

This instrument was prepared by
Joe C. Bailey, Jr., Attorney
United States Steel Corporation
Fairfield, Alabama 35064

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations paid to UNITED STATES STEEL CORPORATION, a Delaware corporation, hereinafter called "Grantor," by M. & R. PARTNERSHIP, a General Partnership, hereinafter called "Grantee," receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described land, MINERALS AND MINING RIGHTS EXCEPTED, located in the North-East quarter (NE $\frac{1}{4}$) of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama:

Lot 2-C as shown on plat of a resurvey of Lot "2-B", Cahaba River Park as recorded in map book 8, page 95 in the office of the Judge of Probate of Shelby County, Alabama.

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

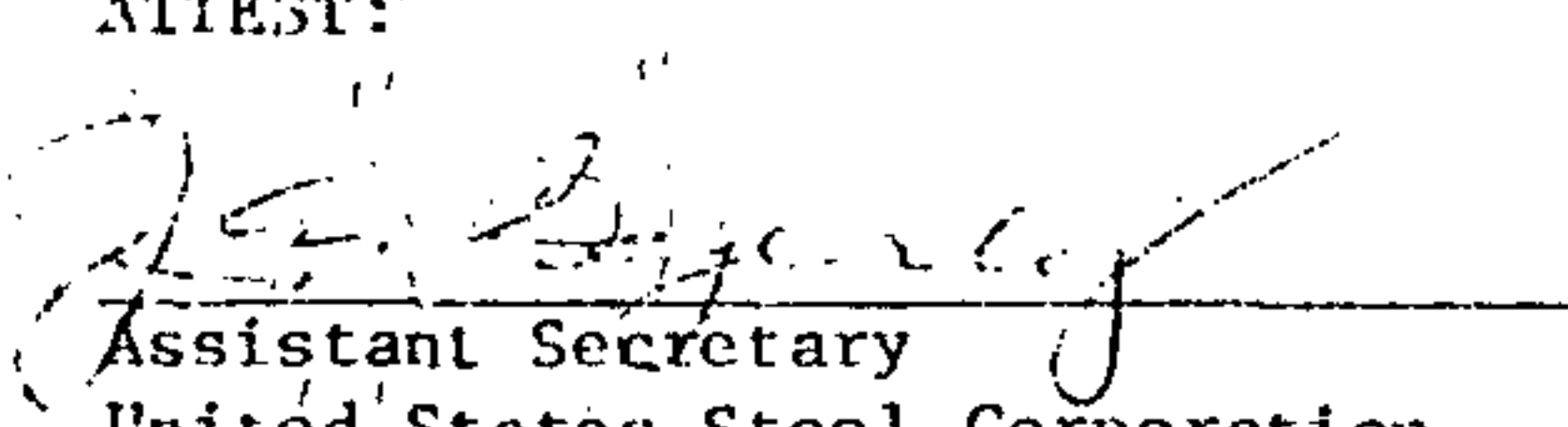
BOOK 344 PAGE 93
This conveyance is made upon the covenant and condition that the Grantor, or its successors, assigns, licensees, lessees or contractors, shall have the right to mine and remove the coal and other minerals contained in said land, or other lands in which the said Grantor, its successors, 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, pipelines 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 seams or other roof supports by the Grantor, or its successors, assigns, licensees, lessees or contractors, whether said mining operations be in said land 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: (a) easements and rights of way of record; (b) declaration of Covenants and Restrictions for Cahaba River Park as recorded in said Probate Office in Volume 9, Page 513; (c) applicable laws, ordinances and regulations, including those pertaining to zoning and subdivisions; and (d) taxes for the current tax year.

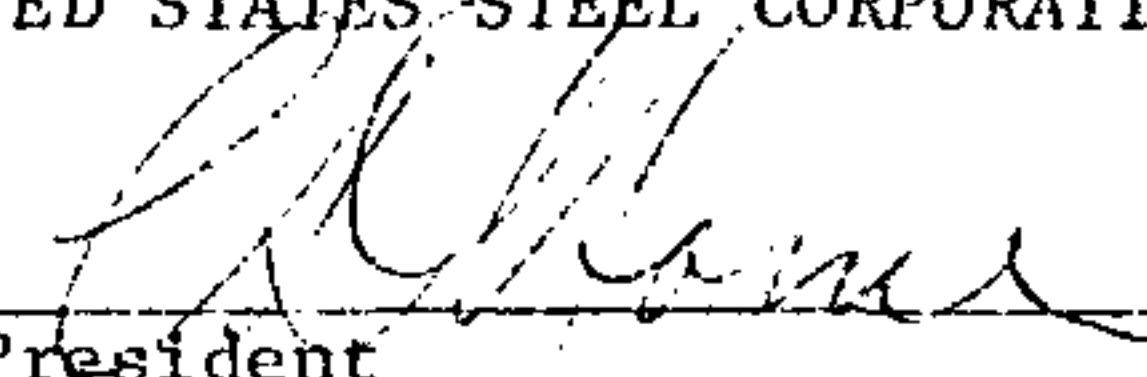
And the Grantor does for itself and for its successors and assigns, covenant with the Grantee, Grantee's successors and assigns, that it is lawfully seized in fee simple of the lands conveyed hereby; that they are free from all encumbrances, except as herein mentioned; that it has a good right to sell 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.

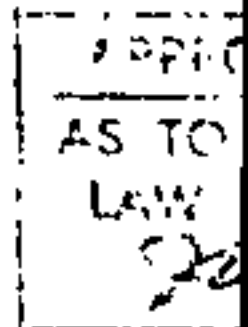
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and behalf and its corporate seal to be hereunto affixed and attested this the 24th day of November, 1982.

ATTEST:


Assistant Secretary
United States Steel Corporation

UNITED STATES STEEL CORPORATION

By 
President
USS Realty Development Division



Cahaba Title

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

I, The undersigned, a Notary Public in and for
said County in said State, hereby certify that C. D. Horne,
President of USS Realty Development Division of United States Steel Corporation
is signed to the foregoing instrument and who is known to me, acknowledged before
me this day that being informed of the contents of the instrument, 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 23rd day of
November, 1982.

Maylon R. Klus
Notary Public

My Commission Expires: _____

MAYLON R. KLUS, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JULY 16, 1983
Member, Pennsylvania Association of Notaries

1982 DEC 16 AM 8:26

Thomas W. Horne, Jr.
JUDGE OF PROBATE

Seed	440.00
Rec.	3.00
Ind.	1.00
	<u>444.00</u>

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