

Estimated value \$55,000.00

This instrument was prepared by  
Peggy A. Werdehoff, Attorney  
USX Corporation  
Fairfield, Alabama 35064

550

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 HEARTHSTONE BUILDERS & DEVELOPERS, INC., an Alabama corporation, whose mailing address is 300 Cahaba Park South, Suite 112, Birmingham, Alabama 35243, 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 56, 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.

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) permit to Alabama Power Company as recorded in Deed Book 318, Page 16, in said Probate Office; (d) restrictive covenants and conditions as recorded in Real Record 142, Page 51, and as amended in Real Record 146, Page 237 in said Probate Office; (e) easement as to underground cables as recorded in Real Record 145, Page 707 in said Probate Office; (f) agreement with Alabama Power Company as recorded in Real Record 145, Page 715 in said Probate Office; (g) 40 foot building set back line from Masters Lane as shown on recorded map of said subdivision; and (h) 5 foot utility easements across the West, South and Easterly side of said lot as shown on recorded map of said subdivision.

LAGMAN, McBRAYER & FUHRMEISTER, P.C.  
ATTORNEYS AT LAW

SUITE 102

200 CAHABA PARK CIRCLE

BIRMINGHAM, ALABAMA 35243

BOOK 166 PAGE 816

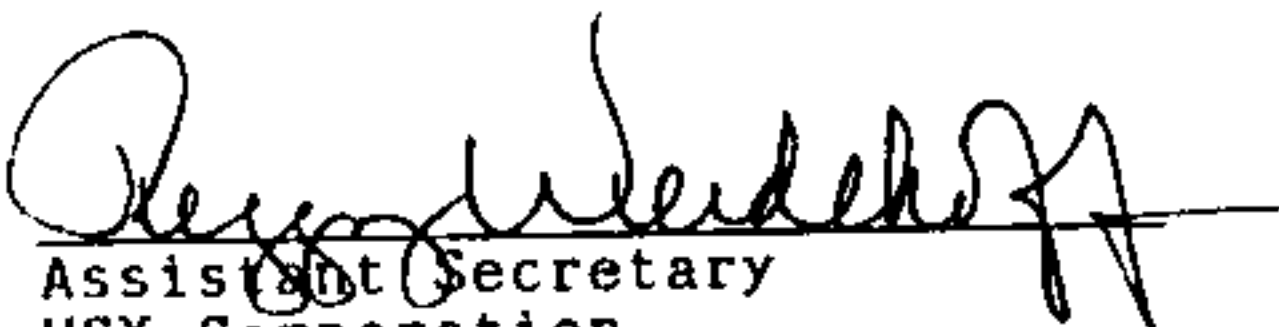
(2)


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.

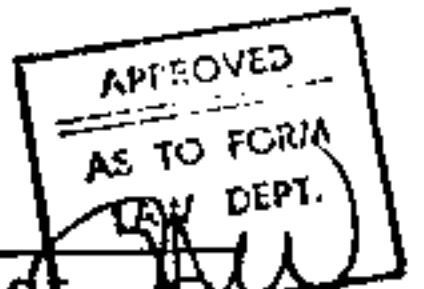
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and behalf and its corporate seal to be hereunto affixed and attested by its officers thereunto duly authorized this, the 30th day of November, 1987.

ATTEST:

USX CORPORATION

  
Assistant Secretary  
USX Corporation

  
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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 30th day of November, 1987.

  
Notary Public

GAYLA F. CAMP  
Jefferson County, Alabama  
My Commission Expires September 16, 1990

The entire purchase price of this property was paid from Mortgage filed simultaneously.

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

88 JAN 11 AM 10:24

  
JUDGE OF PROBATE

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