

Mail tax notice to:

D.R. Horton, Inc. - Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, Alabama 35216
Attention: Division Controller

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

4,950,000.00

36% JH
64% Shelly

After recording, this instrument should be returned to:

D.R. Horton, Inc. - Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, AL 35216
Attention: Division Controller

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) and other good and valuable consideration in hand paid by **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation (hereinafter referred to as Grantee), to the undersigned, **UNITED STATES STEEL CORPORATION**, a Delaware corporation, (hereinafter referred to as Grantor), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described land, together with all rights, titles and interests appurtenant thereto, but subject to the conditions and limitations contained herein and **MINERALS AND MINING RIGHTS EXCEPTED**, situated in Jefferson County and Shelby County, City of Hoover, Alabama, to wit (hereinafter collectively referred to as the "Property"):

"Creekside Station Lot":

Lot 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 238, 239, 240, 241, 243, 244, 245, 246, 247, 248, 249, 250, 252, 258, 259, 275, 276, 278, 279, 280, 281, 282, 283, 287, 288, 289, 290, 292, 293, 294, 297, 299, 302, 303 and 305, according to the Final Record Plat of Creekside, Phase 2, Part B, as recorded in Map Book 44, Page 26, in the Probate Office of Jefferson County, Alabama (Bessemer Division), and as recorded in Map book 39, Page 58-A, in the Probate Office of Shelby County, Alabama.

Lot 221A, according to the Resurvey of Lot 221 of the Final Record Plat of Creekside, Phase 2, Part B, as recorded at Map Book 41, Page 71, in the Probate Office of Shelby County, Alabama.

"Sector 28 Lots":

Lots 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, and 2828, according to the Amended Map of Trace Crossings-Twenty-Eighth Sector, as recorded in Map Book 45, Page 51, in the Probate Office of Jefferson County, Alabama (Bessemer Division).



20101203000404410 1/5 \$4974.00
Shelby Cnty Judge of Probate, AL
12/03/2010 10:34:07 AM FILED/CERT

Shelby County, AL 12/03/2010
State of Alabama
Deed Tax: \$4950.00

Grantee has made its own independent inspections and investigations of the Property, and is taking the Property **"AS IS, WHERE IS, WITH ALL FAULTS"** and based solely and in reliance upon such inspections and investigations of the Property. Grantor makes no representation, warranty or agreement concerning the conditions of the Property, the soil or the sub-soil. Grantee, for itself and its successors and assigns, waives all claims, present and future, against Grantor based upon or in connection with the condition of the Property, including but not limited to underground aquifers, mines, tunnels, or sinkholes, and hereby releases Grantor from any liability whatsoever with respect thereto, and this covenant shall run with the land as against Grantee and all other successors in title.

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 the Property, or to any owners or occupants or other persons in or upon the Property, resulting from past mining and/or gas or oil producing operations of the Grantor, or its successors, assigns, licensees, lessees, or contractors, or resulting from past blasting, past dewatering, or the past removal of coal, iron ore, gas, oil, coal bed methane gas and all other minerals 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 the Property 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 past or future injuries related to such past mining operations 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 Grantee and to Grantee's 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, but not otherwise, and that the Property is free and clear of all encumbrances except for the Permitted Encumbrances set forth in **EXHIBIT A** attached hereto and incorporated herein, against which Grantor shall not defend.

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



20101203000404410 2/5 \$4974.00
Shelby Cnty Judge of Probate, AL
12/03/2010 10:34:07 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and behalf and attested by its officers thereunto duly authorized this the 1st day of December, 2010.

GRANTOR:

ATTEST:

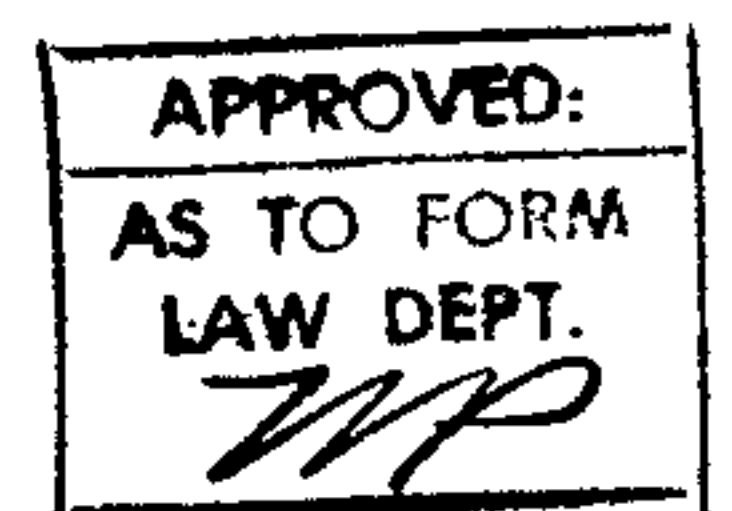
UNITED STATES STEEL CORPORATION

By: Michael M. Partain

Its: 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)

I, Michael M. Partain, 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 1st day of December, 2010.

