

The full consideration is paid by a mortgage filed simultaneously herewith.

This instrument was prepared by Peggy A. Werdehoff, Attorney United States Steel Corporation Fairfield, Alabama 35064

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100.00) and other valuable considerations paid to UNITED STATES STEEL CORPORATION, a Delaware corporation, hereinafter called "Grantor", by RICHARD B. SMITH and wife, MELISSA C. SMITH, hereinafter called "Grantees", receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

Lot 13, according to the survey of Heatherwood, 1st Sector, as recorded in Map Book 8 Page 27 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion; SUBJECT, however, to the following: (a) applicable zoning and subdivision regulations; (b) taxes for the current tax year; (c) public utility easements as shown by recorded plat, including 10 foot easement on the East; 7.5 foot easement on the South and a 5 foot easement on the Northerly; (d) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in said Probate Office; (e) easement to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 16 in said Probate Office; and (f) agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 981 and covenants pertaining thereto recorded in Misc. Book 39, Page 980 in said Probate Office.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, Grantees' heirs 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 Grantees, Grantees' heirs 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 30<sup>th</sup> day of OCTOBER, 1984.

APPROVED  
AS TO FORM  
LAW DEPT  
*PAW*

UNITED STATES STEEL CORPORATION

By *Arthur J. Borghes*  
Project Manager - Southeast  
USS Realty Development Division

UNITED STATES STEEL CORPORATION  
DELAWARE  
CORPORATE  
SEAL  
ATTEST

*Peggy A. Werdehoff*  
Assistant Secretary  
United States Steel Corporation

*Shelby Bank*

*Shelby State Bank*

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, SANDRA K. PARSONS, a Notary Public in and for said County in said State, hereby certify that ARTHUR G. L. BORGH, JR., whose name as Project Manager-Southeast, USS Realty Development Division 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 30<sup>th</sup> day of October, 1984.

Sandra K Parsons  
Notary Public

My Commission Expires 12/3/84



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 NOV -7 AM 9:31  
Thomas W. Sproull, Jr.  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u>          </u>
Deed Tax		<u>16.00</u>
Mineral Tax		<u>          </u>
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>\$22.00</u>

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