

24,500.00

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

413

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 GEORGE J. McGRAW and wife, MARIE C. McGRAW, 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 20-A, as shown by plat recorded in Map Book 9, Page 55, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lot 20 of Heatherwood, 2nd Sector, (Map Book 8, Page 28) and also a Resurvey of Lots 21-A, and 23-A of a resurvey of Lots 22, 23, 24, 25, 26, and 27, Heatherwood, 2nd Sector, (Map Book 9, Page 26).

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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) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in said Probate Office; (d) 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 (e) 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 26th day of February, 1985.



UNITED STATES STEEL CORPORATION

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



ATTEST:

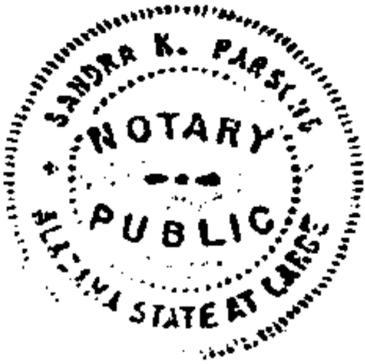
Peggy A. Werdehoff
Assistant Secretary
United States Steel Corporation

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 26th day of February, 1985.



Sandra K Parsons
Notary Public

My Commission Expires 12/3/88

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Grantees' Mailing Address is:

George J. & Marie C. McGraw
3229 Colesbury Drive
Birmingham, Alabama 35226

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>24.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>30.50</u>

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

1985 MAR -8 AM 9:03

Thomas A. Swanson, Jr.
JUDGE OF PROBATE