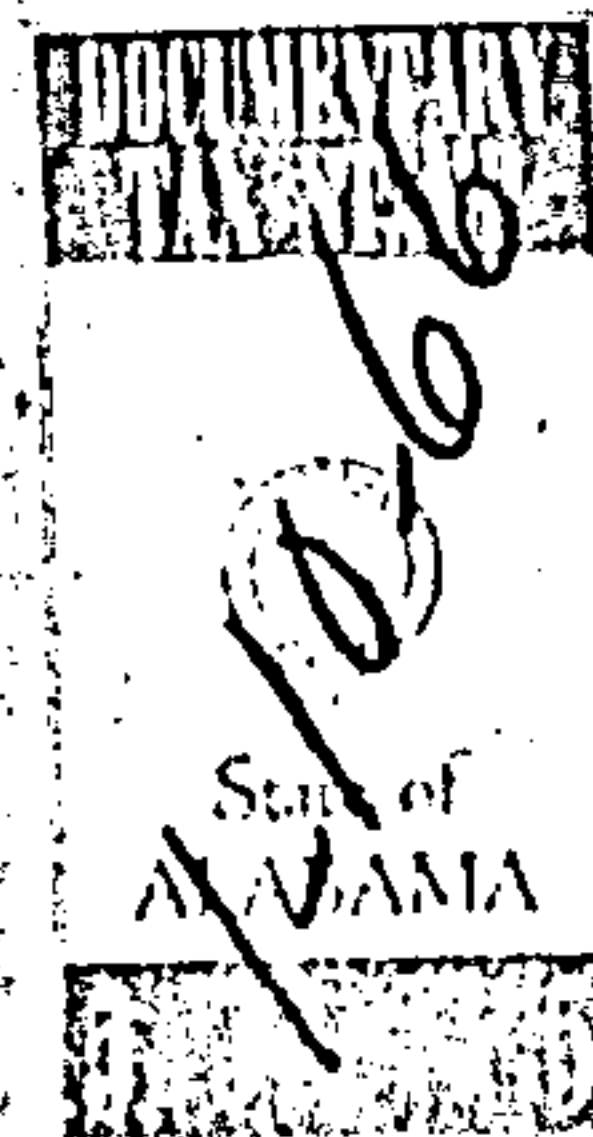
Situated in the Counties of Bibb and Shelby, State of Alabama.

The mineral rights and an undivided one-half interest in the surface rights to the N 1/2 of the SE 1/4, the NE 1/4 of the SW 1/4, the NW 1/4 of the NE 1/4 and the E 1/2 of the NW 1/4, except that part west of Shades Creek and north of the center line of the first branch flowing into Shades Creek lying south of the north boundary of the SE 1/4 of the NW 1/4 in Section 14, Township 21 South, Range 5 West, Bibb County, Alabama.

The mineral rights and an undivided one-half interest in the surface rights to the W 1/2 of the SW 1/4 of Section 13, Township 21 South, Range 5 West, Shelby County, Alabama.

An undivided five-eighths interest in the surface rights to the W 1/2 of the NW 1/4 of Section 2 and the E 1/2 of the NE 1/4 of Section 3, Township 21 South, Range 5 West, Bibb County, Alabama.

SUBJECT TO the express reservation and condition that the Grantee for himself and on behalf of his heirs, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity in connection with Grantor's past use



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or the condition of the Premises and the past, present or future use and/or condition of adjacent and nearby lands owned or 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.

SUBJECT FURTHER TO all existing easements, covenants, reservations, restrictions, limitations and conditions of record and those that would be apparent from an actual physical inspection of the Premises but not of record, all zoning ordinances, all public highways and all taxes and assessments, if any, due and payable after date hereof, which taxes and assessments the Grantees, by acceptance hereof, agree to assume and pay.

TO HAVE AND TO HOLD the above granted property to the said Grantee, his heirs and assigns, forever.

AND the Grantor, for itself, its successors and assigns, does hereby covenant with the said Grantee, his heirs and assigns, that said property is free and clear from all encumbrances whatsoever, created by, from, through or under the Grantor except as stated above, and that said Grantor will forever WARRANT AND DEFEND the same with the appurtenances thereunto belonging, unto the said Grantee, his 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 29th day of December, 1965.



