

# 240,000

20090303000075220 1/6 \$266.00  
Shelby Cnty Judge of Probate, AL  
03/03/2009 09:47:00AM FILED/CERT

**Mail Tax Notice To:**

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

**This instrument was prepared by and  
upon recording should be returned to:**

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

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, in consideration of One Hundred Dollars (\$100.00) to **SHELBY INVESTMENTS, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), the receipt whereof is acknowledged, (herein referred to as "Grantor"), does hereby grant, bargain, sell, and convey unto **UNITED STATES STEEL CORPORATION**, a Delaware corporation (herein referred to as "Grantee"), that certain real estate situated in the South 1/2 of the Northeast-1/4 of Section 8, Township 21 South, Range 4 West of the Huntsville Principal Meridian, Shelby County, Alabama, as depicted on map marked "**EXHIBIT A**" and more particularly described on "**EXHIBIT B**" attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns, forever.

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

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and behalf by its duly authorized officer or representative on this the 27<sup>th</sup> day of Feb, 2009.

GRANTOR:

SHELBY INVESTMENTS, LLC

By: [Signature]

Its: Owner

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that [Signature], whose name as [Signature] of SHELBY INVESTMENTS, LLC, a Georgia limited liability company, 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 27<sup>th</sup> day of Feb, 2009.

[Signature]  
Notary Public

[SEAL]

My Commission Expires: 8/12/09



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**Exhibit A**

**[See attached Map]**

Map Book 29 page 106

# EXHIBIT A

## A FINAL PLAT OF SUNSET MEADOWS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED  
IN THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF  
SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST  
IN THE NE 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST

