

25,000.00

Grantee's Mailing Address:
Merritt L. Pizitz
1821 2nd Avenue, North
Birmingham, Alabama 35203

1695-

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 MERRITT L. PIZITZ, 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 39, 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.

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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 5 foot easement on the North side, a 15 foot easement on the East side and a 15 foot drainage easement; (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 04, 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 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, 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 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 23rd day of AUG, 1985.

UNITED STATES STEEL CORPORATION

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

ATTEST:

Elizabeth S. [Signature]
Assistant Secretary
United States Steel Corporation

Calaha 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 23rd day of August, 1985.

Sandra K Parsons
Notary Public

My Commission Expires 12/3/88

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

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STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1985 DEC 31 PM 12:58 <u>Thomas G. Anderson, Jr.</u> JUDGE OF PROBATE		RECORDING FEES	
Mortgage Tax	\$		
Deed Tax		<u>25.00</u>	
Mineral Tax			
Recording Fee		<u>5.00</u>	
Index Fee		<u>1.00</u>	
TOTAL	\$	<u>31.00</u>	