

*\$14,625.00 of full consideration is paid by a mortgage filed simultaneously herewith.

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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 WILLIAM C. PHILLIPS and wife, REBECCA C. PHILLIPS, 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 43-A, of a Resurvey of Lots 40, 41, 42, 43, 44, and 45 of Heatherwood, 3rd Sector, (Map Book 8, Page 29 A & B), as recorded in Probate Office of Shelby County, Alabama, being recorded in Map Book 9, Page 54.

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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) public utility easements as shown by recorded plat, including a 5 foot easement on the South side and on the North side, and a 15 foot easement on the East side; (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 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 26th day of February, 1985.



UNITED STATES STEEL CORPORATION
BY [Signature]
Project Manager - Southeast
USS Realty Development Division



ATTEST:

[Signature]
Assistant Secretary
United States Steel Corporation

Shelby State Bank

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

Grantees' Mailing Address is:

William C. & Rebecca C. Phillips
3439 Ridgcrest Drive
Birmingham, Alabama 35216

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR 18 AM 9:14

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

| | | |
|---------------|-----------|---------------------|
| Mortgage Tax | \$ | _____ |
| Deed Tax | | <u>5.00</u> |
| Mineral Tax | | _____ |
| Recording Fee | | <u>5.00</u> |
| Index Fee | | <u>1.00</u> |
| TOTAL | \$ | <u>11.00</u> |