

306,250.00

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This instrument prepared by
Michael M. Partain, 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 good and valuable consideration, paid to USX CORPORATION, a Delaware corporation, hereinafter called "Grantor," by SOUTH POINTE VENTURES, INC., an Alabama corporation, hereinafter called "Grantee," receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee a tract of land, MINERALS AND MINING RIGHTS EXCEPTED, situated in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, said tract of land being more particularly described as follows, to wit:

Commence at the SW corner of Section 5, Township 20 South, Range 3 West, and run Northerly along the West line of said Section 1322.0 feet, more or less, to the SW corner of the NW 1/4 of the SW 1/4 of said Section, said point also being the point of beginning of the herein described tract of land; thence continue along the last described course 1322.0 feet, more or less, to the NW corner of said 1/4-1/4; thence right 91 degrees 53 minutes 34 seconds and run Easterly along the North line of the said 1/4-1/4 and the North line of the NE 1/4 of the SW 1/4 1649.0 feet, more or less, to a point on the centerline of the CSX Transportation, Inc. railroad right of way as conveyed by Tennessee Coal, Iron and Railroad Company to the Atlanta, Birmingham and Atlantic Railroad Company by deed dated December 31, 1909; thence right 118 degrees 58 minutes 00 seconds, more or less, and run southwesterly along said centerline 1512.0 feet, more or less, to a point on the South line of the NW 1/4 of the SW 1/4 of said Section; thence right 61 degrees 07 minutes 00 seconds, more or less, and run Westerly along the South line of last said 1/4-1/4 873.0 feet, more or less, to the point of beginning.

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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 that no right of action for damages on account of injuries to the land herein conveyed or to any buildings, improvements, structures, pipelines, or 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 and/or past gas or oil producing operations of the Grantor, or its successors, assigns, licensees, lessees, or

Tingler, Sexton

contractors, or resulting from past blasting, dewatering, or the removal of coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, limestone and all other minerals and non-mineral substances, including water associated with the production of coalbed methane gas, or coal seam or other roof supports by the Grantor, or its successors, assigns, licensees, lessees, or contractors, whether said mining and/or gas or oil producing operations be in said lands or other lands, shall ever accrue to or be asserted by the Grantee herein or by said Grantee's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against the said Grantee and all persons, firms, or corporations holding under or through said Grantee.

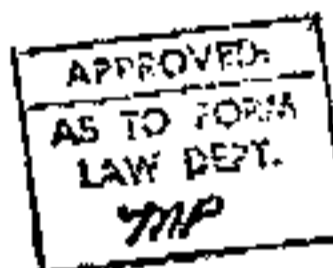
TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns, SUBJECT, however to the following: (a) such easements not specifically mentioned herein as may exist over, upon or across said land for public or private roads, electric power transmission lines, telephone lines, telegraph lines, or pipelines; (b) applicable zoning and subdivision regulations; (c) ad valorem taxes for the current tax year; (d) all matters of public record affecting the land conveyed hereunder; (e) easement for railroad right-of-way conveyed by Tennessee Coal, Iron and Railroad Company to Atlanta, Birmingham and Atlantic Railroad Company by deed dated December 31, 1909.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, Grantee's successors and assigns, that it is seized and possessed of said land and has the right to convey it, and it warrants the title against all persons claiming by, through or under the Grantor.

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 20th day of December 1991.

ATTEST:

USX CORPORATION



[Signature]
Assistant Secretary

By [Signature]
Title: PRESIDENT
USX Realty Development,
a division of U. S. Steel Group,
USX Corporation

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

1. Deed Tax	\$ <u>NO TAX</u>
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>5.00</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>1.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>10.00</u>

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W.W. Kiser, whose name as President of USX Realty Development, a division of U. S. Steel 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 said 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 18th day of December, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 DEC 27 PM 2:27

[Signature]
Notary Public

My Commission Expires _____

JUDGE OF PROBATE

