

35,000.00

35,000.00

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

408

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 ED. R. McGUIRE and wife, GLORIA A. McGUIRE, 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 11, according to the survey of Heatherwood,
2nd Sector, as recorded in Map Book 8, Page 28
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 a 5 foot easement on the Northwesterly; 10 foot easement on the Northeasterly 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) easement to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 16 and Deed Book 337, Page 267 in said Probate Office; and (f) agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 980 and covenants pertaining thereto recorded in Misc. Book 39, Page 981 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 5th day of FEB., 1985.

BOOK 017 PAGE 402

UNITED STATES STEEL CORPORATION

BY Arthur G. S. Burghis
Project Manager - Southeast
USS Realty Development Division

APPROVED:
AS TO FORM
LAW DEPT
AW

UNITED STATES STEEL CORPORATION
DELAWARE
CORPORATE SEAL

ATTEST
Peggy A. Werdehoff
Assistant Secretary
United States Steel Corporation

Alabama Title

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 5th day of February, 1985.



Sandra K Parsons
Notary Public

My Commission Expires 12/3/88

Grantees' Mailing Address is:

Ed. R. & Gloria A. McGuire
2140 Partridge Berry Road
Birmingham, Alabama 35244

BOOK 017 PAGE 403

RECORDING FEES

Mortgage Tax	\$	<u> </u>
Deed Tax		<u>35.00</u>
Mineral Tax		<u> </u>
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>41.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 FEB -8 AM 10:45
Thomas P. Henderson
JUDGE OF THE RATE