

Consideration  
\$100.00  
1574

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, formerly known as United States Steel Corporation, a Delaware corporation, hereinafter called "Grantor", by KAM BUILDERS, an Alabama General Partnership, whose mailing address is c/o Richard Keydoszzius, 105 Hunters 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 55, according to the survey of Heatherwood,  
4th Sector, 1st Addition, as recorded in Map  
Book 11, Pages 32 and 33 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.

BOOK 151 PAGE 838  
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 Grantees, its successors and assigns, forever; SUBJECT, however, to the following: (a) applicable zoning and subdivision regulations; (b) taxes for the current tax year; (c) building setback line of 40 feet reserved from Bayhill Road and Masters Lane as shown by plat; (d) public utility easements as shown by recorded plat, including a 5 foot easement on the East and South sides; (e) restrictions, covenants and conditions as set out by instrument recorded in Real 142, Page 51 and amended in Real 146, Page 237 in said Probate Office; and (f) agreement with Alabama Power Company as to underground cables as recorded in Real 145, Page 715 and covenants pertaining thereto as recorded in Real 145, Page 707 in said Probate Office.

Central Bank of the

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And the Grantor does for itself and for its successors and assigns covenant with the Grantee, Grantee's 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 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, Grantee's 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 14th day of September 1987.

USX CORPORATION

ATTEST:

James Wiedelhoff  
Assistant Secretary  
USX Corporation

Thomas G. Howard  
Regional Manager - Southeast  
USR Realty Development, a division  
of U. S. Diversified Group



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas G. Howard, whose name as Regional Manager - Southeast, USR Realty Development, a division of U. S. Diversified Group, 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.

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BOOK

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 14th day of September, 1987.

Gayla F. Camp  
Notary Public  
GAYLA F. CAMP  
Jefferson County, Alabama  
My Commission Expires September 16, 1990  
My Commission Expires \_\_\_\_\_

1. Deed Tax \$ \_\_\_\_\_  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 SEP 21 AM 9:36

Thomas A. Howard  
JUDGE OF PROBATE