


Upon recording this instrument  
Should be returned to:

**CITY OF HELENA**  
**816 HIGHWAY 52 EAST**  
**PO BOX 613**  
**HELENA, AL 35080-0613**

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

This instrument was prepared by:

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

  
20070515000226700 1/12 \$45.00  
Shelby Cnty Judge of Probate, AL  
05/15/2007 12:07:47PM FILED/CERT

**EASEMENTS FOR  
RIGHT-OF-WAY FOR PUBLIC ROAD AND  
TEMPORARY CONSTRUCTION**

**(Hillsboro Parkway)**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to **UNITED STATES STEEL CORPORATION**, a Delaware corporation, successor (by conversion) to United States Steel LLC and remote successor to USX Corporation (hereinafter referred to as "Grantor"), to the extent of its ownership, hereby grants and conveys, upon the terms, conditions, and limitations hereinafter set forth, to the **CITY OF HELENA, ALABAMA**, an Alabama municipal corporation (hereinafter referred to as "Grantee"), an easement for public road purposes and three (3) temporary construction easements over four (4) parcels of land located in Section 20 and Section 29, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, said easements being described on "EXHIBIT A" and depicted on maps marked "EXHIBIT B-1", "EXHIBIT B-2", "EXHIBIT B-3", and "EXHIBIT B-4" attached hereto and made a part hereof.


As a condition and covenant of the easements granted herein, and by Grantee's acceptance hereof, Grantee covenants and agrees that no right of action on account of damage to said public road and facilities therefore, or to any structures or facilities constructed on said easements resulting from said past mining and/or gas or oil producing operations of Grantor, or its successors, assigns, licensees, lessees, or contractors, shall ever accrue to or be asserted by the Grantee, its successors or assigns, this conveyance being made expressly subject to all such damage either past or future; and this condition shall constitute a covenant running with the land.

As a further condition and covenant of the easements granted herein, and by Grantee's acceptance hereof, Grantee covenants and agrees that neither Grantor or any of its affiliated companies shall in any way be liable for any injury to the extent allowed by Alabama Law or damage whatsoever to persons or property that may result from Grantee's use of the easement(s) conveyed hereunder and/or the lack of safety, latent or patent, of the land upon which said easement(s) herein are granted, and, to the extent allowed by Alabama Law, Grantee assumes all risk of personal injury and death of Grantee's employees, and/or property damage of the Grantee and its employees from Grantee's use of said easement(s).

As a further condition and covenant of the easement(s) granted herein, and by Grantee's acceptance hereof, Grantee covenants and agrees that the easement(s) herein granted shall terminate and be extinguished and revert to Grantor, its successors and assigns, automatically in the event of the abandonment of the use of said easement for public road purposes during a continuous period of twelve (12) months. Said temporary construction easement shall terminate upon the completion of construction of said public road.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors or assigns, forever, **SUBJECT**, however to the following: such easements as may exist over, under, upon, along, or across said right-of-way for railroads, electric power transmission lines, telephone lines, telegraph lines, pipelines, and public or private roads.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in duplicate and its seal to be hereunto affixed by its officers or representatives thereunto duly authorized on this, the 23<sup>rd</sup> day of January, 2007.

ATTEST:

UNITED STATES STEEL CORPORATION

By: Michael Wanta

Title: Assistant Secretary

By: Thomas G. Howard

Title: General Manager-Southeast  
USS Real Estate, a division of  
United States Steel Corporation



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

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I, Mary Ann H McCraw, a Notary Public in and for said County in said State, hereby certify that Thomas G. Howard, whose name as General Manager-Southeast of USS Real Estate, a division of United States Steel Corporation, a Delaware 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 23<sup>rd</sup> day of January, 2007.

Mary Ann H McCraw  
Notary Public

[SEAL]

My Commission Expires 3/14/2010

## EXHIBIT A

20070515000226700 4/12 \$45.00  
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The parcel(s) and easement(s) described herein are expressed with reference to the centerline of a public road to be constructed named Hillsboro Parkway and the centerline of Shelby County Road 91.

