

\$100,000 ~

Mail tax notice to:

United States Steel Corporation
USS Tax Division
600 Grant Street – Room 1381
Pittsburgh, Pennsylvania 15219

This instrument was prepared by:

Michael M. Partain, General Attorney
United States Steel Corporation
Law Department - Fairfield Office
P. O. Box 599, Suite 192
Fairfield, Alabama 35064

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100) and other valuable considerations paid to **THE CITY OF HELENA, ALABAMA**, an Alabama municipal corporation, by **UNITED STATES STEEL CORPORATION**, a Delaware corporation (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee two (2) parcels of land situated in the NW-1/4 of the NW-1/4 and in the N-1/2 of the NW-1/4 of Section 15, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, as more particularly described on "**EXHIBIT A**" and shown on "**EXHIBIT B**" attached hereto and made a part hereof.

Grantor does hereby covenant that the Grantor is lawfully seized and possessed of said land and has the right and lawful authority to sell and convey said land. The Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor and that said land is free and clear of all encumbrances except for the Permitted Encumbrances set forth in "**EXHIBIT C**" attached hereto and by this reference made a part hereof, against which Grantor shall not defend.

Grantor covenants that it is lawfully 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 Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and behalf and its seal to be hereunto affixed and attested by its officers or representatives thereunto duly authorized this, the 8th day of December, 2003.

ATTEST:

CITY OF HELENA, ALABAMA

By: Peggy C Dunaway

Its: City Clerk

By: Charles W Penhale

Its: Mayor

STATE OF Alabama)

COUNTY OF Shelby)

I, Sherry K. Oglesby, a Notary Public in and for said County, in said State, hereby certify that Charles W. Penhale, whose name as Mayor of the City of Helena, Alabama, an Alabama municipal Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity 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 8th day of December, 2003.

Sherry K. Oglesby
Notary Public

[SEAL]

My Commission Expires: _____

Notary Public, Alabama State at Large
My Commission Expires August 21, 2004

LEGAL DESCRIPTION

PARCEL 2

Part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and run South along the East line of same 881.17 feet to a point on a curve to the right said curve having a radius of 359.33 feet and a central angle of 19 degrees 35 minutes 25 seconds; thence an interior angle of 63 degrees 04 minutes 57 seconds to the tangent of said point on curve and run to the right in a Northwesterly direction and along the arc of said curve 122.86 feet to the Point of Tangent; thence continue in a Northwesterly direction along said tangent 410.21 feet to the Point of Curve of a curve to the right, said curve having a radius of 822.00 feet and a central angle of 40 degrees 48 minutes 54 seconds; thence continue in a Northwesterly direction along the arc of said curve 585.56 feet to a point on the North line of said 1/4-1/4 section; thence an interior angle of 85 degrees 43 minutes 34 seconds and run to the right in an Easterly direction along said North line of 1/4-1/4 section 605.35 feet to the Point of Beginning.

PARCEL 3

Part of the North 1/2 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and run West along the North line of same 605.35 feet to the Point of Beginning of herein described Parcel, said Point of Beginning being a point on a curve to the left haveing a radius of 822.00 feet and a central angle of 40 degrees 48 minutes 54 seconds; thence an interior angle of 94 degrees 16 minutes 26 seconds to the tangent of said point of curve and run to the left in a Southeasterly direction along the arc of said curve 585.56 feet to the Point of Tangent; thence continue in a Southeasterly direction along said tangent 410.21 feet to the Point of Curve of a curve to the left, having a radius of 359.33 feet and a central angle of 19 degrees 35 minutes 25 seconds; thence continue in a Southeasterly direction and along the arc of said curve 122.86 feet to a point on said curve and on the East line of said 1/4-1/4 section, thence an interior angle of 116 degrees 55 minutes 03 seconds from the tangent of said point on curve and run to the right in a Southerly direction along said East line of 1/4-1/4 section 4.36 feet to a point on the Northerly line of an existing dirt/gravel road known as Ruffin Road; thence an interior angle of 250 degrees 41 minutes 42 seconds and run to the left in a Southeasterly direction along said line of Ruffin Road 322.77 feet to a point on the Northwesterly line of the Acton-Helena Road/ Shelby

EXHIBIT A

CONTINUED...

LEGAL DESCRIPTION CONT.

County Highway No. 26, said point being the Point of Curve of a curve to the left, having a radius of 646.64 feet and a angle of 11 degrees 59 minutes 04 seconds; thence an interior angle of 85 degrees 31 minutes 39 seconds to the tangent of said point of curve and run to the right in a Southwesterly direction along said right of way and the arc of said curve 135.26 feet to a point of said curve; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northwesterly direction 33.09 feet to the Northeast corner of the New Bethel AME Church property as per survey by Joseph E. Conn, dated October 17, 1985; thence an interior angle of 192 degrees 57 minutes 47 seconds and run to the left in a Southwesterly direction along the North line of said property 231.00 feet to a point on the West line of the Northeast 1/4-Northwest, 1/4 of said Section 15; thence an interior angle of 88 degrees 49 minutes 55 seconds and run to the right in a Northerly direction along said West line of 1/4-1/4 section 81.46 feet to a point on a curve to the right, said curve having a radius of 545.00 feet and a central angle of 20 degrees 08 minutes 56 seconds; thence interior angle of 243 degrees 38 minutes 29 seconds and run to the left in a Northwesterly direction along the arc of said curve 191.66 feet to the Point of Tangent; thence continue in a Northwesterly direction along said tangent 456.21 feet to the Point of Curve of a curve to the right, said curve having a radius of 942.00 feet, and a central angle of 41 degrees 21 minutes 37 seconds; thence continue in a Northwesterly direction along the arc of said curve 680.00 feet to a point on said curve and on the North line of said Northwest of 1/4-Northwest 1/4; thence an interior angle of 86 degrees 16 minutes 17 seconds from the tangent of said point on curve and run to the right in an Easterly direction along said North line of 1/4-1/4 section 120.29 feet to the Point of Beginning.

P. O. B. PARCELS 1, 2 & 3

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N.E. CORNER
N.W. 1/4-N.W. 1/4
SECTION 15, T 20 S, R 3 W
SHELBY COUNTY, AL.
4/25/66

PARCEL-1
UNITED STATES STEEL CORP.
- 0.4959 ACRES

N.E. 1/4-N. W. 1/4
SEC. 15, T 20 S, R 3 W
SHELBY COUNTY, ALABAMA

PARCEL--3
- 4.5813 ACRES

PARCEL--2
- 8.0296 ACRES +/-

N. W. 1/4 - N. W. 1/4
SEC. 15, T 20 S, R 3 W
SHELBY COUNTY, ALABAMA

EXHIBIT B

PAGE. Part - West, 10110. Begin Towns- along 87-09 feet: a Sou said to the secti more c

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Parcel	Part of	Range	desc
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PERMITTED ENCUMBRANCES

EXHIBIT C (to deed)

1. Property taxes owing on said land which are not yet due and payable;
2. Government actions, including zoning restrictions and building and use restrictions, including variances;
3. All matters which a current and accurate survey or a physical inspection of said land would reveal;
4. All easements, covenants, conditions, licenses, rights of way, and restrictions affecting said land recorded in the Probate Office of Shelby County, Alabama (other than judgments, mortgages, and other monetary liens);
5. All riparian rights, including rights of federal or state government in all navigable waters on or abutting said land (including rights between the high and low tide lines); and
6. All easements, leases, licenses, rail track, utility lines, and similar equipment affecting said land, whether or not of record.