

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 JOHN H. HALE, JR. and wife, DIXIE C. HALE, whose mailing address is c/o John Hale Excavating Company, 1941 Old Highway 31, Birmingham, Alabama 35244, 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 23-A, according to the survey of Heatherwood, being a resurvey of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Heatherwood, First Sector, as recorded in Map Book 9, Page 25 in the Probate Office of Shelby County, Alabama.

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 East and West sides; (d) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in said Probate Office; (e) transmission line permit to Alabama Power Company 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 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 21st day of April, 1986.

UNITED STATES STEEL CORPORATION

By

TBR Rowland  
Project Manager - Southeast  
USS Realty Development Division



ATTEST

Peggy Werdehoff  
Assistant Secretary  
United States Steel Corporation

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, SANDRA K. PARSONS, a Notary Public in and for said County in said State, hereby certify that T. G. HOWARD, 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 21<sup>st</sup> day of April, 1986.

Sandra K. Parsons  
Notary Public

My Commission Expires 12/3/88



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

1986 AUG 29 AM 9:25

Thomas W. Shumaker, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>34.00</u>
2. Mig. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>40.00</u>