Hillsboro Parkway centerline having a point on a curve with a station of 149+00.00. Thence northwesterly along said curve to the right having a radius of 800.00 feet an arc length of 131.87 feet, to a point having a station of 150+31.87. Thence northwesterly along a line tangent to said arc a distance of 79.78 feet to a point having a station of 151+11.65. Thence westerly along a tangent curve to the left having a radius of 525.00 feet an arc length of 348.03 feet, to a point having a station of 154+59.68. Thence northerly along a tangent curve to the right having a radius of 1100.00 feet, an arc length of 2078.40 feet, to a point having a station of 175+38.08. Said curve having intersected the south line of section 20 township 20 south range 3 west at station 159+12.53 with a local tangent bearing  $141^{\circ}9'9''$  to the left of said section line.

County road 91 centerline having a point with a station of 44+50.00. Thence northeasterly along a line a distance of 355.26 feet to a point having a station of 48+05.26. Thence along a tangent curve to the right having a radius of 2100.00 feet a distance of 336.81 feet, to a point having a station of 51+42.07. Said curve at station 49+43.74, intersected the alignment of said public road station 150+51.41 with a local tangent bearing  $84^{\circ}33'56''$  to the left of the tangent direction of the centerline of Hillsboro Parkway. Thence northeasterly along a line tangent to said arc a distance of 142.13 feet to a point having a station of 52+84.20. Thence along a tangent curve to the left having a radius of 1300.00 feet a distance of 182.97 feet, to a point having a station of 56+47.76.

### Parcel 1 of 1

A Parcel of Land situated in the Section 20 and Section 29, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Beginning at a point 40.00 feet perpendicularly southwest of station 152+00.00 of the centerline of Hillsboro Parkway. Thence northwesterly along an arc parallel to said centerline an arc distance of 239.90 to a point 40.00 feet perpendicularly southwest of station 154+59.68 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 212.78 feet, to a point 40.00 feet perpendicularly southwest of station 156+65.00 of said centerline. Thence northwesterly a distance of 20.00 feet, to a point 60.00 feet perpendicularly southwest of station 156+65.00 of said centerline. Thence northwesterly a distance of 143.24 feet, to a point 70.00 feet perpendicularly southwest of station 158+00.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 132.95 feet, to a point 70.00 feet perpendicularly southwest of station 159+25.00 of said centerline. Thence northwesterly a distance of 54.92 feet, to a point 55.00 feet perpendicularly southwest of station 159+75.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 288.75 feet, to a point 55.00 feet perpendicularly west of station 162+50.00 of said centerline. Thence northerly a distance of 157.07 feet, to a point 40.00 feet perpendicularly west of station 164+00.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 129.55 feet, to a point 40.00 feet perpendicularly west of station 165+25.00 of said centerline. Thence northerly a distance of 164.64 feet, to a point 85.00 feet perpendicularly west of station 166+75.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 215.45 feet, to a point 85.00 feet perpendicularly west of station 168+75.00 of said centerline. Thence northerly a distance of 241.55 feet, to a point 40.00 feet perpendicularly west of station 171+00.00 of said centerline. Thence northerly along an arc

parallel to said centerline an arc distance of 207.27 feet, to a point 40.00 feet perpendicularly west of station 173+00.00 of said centerline. Thence easterly a distance of 80.00 feet, to a point 40.00 feet perpendicularly east of station 173+00.00 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 481.82 feet, to a point 40.00 feet perpendicularly east of station 168+00.00 of said centerline. Thence southerly a distance of 147.22 feet, to a point 80.00 feet perpendicularly east of station 166+50.00 of said centerline. Thence southwesterly a distance of 61.92 feet, to a point 40.00 feet perpendicularly east of station 166+00.00 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 636.00 feet, to a point 40.00 feet perpendicularly east of station 159+40.00 of said centerline. Thence southeasterly a distance of 41.10 feet, to a point 55.00 feet perpendicularly east of station 159+00.00 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 223.25 feet, to a point 55.00 feet perpendicularly east of station 156+65.00 of said centerline. Thence southwesterly a distance of 15.00 feet, to a point 40.00 feet perpendicularly east of station 156+65.00 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 197.85 feet, to a point 40.00 feet perpendicularly east of station 154+59.68 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 279.47 feet, to a point 40.00 feet perpendicularly east of station 152+00.00 of said centerline. Thence westerly a distance of 80.00 to the point of beginning containing 4.74 acres more or less.