REPUBLIC STEEL CORPORATION

By J. P. Cardillo
Vice President

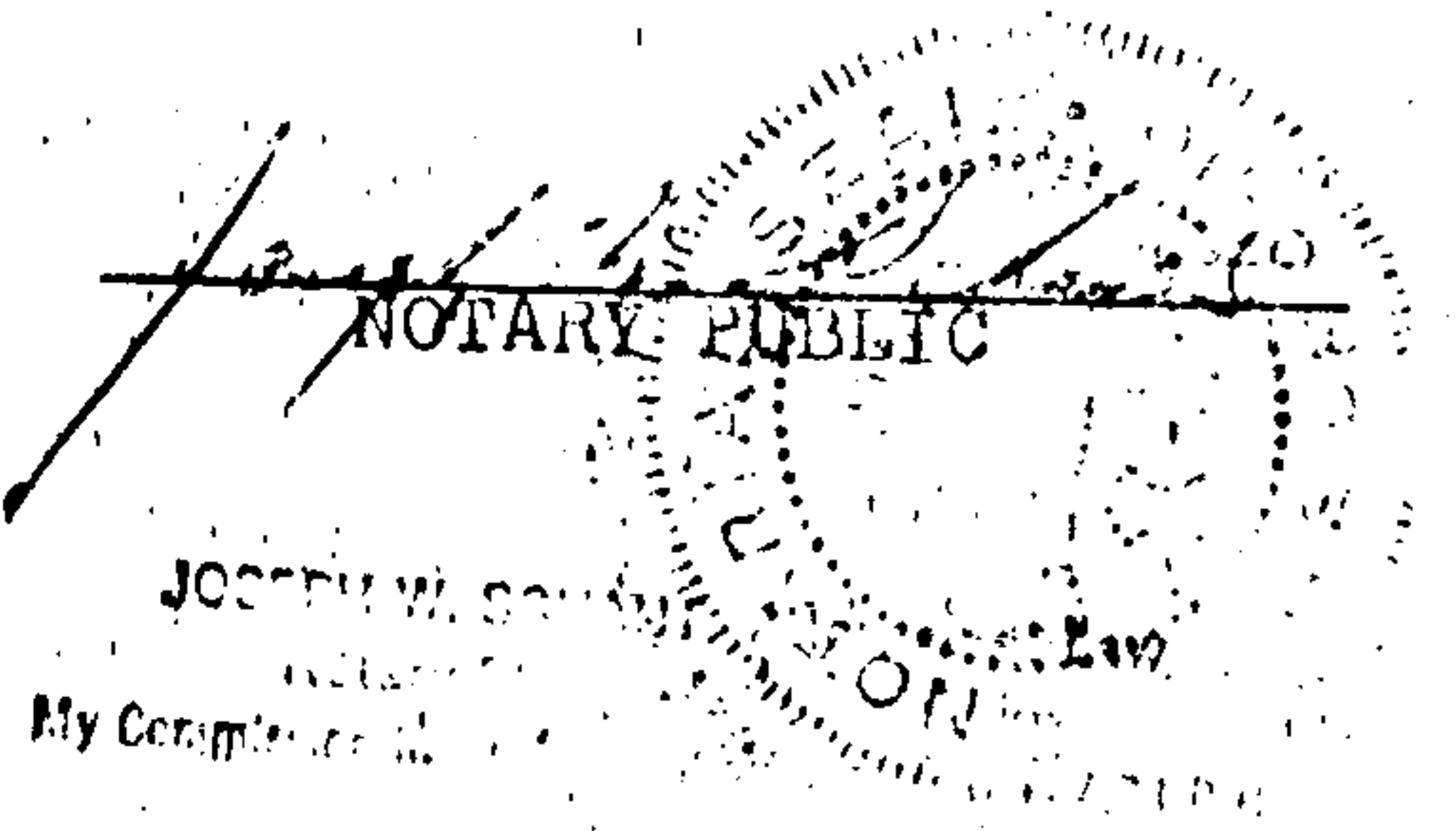
ATTEST: W. B. Balaban
Secretary

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS:

I, Joseph W. Schaut a Notary Public in and for said

county in said state, hereby certify that R. P. CARPENTER
and W. B. BELDEN, whose names as Vice President and
Secretary, respectively of Republic Steel Corporation, a corpora-
tion, are signed to the foregoing conveyance, and who are known
to me and who are known to me to be such Vice President and
Secretary, acknowledged before me on this day that, being
informed of the contents of the conveyance, they as such officers
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 29th
day of December, 1965.



STATE OF ALABAMA, BIBB COUNTY. Office of Judge of Probate

I hereby certify that the within instrument was filed in this office for
record on the 10 day of January 1966 at 1132
o'clock P M and received in
vol. 84 of Deeds
page 243 and examined.

B. H. Stacy
Judge of Probate

STATE OF ALABAMA
BIBB COUNTY

I hereby certify that the Pollage Tax had
been paid on the within instrument as request-
ed by law.

V. S. 13.00

B. H. Stacy
Judge of Probate

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/10
3/11 1966
RECORDED & 5 REG. TAX
& 5 HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Decker
JUDGE OF PROBATE