

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

Consideration - \$26,500

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 SIDNEY W. SMYER, III, 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 30, according to the survey of Heatherwood, 3rd Sector, 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, Grantee's heirs 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 drainage easement on the West side, a 15 foot easement on the South side, and a 5 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) right-of-way granted to South Central Bell by instrument recorded in Real Volume 4, Page 597 in said Probate Office; (f) easement to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 16 in said Probate Office; and (g) 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.

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And the Grantor does for itself and for its successors and assigns covenant with the Grantee, Grantee's 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 Grantee, Grantee's heirs 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 1st day of March, 1985.



UNITED STATES STEEL CORPORATION
By Peggy A. Werdehoff
Project Manager - Southeast
USS Realty Development Division



ATTEST: -
Peggy A. Werdehoff
Assistant Secretary
United States Steel Corporation

NOTE: The above consideration was paid from a mortgage loan closed simultaneously herewith.

Central Bank of B'ham

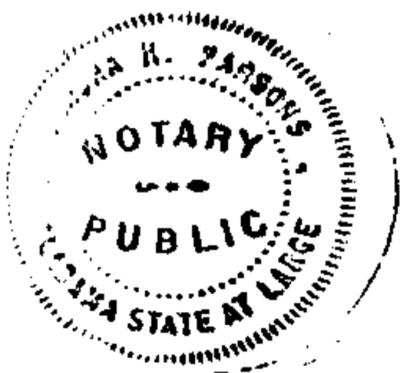
STATE OF ALABAMA
COUNTY OF JEFFERSON

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 1st day of March, 1985.

Sandra K. Parsons
Notary Public

My Commission Expires 12/3/88



Grantee's Mailing Address is:

Sidney W. Smyer, III
122 Spring Street
Birmingham, Alabama 35213

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR 18 AM 9:37

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>