#### Easement 1 of 3

A Parcel of Land situated in the Section 20 and Section 29, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Beginning at a point 40.00 feet perpendicularly southwest of station 152+00.00 of the centerline of Hillsboro Parkway. Thence northwesterly along an arc parallel to said centerline an arc distance of 239.90 feet, to a point 40.00 feet perpendicularly southwest of station 154+59.68 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 212.78 feet, to a point 40.00 feet perpendicularly southwest of station 156+65.00 of said centerline. Thence southwesterly a distance of 20.00 feet, to a point 60.00 feet perpendicularly southwest of station 156+64.00 of said centerline. Thence northwesterly a distance of 143.24 feet, to a point 70.00 feet perpendicularly southwest of station 158+00.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 132.95 feet, to a point 70.00 feet perpendicularly southwest of station 159+25.00 of said centerline. Thence northwesterly a distance of 54.92 feet, to a point 55.00 feet perpendicularly southwest of station 159+75.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 288.75 feet, to a point 55.00 feet perpendicularly southwest of station 162+50.00 of said centerline. Thence northwesterly a distance of 157.07 feet, to a point 40.00 feet perpendicularly southwest of station 164+00.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 129.55 feet, to a point 40.00 feet perpendicularly southwest of station 165+25.00 of said centerline. Thence northwesterly a distance of 164.64 feet, to a point 85.00 feet perpendicularly southwest of station 166+75.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 215.45 feet, to a point 85.00 feet perpendicularly southwest of station 168+75.00 of said centerline. Thence northerly a distance of 241.55 feet, to a point 40.00 feet perpendicularly southwest of station 171+00.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 207.27 feet, to a point 40.00 feet perpendicularly southwest of station 173+00.00 of said centerline. Thence westerly a distance of 85.00 feet, to a point 125.00 feet perpendicularly southwest of station 173+00.00 of said centerline. Thence southerly a distance of 247.35 feet, to a point 100.00 feet perpendicularly southwest of station 170+76.35 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 192.38 feet, to a point 100.00 feet perpendicularly southwest of station 169+00.00 of said centerline. Thence southwesterly a distance of 138.15 feet, to a point 180.00 feet perpendicularly southwest of station 168+00.00 of said centerline. Thence

southeasterly a distance of 236.56 feet, to a point 110.00 feet perpendicularly southwest of station 166+00.00 of said centerline. Thence southerly a distance of 316.86 feet, to a point 164.93 feet perpendicularly southwest of station 163+21.80 of said centerline. Thence southeasterly along an arc with a radius of 500.00 feet an arc distance of 495.36 feet, to a point 161.64 feet perpendicularly southwest of station 159+05.42 of said centerline. Thence southeasterly a distance of 236.11 feet, to a point 110.00 feet perpendicularly southwest of station 157+00.00 of said centerline. Thence southeasterly a distance of 115.29 feet, to a point 140.00 feet perpendicularly southwest of station 156+00.00 of said centerline. Thence southeasterly along an arc parallel to said centerline an arc distance of 158.18 feet, to a point 140.00 feet perpendicularly southwest of station 154+59.68 of said centerline. Thence southeasterly along an arc parallel to said centerline an arc distance of 172.08 feet, to a point 140.00 feet perpendicularly southwest of station 152+25.03 of said centerline. Thence northeasterly a distance of 102.10 to the point of beginning containing 4.36 acres more or less.

