

This instrument was prepared by
 Peggy A. Werdehoff, Attorney
 USX 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 USX CORPORATION, a Delaware corporation, formerly United States Steel Corporation, hereinafter called "Grantor", by KAM BUILDERS, an Alabama general partnership, whose mailing address is c/o Richard Keydoszious, 102 Hunter's Point Circle, Bessemer, Alabama 35023, 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, MINERALS AND MINING RIGHTS EXCEPTED, situated in Shelby County, Alabama to wit:

Lot 9, according to the survey of Heatherwood, 4th Sector, as recorded in Map Book 9, Page 163 in the Probate Office of Shelby County, Alabama.

RESERVING AND EXCEPTING, however, from this conveyance all of the coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, limestone, and all other minerals and non-mineral substances in and under said land, including water associated with the production of coalbed methane gas, together with the right to explore for, to drill for, to mine, to produce and to remove said coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, limestone, and all other minerals and non-mineral substances in and under said land, including water associated with the production of coalbed methane gas, without using the surface of said land; and also the right to transport through said land coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, limestone, and all other minerals and non-mineral substances from adjoining or other land without using the surface of the land hereby conveyed.

This conveyance is made upon the covenant and condition which shall constitute a covenant running with said land that no right of action for damages on account of injury to said land or to any buildings, improvements, structures, pipe lines and other sources of water supply now or hereafter located upon said land or to any owners or occupants or other persons in or upon said land, resulting from past mining or other operations of the Grantor, its predecessors, assignees, licensees, lessees or contractors, or resulting from blasting, dewatering or the removal of said minerals, whether said past mining or other past operations be in said land or other lands, shall ever accrue to or be asserted by the Grantee herein or by said Grantee's successors in title, or by any person, this deed made expressly subject to all such past or future injuries. It is understood by the Grantee that Grantor cannot determine to any degree of certainty whether or not any past mining or other operations have occurred in said land or lands in the general vicinity of said land.

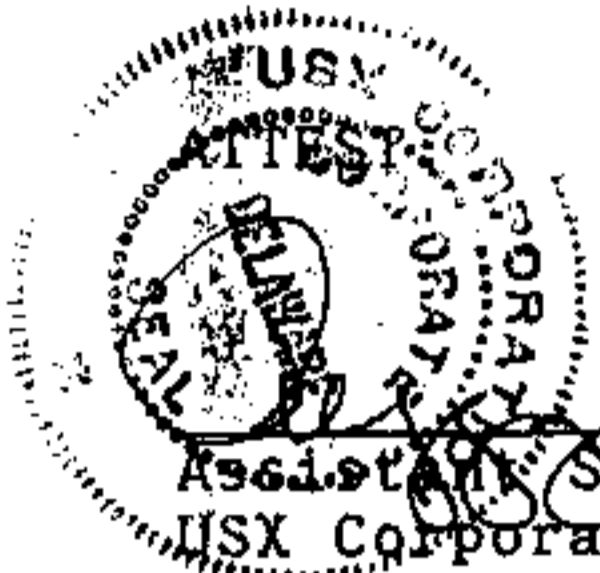
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever; SUBJECT, however, to the following: (a) applicable zoning and subdivision regulations; (b) taxes for the current tax year; (c) restrictions, covenants and conditions as set out in instrument recorded in Real 71, Page 737 in said Probate Office; (d) public utility easements as shown by recorded plat, including a 10 foot easement on the South and West sides and a 5 foot easement on the Northerly side; (e) building setback requirement as shown on recorded plat; and (f) easement to Alabama Power Company for underground facilities as shown by instrument recorded in Map Book 9, Page 162 in said Probate Office.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors 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

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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, its successors 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 12th day of August, 1986.



Assistant Secretary
USX Corporation

USX CORPORATION

Project Manager - Southeast
U. S. Diversified Group



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Robert J. Pfister, a Notary Public in and for said County in said State, hereby certify that THOMAS G. HOWARD, whose name as Project Manager-Southeast, USS Realty Development Division of USX 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 12th day of August, 1986.



Notary Public

My Commission Expires February 23, 1989

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

1986 OCT 27 PM 2:28

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ —
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>