

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

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 CHARLES G. MUNDEN, JR. and wife, SANDRA H. MUNDEN, 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 31, 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.

BOOK 016 PAGE 19

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 West side and a 5 foot easement on the North and South sides; (d) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in said Probate Office; (e) right-of-way granted to Alabama Power Company 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.

\$22,641.55 of the purchase price recited above was paid from a Mortgage closed simultaneously

And the Grantor does for itself and for its successors and herewith 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 12<sup>th</sup> day of December, 1984.



UNITED STATES STEEL CORPORATION

By Arthur S. Burgh  
Project Manager - Southeast  
USS Realty Development Division



ATTEST:

Peggy A. Werdehoff  
Assistant Secretary  
United States Steel Corporation

Samar Hana

SEND TAX NOTICE TO:  
Charles G. Munden, Jr. and  
Sandra H. Munden  
304 Dixon Avenue  
Birmingham, Alabama 35209

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 12<sup>th</sup> day of December, 1984.



Sandra K Parsons  
Notary Public

My Commission Expires 12/3/88

BOOK 016 PAGE 20

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT FILED  
1985 JAN 25 AM 10:51

*Thomas P. [Signature]*  
JUDGE OF COURSE

*deed 700*  
*Rec 500*  
*Ind 100*  
*1300*