#### Easement 2 of 3


A Parcel of Land situated in the Section 20 and Section 29, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Beginning at a point feet, to a point 40.00 feet perpendicularly northeast of station 152+00.00 of the centerline of Hillsboro Parkway. Thence northwesterly along an arc parallel to said centerline an arc distance of 279.47 feet, to a point 40.00 feet perpendicularly northeast of station 154+59.68 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 197.85 feet, to a point 40.00 feet perpendicularly northeast of station 156+65.00 of said centerline. Thence northeasterly a distance of 15.00 feet, to a point 55.00 feet perpendicularly northeast of station 156+65.00 of said centerline. Thence northwesterly along an arc parallel to said centerline an arc distance of 223.25 feet, to a point 55.00 feet perpendicularly northeast of station 159+00.00 of said centerline. Thence northwesterly a distance of 41.10 feet, to a point 40.00 feet perpendicularly northeast of station 159+40.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 636.00 feet, to a point 40.00 feet perpendicularly northeast of station 166+00.00 of said centerline. Thence northerly a distance of 61.92 feet, to a point 80.00 feet perpendicularly northeast of station 166+50.00 of said centerline. Thence northerly a distance of 147.22 feet, to a point 40.00 feet perpendicularly northeast of station 168+00.00 of said centerline. Thence northerly along an arc parallel to said centerline an arc distance of 481.82 feet, to a point 40.00 feet perpendicularly northeast of station 173+00.00 of said centerline. Thence easterly a distance of 85.00 feet, to a point 125.00 feet perpendicularly northeast of station 173+00.00 of said centerline. Thence southerly along an arc parallel to said centerline an arc distance of 1240.91 feet, to a point 125.00 feet perpendicularly northeast of station 159+00.00 of said centerline. Thence northeasterly a distance of 50.00 feet, to a point 175.00 feet perpendicularly northeast of station 159+00.00 of said centerline. Thence southeasterly along an arc parallel to said centerline an arc distance of 168.18 feet, to a point 175.00 feet perpendicularly northeast of station 157+00.00 of said centerline. Thence southwesterly a distance of 50.00 feet, to a point 125.00 feet perpendicularly northeast of station 157+00.00 of said centerline. Thence southeasterly along an arc parallel to said centerline an arc distance of 213.01 feet, to a point 125.00 feet perpendicularly northeast of station 154+59.68 of said centerline. Thence southeasterly along an arc parallel to said centerline an arc distance of 417.48 feet, to a point 125.00 feet perpendicularly northeast of station 151+22.49 of said centerline. Thence northwesterly a distance of 123.35 to the point of beginning containing 4.02 acres more or less

#### Easement 3 of 3

A Parcel of Land situated in the Section 29, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Beginning at a point feet, to a point 40.00 feet perpendicularly northeast of station 54+88.94 of the centerline of County Road 91. Thence southwesterly a distance of 86.21 feet, to a point 40.00 feet perpendicularly northeast of

