

MAIL TAX NOTICE TO:

Trimm-RN Builders
1904 Indian Lake Drive
Birmingham, Alabama 35244

This instrument was prepared by
Michael M. Partain, Attorney
USX Corporation
Fairfield, Alabama 35064

Inst # 1994-02330

STATE OF ALABAMA
COUNTY OF SHELBY

\$44,500.-

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100.00) and other valuable consideration paid to USX CORPORATION, a Delaware corporation, hereinafter called "Grantor", by TRIMM-RN BUILDERS, an Alabama joint venture general partnership, herein-after called "Grantee", receipt and sufficiency of which are hereby 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 18, according to the Survey of Heatherwood,
4th Sector, 2nd Addition, as recorded in Map Book
12, Pages 79, 80, and 81, 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, gob 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, gob 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, gob 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, pipelines and 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, Grantee's successors and assigns forever; SUBJECT, however, to the following: (a) Applicable zoning and subdivision regulations; (b) Taxes and assessments for the current tax year; (c) Building setback line of 35 feet reserved from Turnberry Road as shown by recorded plat; (d) Public utility easements as shown by recorded plat, including 7.5 feet on the Easterly side, and an irregular easement of the Southwesterly corner of lot; (e) Restrictions,

01/21/1994-02330
12:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 55.50

covenants, and conditions as set out in instrument(s) recorded in Real 199, Page 196, and Map Book 12, Pages 79, 80, and 81 in said Probate Office; (f) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 337, Page 267, in said Probate Office; (g) Easement(s) to South Central Bell as shown by instrument recorded in Real 119, Page 887, in said Probate Office; (h) Agreement with Alabama Power Company as to underground cables recorded in Real 204, Page 661, and covenants pertaining thereto recorded in Real 204, Page 655, in said Probate Office; (i) Such easements, rights-of-way, reservations, agreements, leases, restrictions, and setback lines that may exist on, over, under, or across said land; (j) All matters of public record; and (k) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of said premises.

Inst # 1994-02330

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 14th day of January, 1994.

ATTEST:

USX CORPORATION



[Signature]
Assistant Secretary
USX Corporation

[Signature]
Its: Regional Manager - Southeast
USX Realty Development, a Division
of U. S. Steel Group, USX Corporation

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 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 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 14th day of January, 1994.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE,
MY COMMISSION EXPIRES: Feb. 25, 1997,
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires _____

Inst # 1994-02330

01/21/1994-02330
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 55.50