PREPARED FOR: FARMER - WALLACE, LLC  
250 TEACUP PARKWAY, SUITE C  
FELIX, AL 35724

PREPARED BY: R.C. FARMER & ASSOCIATES, INC.  
246 TEACUP PARKWAY  
FELIX, AL 35724  
(205) 664-2566

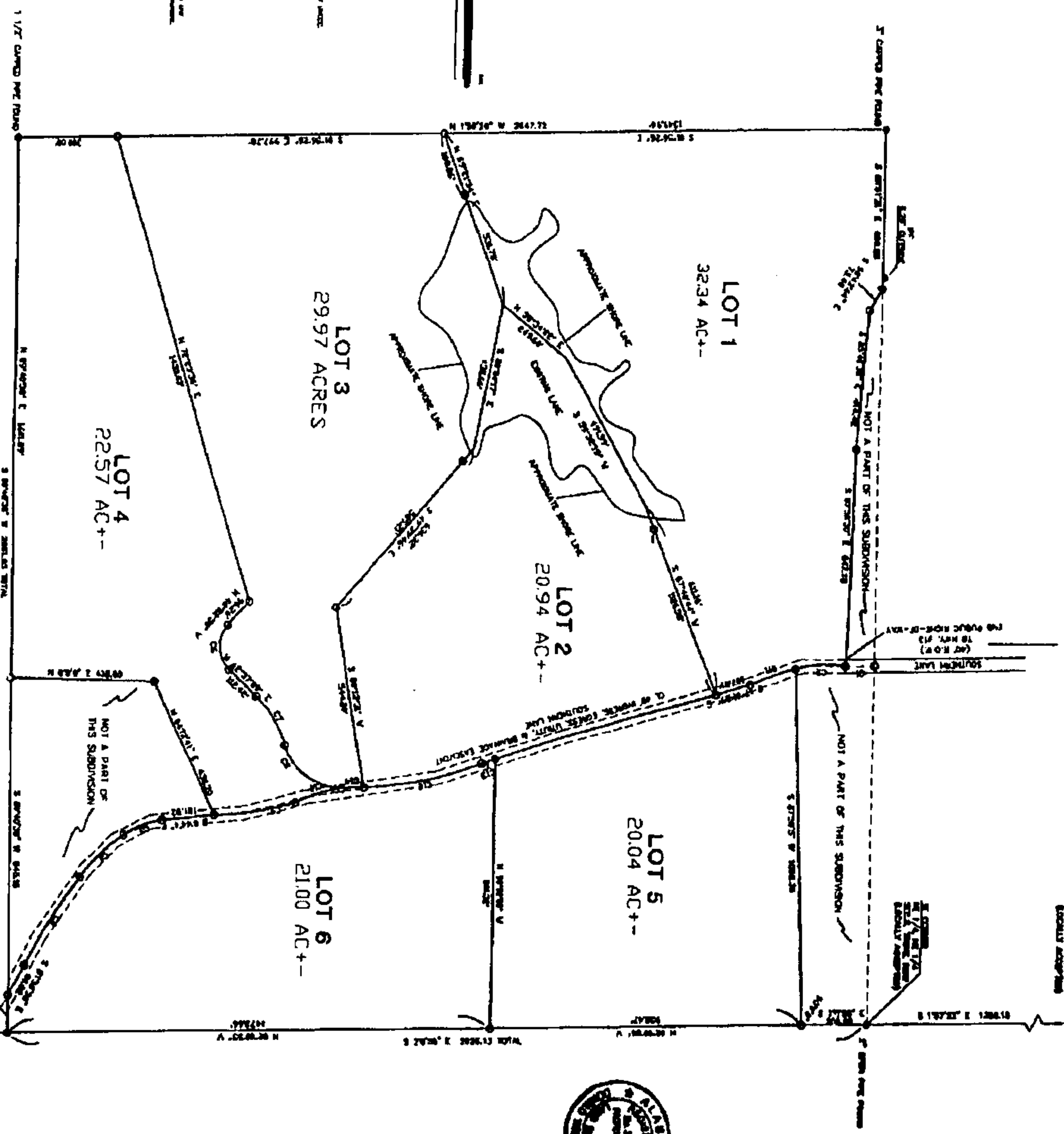


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MAGNETIC

GRAPHIC SCALE  
1" = 100'

- 1. All lots shown on this plat are to be conveyed to the owner of the same.
- 2. All lots shown on this plat are to be conveyed to the owner of the same.
- 3. All lots shown on this plat are to be conveyed to the owner of the same.
- 4. All lots shown on this plat are to be conveyed to the owner of the same.
- 5. All lots shown on this plat are to be conveyed to the owner of the same.
- 6. All lots shown on this plat are to be conveyed to the owner of the same.
- 7. All lots shown on this plat are to be conveyed to the owner of the same.
- 8. All lots shown on this plat are to be conveyed to the owner of the same.
- 9. All lots shown on this plat are to be conveyed to the owner of the same.
- 10. All lots shown on this plat are to be conveyed to the owner of the same.




CURVE TABLE			
CHORD	ARC	ANGLE	AREA
1.00	1.00	180.00	0.00
1.10	1.10	171.90	0.00
1.20	1.20	163.80	0.00
1.30	1.30	155.70	0.00
1.40	1.40	147.60	0.00
1.50	1.50	139.50	0.00
1.60	1.60	131.40	0.00
1.70	1.70	123.30	0.00
1.80	1.80	115.20	0.00
1.90	1.90	107.10	0.00
2.00	2.00	99.00	0.00
2.10	2.10	90.90	0.00
2.20	2.20	82.80	0.00
2.30	2.30	74.70	0.00
2.40	2.40	66.60	0.00
2.50	2.50	58.50	0.00
2.60	2.60	50.40	0.00
2.70	2.70	42.30	0.00
2.80	2.80	34.20	0.00
2.90	2.90	26.10	0.00
3.00	3.00	18.00	0.00



*[Signatures and text for the final plat, including names of the parties and the notary public.]*



  
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**Exhibit B**

Lot 1, according to the Final Plat of Sunset Meadows, as recorded in Map Book 29, Page 106, in the Probate Office of Shelby County, Alabama. Containing 32.0 acres, more or less.

**Exhibit C**

**Permitted Encumbrances**

1. Property taxes owing on the Property that 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 the Property would reveal;
4. All easements, covenants, conditions, licenses, rights of way, and restrictions affecting the Property 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 the Property (including rights between the high and low tide lines); and
6. All easements, leases, licenses, rail track, utility lines, and similar equipment affecting the Property, whether or not of record.
7. "Declaration of Restrictive Covenants for Sunset Meadows" dated April 4, 2002, and recorded as Instrument No. 2002-17255 in the Probate Office of Shelby County, Alabama.
8. Subject to the Amended agreed order dated July 13, 2007 and recorded in Instrument No. 20071108000517240 in Civil Action No. CV-05-252.
9. A 40-foot ingress and egress easement for utility and drainage as shown on record plat.
10. Restriction, limitations and conditions as set out in Map Book 29, Page 106.
11. Riparian and other rights created by the fact that subject property fronts a lake.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights and privileges and immunities relating thereto, including rights set out in Deed Book 179, Page 456; Instrument No. 1997-9552; and Instrument No. 2000-4448.
13. Easement to Colonial Pipeline as recorded in Instrument No. 1996-12493.

Shelby County, AL 03/03/2009  
State of Alabama

Deed Tax: \$240.00