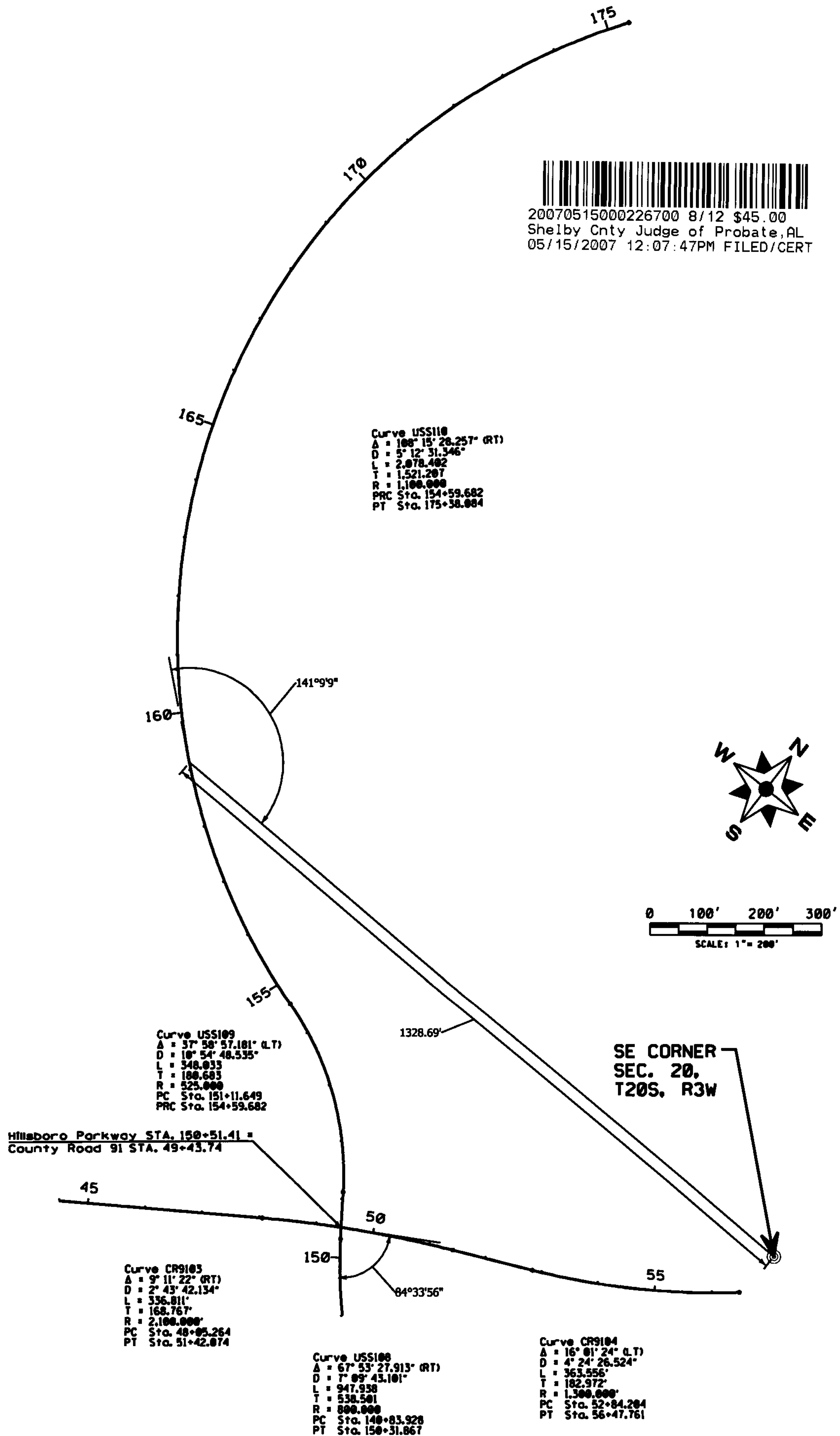
  
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station 54+00.00 of said centerline. Thence southwesterly a distance of 114.84 feet, to a point 70.00 feet perpendicularly northeast of station 52+84.20 of said centerline. Thence northeasterly along an arc parallel to said centerline an arc distance of 214.96 feet, to a point 70.00 feet perpendicularly northeast of station 55+11.40 of said centerline. Thence southerly a distance of 36.91 to the point of beginning containing 0.10 acres more or less.

