

Mail tax notice to:

Mr. & Mrs. Gabriel E. Jackson

304 QUAIL RUN DR.

CULLMAN, AL 35057

This instrument was prepared by:

Michael M. Partain, General Attorney

United States Steel Corporation

Law Department - Hoover Office

610 Preserve Parkway, Suite 200

Hoover, Alabama 35226

Upon recording mail to:

Mr. & Mrs. Gabriel E. Jackson

304 QUAIL RUN DR.

CULLMAN, AL 35057

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100.00) and other valuable consideration paid to **UNITED STATES STEEL CORPORATION**, a Delaware corporation (hereinafter called "Grantor"), by **GABRIEL E. JACKSON and wife, JAIME B. JACKSON** (hereinafter collectively called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and convey unto the said Grantee for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, **MINERALS AND MINING RIGHTS EXCEPTED**, situated in Shelby County, Alabama, to wit:

Lot 12-C, according to the Resurvey of Lots 11-A and 12-C of Heatherwood, 9th Sector, Phase 2, as recorded in Map Book 38, Page 79, in the Probate Office of Shelby County, Alabama.

This conveyance is made upon the covenant and condition which shall constitute a covenant running with the land that no right of action for damages on account of injury to the Property or to any buildings, improvements, structures, pipe lines and 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 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 the Property 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 the Property or lands in the general vicinity of the Property.

Shelby County, AL 04/30/2013
State of Alabama
Deed Tax: \$54.00


20130430000175760 1/4 \$75.00
Shelby Cnty Judge of Probate, AL
04/30/2013 12:51:12 PM FILED/CERT

As a further condition of the conveyance hereunder, Grantee acknowledges that the Property conveyed hereunder has been inspected by Grantee or its duly authorized agent and that the Property is purchased by Grantee as a result of such inspection and not upon any representation or warranty made by Grantor. Furthermore, Grantee agrees that Grantor shall not, in any way, be liable to Grantee for the condition of the Property conveyed hereunder or the condition of the lake adjacent thereto. Grantee specifically, as a condition of the conveyance hereunder, accepts the condition of the Property **“AS IS, WHERE IS, WITH ALL FAULTS”** and shall release and hold Grantor harmless from any liability arising therefrom or from the condition of the lake adjacent thereto. This condition shall constitute a covenant that shall run with the land as against Grantee and all other successors in title.

TO HAVE AND TO HOLD unto the Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; **SUBJECT**, however, to the following: (a) applicable zoning and subdivision regulations; (b) taxes and assessments for the current tax year; (c) restrictions, covenants, conditions, building setback line(s), easements, and rights-of-way, and all other matters as shown by recorded plat; (d) such easements, rights-of-way, reservations, agreements, restrictions, and setback lines that may exist on, over, under, or across said land; (e) all other matters of public record affecting said land; (f) encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of said land; and (g) Declaration of Protective Covenants for Heatherwood Homeowners Association, Inc. as recorded in Document No. 20030411000221750 in said Probate Office, as amended.

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.

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


20130430000175760 2/4 \$75.00
Shelby Cnty Judge of Probate: AL
04/30/2013 12:51:12 PM FILED/CERT

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 officer's thereunto duly authorized this, the 10 day of April, 2013.

ATTEST:

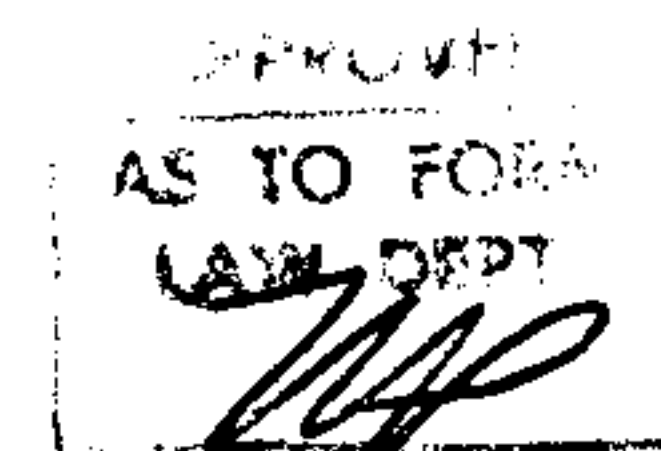
UNITED STATES STEEL CORPORATION

By: Michael Carter

Title: Assistant Secretary

By: JPCL

Its: Director-Real Estate, Southeast
USS Real Estate, a division of
United States Steel Corporation



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. P. Cowden, whose name as Director-Real Estate, Southeast, USS Real Estate, a division of United States Steel Corporation, a Delaware 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, 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 10 day of April, 2013.

[SEAL]

Notary Public: Beverly D. Main

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 30, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20130430000175760 3/4 \$75.00
Shelby Cnty Judge of Probate, AL
04/30/2013 12:51:12 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name UNITED STATES STEEL CORPORATION
Mailing Address USS REAL ESTATE - Room 1683
600 GRANT STREET
PITTSBURGH, PA 15219

Grantee's Name GABRIEL E. & JAME B. JACKSON
Mailing Address 304 QUAIL RUN DR.
CULLMAN, AL 35057

Property Address LOT 12-C SPYGLASS CIRCLE
HOOVER, AL 35244

Date of Sale 4/18/13
Total Purchase Price \$ 54,000

or
Actual Value \$

or
Assessor's Market Value \$



20130430000175760 4/4 \$75.00
Shelby Cnty Judge of Probate, AL
04/30/2013 12:51:12 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print GABRIEL E. JACKSON

Unattested _____

Sign Gabriel E. Jackson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1