

3576

This instrument was prepared by
W. H. Woolverton, Jr., Attorney
United States Steel Corporation
Fairfield, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Thousand and no/100 Dollars (\$1,000.00) paid to UNITED STATES STEEL CORPORATION, a Delaware corporation, hereinafter called "Grantor," by ANTIOCH BAPTIST CHURCH #2, hereinafter called "Grantee," receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee a tract of land, MINERALS AND MINING RIGHTS EXCEPTED, located in the West half of North-East quarter of Section 33, Township 21 South, Range 4 West of the Huntville Principal Meridian, Shelby County, Alabama, described as follows:

Begin at the southwest corner of the North-West quarter of North-East quarter of said Section 33; thence in an easterly direction along the south boundary of said North-West quarter of North-East quarter 499.60 feet; thence turning an angle of 55 degrees and 47 minutes to the left in a northeasterly direction along a straight line which is the northwest boundary of a 3.20 acre tract of land conveyed by Tennessee Coal, Iron and Railroad Company to Antioch Baptist Church by deed dated the 7th day of July, 1948, a distance of 472.50 feet to the most northerly corner of said 3.20 acre tract of land; said most northerly corner being the point of beginning of boundary of tract of land herein described; thence continuing in a northeasterly direction along said straight line 48.90 feet to intersection with the center line of right of way for a public road conveyed by United States Steel Corporation to Shelby County, Alabama, by deed dated the 1st day of June, 1955; thence turning an angle of 134 degrees and 10 minutes to the right in a southeasterly direction along a straight line which is the center line of said right of way 513.16 feet to the point of beginning of the arc of a curve tangent to said straight line, said arc turning to the left, having a radius of 1910.08 feet, being subtended by a central angle of 15 degrees and 28 minutes and having a chord 514.04 feet in length; thence southeasterly along said arc which is the center line of said right of way 515.62 feet; thence turning an angle of 125 degrees and 22 minutes to the right from said chord in a northwesterly direction 617.66 feet to the most southerly corner of said 3.20 acre tract of land; thence turning an angle of 108 degrees and 13 minutes to the right in a north-easterly direction along the southeast boundary of said 3.20 acre tract of land 618.45 feet; thence turning an angle of 46 degrees and 00 minutes to the left in a northerly direction along a boundary of said 3.20 acre tract of land 271.1 feet to the point of beginning.

EXCEPTING, however, from this conveyance all of the coal, gas, iron ore, oil, limestone and other minerals in and under said land, together with the right to mine and remove said coal, gas, iron ore, oil, limestone and other minerals without using the surface of said land; and also the right to transport through said land coal, gas, iron ore, oil, limestone and other minerals from adjoining or other lands without using the surface of the land herein conveyed.

This conveyance is made upon the covenant and condition that the Grantor, or its successors, assigns, licensees, lessees or contractors, shall have the right to mine and remove the coal and other minerals contained in said land, or other lands in which the said Grantor, its successors, assigns, licensees, lessees or contractors, may at any time conduct mining operations, without leaving supports necessary for sustaining the surface of said land or for preventing damage thereto; and that no right of action for damages on account of injuries to the land herein conveyed or to any buildings, improvements, structures, pipe lines or 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 or future mining operations of the Grantor, or its successors, assigns, licensees, lessees or contractors, or resulting from blasting, dewatering or the removal of coal and other minerals or coal seam or other roof supports by the Grantor, or its successors, assigns, licensees,



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lessees or contractors, whether said mining operations be in said lands or other lands, shall ever accrue to or be asserted by the Grantee herein or by said Grantee's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against the said Grantee and all persons, firms or corporations holding under or through said Grantee.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns, forever; SUBJECT; however to the following: (a) Right of way for public road conveyed by United States Steel Corporation to Shelby County, Alabama, by deed dated June 1, 1955; (b) Such other easements as may exist over, upon or across said land for public roads, electric power transmission lines, telephone lines, telegraph lines or pipe lines; (c) Applicable zoning and subdivision regulations; and (d) Taxes for the tax year beginning October 1, 1970.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, Grantee's successors 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 successors 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 3rd day of June, 197 1.



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UNITED STATES STEEL CORPORATION

By C. F. Beukema
Vice President

ATTEST:

Dorothy A. Sewb
Assistant Secretary

STATE OF ALABAMA, SHELBY CO.
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STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I, Margaret Mayer, a Notary Public in and for said County and said State, hereby certify that C. F. Beukema, whose name as - Vice President 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 3rd day of June, 197 1.

Margaret Mayer
Notary Public

MARGARET MAYER, Notary Public
PITTSBURGH, ALLEGHENY COUNTY, PA.
MY COMMISSION EXPIRES
MAY 16, 1974

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