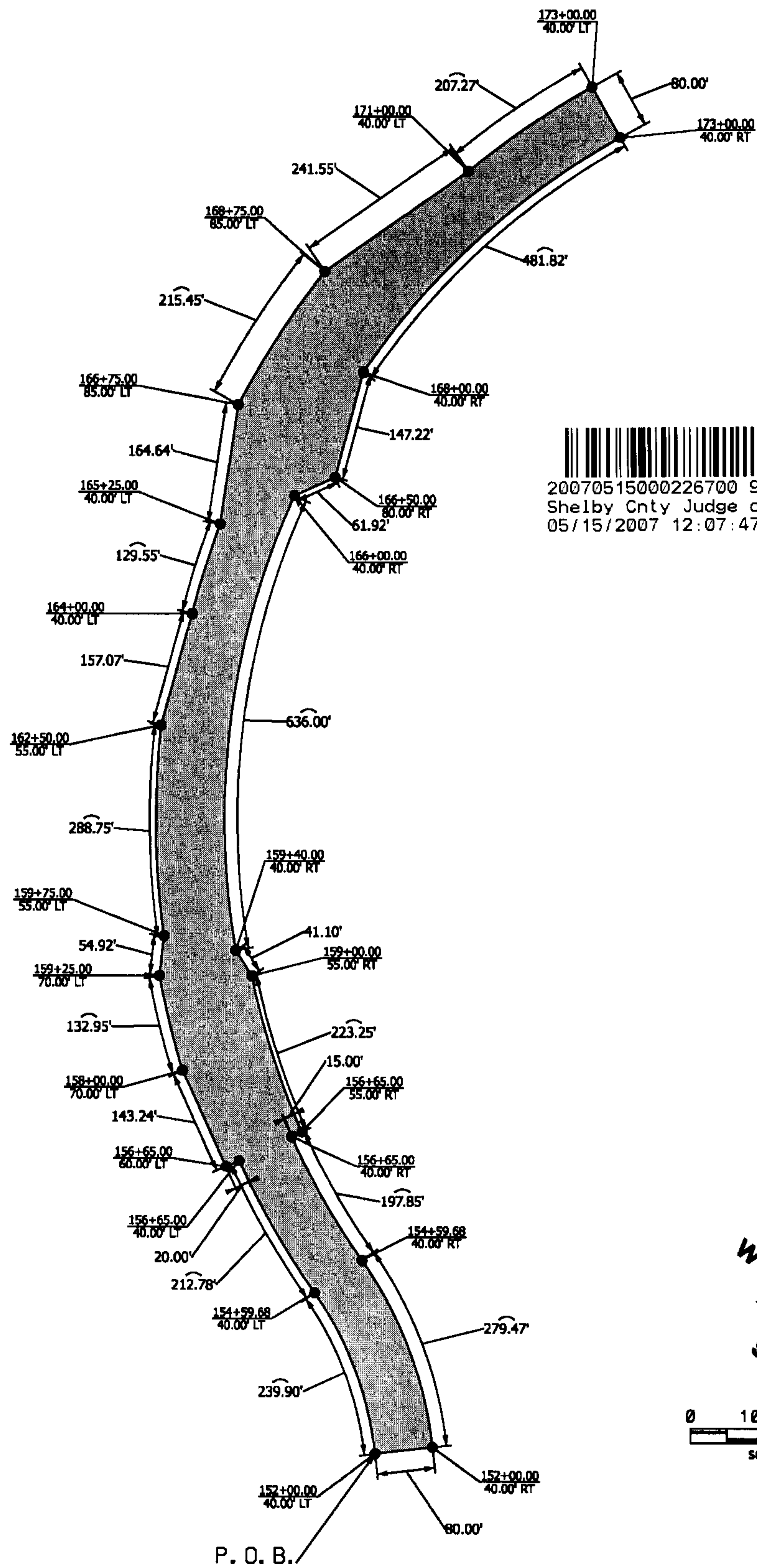
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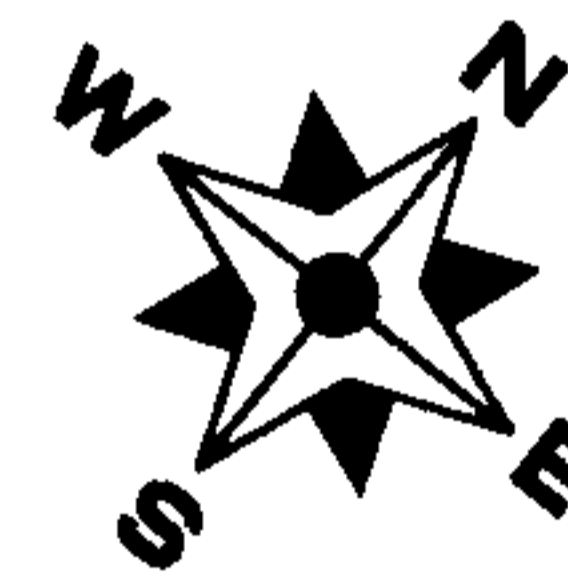
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PROPERTY SKETCH  
PARCEL 1 OF 1



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0 100' 200' 300'  
SCALE: 1" = 200'

173+00.00  
125.00' LT

85.00'

173+00.00  
40.00' LT

207.27'

171+00.00  
40.00' LT

241.55'

168+75.00  
85.00' LT

138.15'

169+00.00  
100.00' LT

170+76.35  
100.00' LT

247.35'

192.38'

215.45'

166+75.00  
85.00' LT

236.56'

166+00.00  
110.00' LT

164.64'

165+26.00  
40.00' LT

316.86'

129.55'

164+00.00  
40.00' LT

157.07'

162+50.00  
55.00' LT

288.75'

159+75.00  
55.00' LT

54.92'

159+25.00  
70.00' LT

132.95'

158+00.00  
70.00' LT

143.24'

156+65.00  
60.00' LT

236.11'

157+00.00  
110.00' LT

115.29'

156+00.00  
140.00' LT

212.78'

158.18'

154+59.68  
140.00' LT

154+59.68  
40.00' LT

239.90'

172.08'

152+25.00  
140.00' LT

152+00.00  
40.00' LT

102.10'

P.O.B.

