

32,000.00

32,000.00

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

STATE OF ALABAMA
COUNTY OF SHELBY

407

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 CHOICE BUILDERS, INC., an Alabama corporation, 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 real estate situated in Shelby County, Alabama to wit:

Lot 21, according to the survey of Heatherwood, Sector 3, as recorded in Map Book 8, Page 29 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever; 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 10 foot easement on the Northwesterly and Northeasterly, and a 5 foot easement on the Southeasterly; (d) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in said Probate Office; and (e) agreement with Alabama Power Company as to underground cables recorded in Deed Book 318, Page 16; 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 Grantee, its 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, its successors and assigns, forever against the lawful claim 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 30th day of January, 1985.

BOOK 017 PAGE 400



UNITED STATES STEEL CORPORATION

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



ATTEST:

Peggy A. Werdehoff
Assistant Secretary
United States Steel Corporation

Cahaba 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 30th day of January, 1985.



Sandra K Parsons
Notary Public

My Commission Expires 12/3/88

BOOK 017 PAGE 401

Grantee's Mailing Address is:

Choice Builders, Inc.
c/o Pat Ratliff
Route 2
Altoona, Alabama 35952

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>32.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>38.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB -8 AM 10:44

Thomas A. Shanks, Jr.
JUDGE OF PROBATE