Michael M. Partain
Notary Public

[SEAL]

My Commission Expires: 2-25-2013

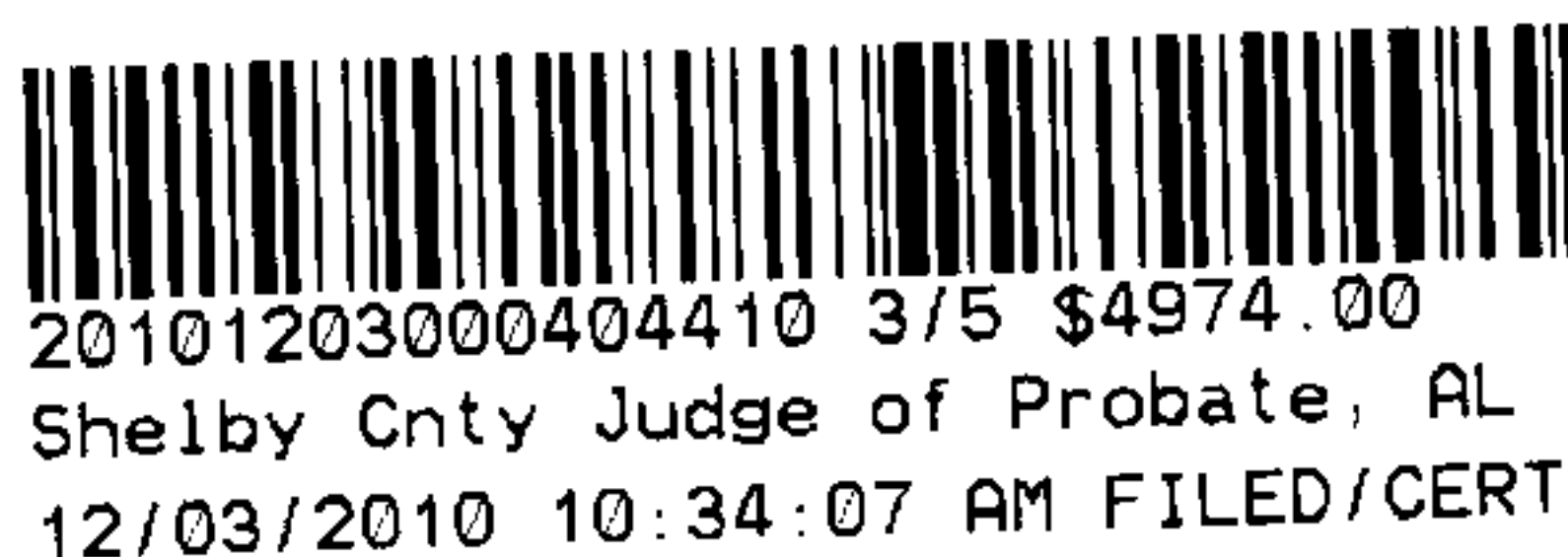


EXHIBIT A

PERMITTED EXCEPTIONS

1. Real estate ad valorem taxes due and payable for the current tax year, and any other current taxes, charges, and assessments of the levying jurisdictions.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
3. Minerals and mining rights not owned by Grantor.
4. Building setback line(s) of public record affecting the Property.
5. Public utility easement(s) of public record affecting the Property.
6. Declaration of Protective Covenants of Trace Crossings (Residential), as recorded in Real 708, Page 531, in the Probate Office of Jefferson County, Alabama (Bessemer Division), as the same may be amended from time to time.
7. Covenants, conditions, restrictions, easements, assessments, liens, and encumbrances set forth in the Articles of Incorporation, By-Laws, and Declaration of Covenants, Conditions, and Restrictions for Brock's Gap Swim Club, Inc. as recorded in Instrument No. 200062/4373, Instrument No. 200062/4372, and Instrument No. 200062/4370, in said Probate Office, as the same may be amended from time to time. This Paragraph applies only to the Sector 28 Lots of the Property.
8. All matters shown by those plats of survey of record at Map Book 44, Page 26, Probate Office of Jefferson County, and Map Book 39, Page 58-A, Probate Office of Shelby County. This Paragraph applies only to the Creekside Station Lots.
9. All matters shown by plat of survey of record at Map Book 45, Page 51, Probate Office of Jefferson County. This Paragraph applies only to the Sector 28 Lots of the Property.
10. Agreement With Respect to Surface Uses and Subsurface Uses Lime Green effective February 26, 2004, recorded at 200404/5731 in Jefferson County, Alabama and 2004-148640 in Shelby County, Alabama.
11. Mineral conveyances from United States Steel Corporation to RGGS Land & Minerals Ltd. LP effective February 26, 2004 and recorded at 200404/5728 in Jefferson County, Alabama and 2004-148630, 2004-148620, 2004-148560 and 2004-148570 in Shelby County, Alabama.
12. All restrictions, easements, setback lines, and all matters shown or referenced on record maps.
13. Mineral and mining rights and all rights incident thereto including release of damages as recorded in LR200712, Pg: 11301.
15. Agreement to Grant Easements between United States Steel and RGGS Land & Minerals as recorded in Instrument #200404-5726.
16. Mineral and mining rights and surface use rights as conveyed in that deed to RGGS Land & Minerals

as recorded in Instrument #200404-5728.

17. Agreement with respect to surface and subsurface uses between United States Steel and RGGS Land & Minerals as recorded in Instrument #200404-5731.

-END-