R 500.00'

495.36'

163+21.80  
164.93' LT

159+05.42  
161.64' LT

0 100'

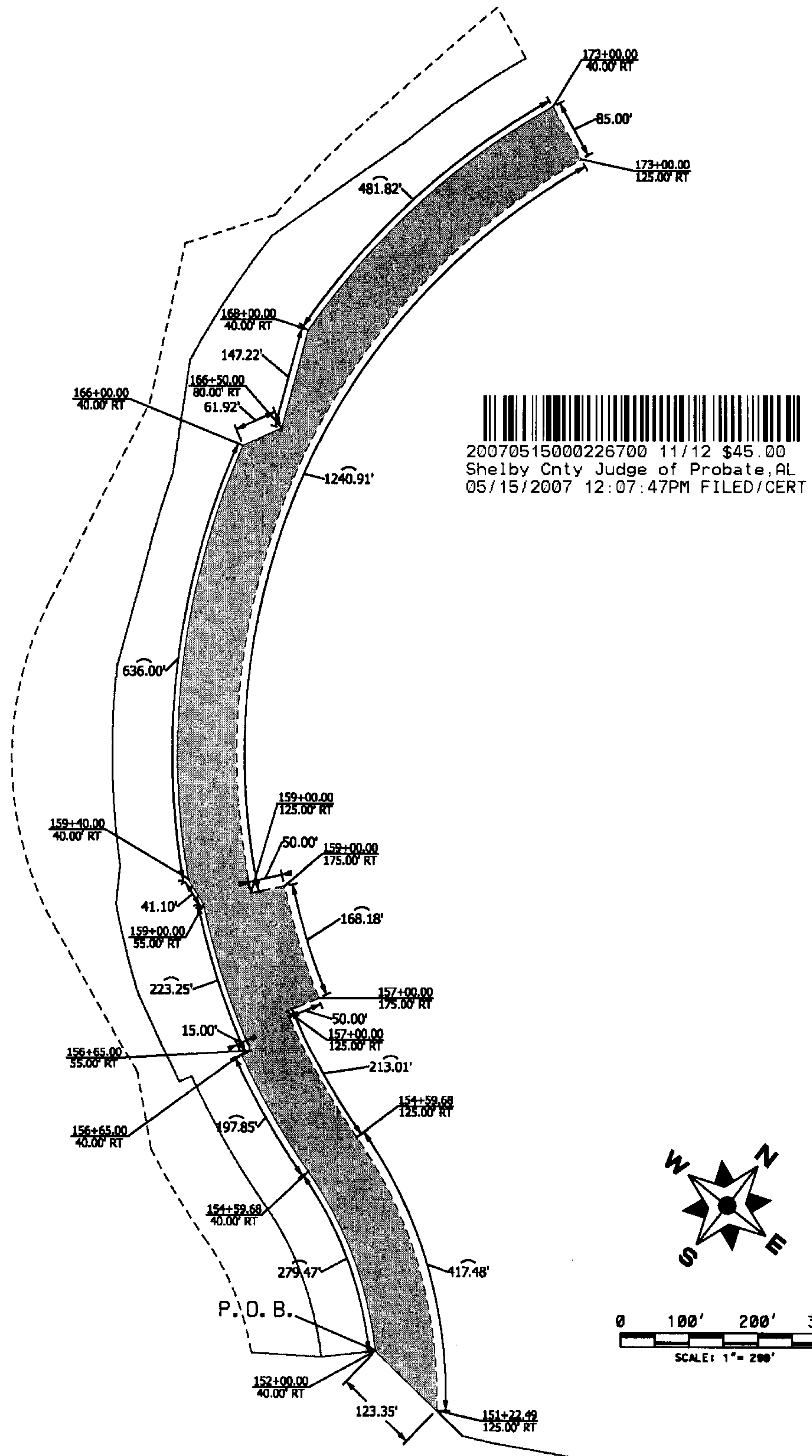
SCALE: 1" = 100'

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EXHIBIT B-2

PROPERTY SKETCH  
TEMPORARY EASEMENT 2 OF 3



PROPERTY SKETCH  
TEMPORARY EASEMENT 3 OF 3

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