

Mail tax notice to:

Hillsboro Owners Association, Inc.
Associa® McKay Management
5 Riverchase Ridge, Suite 200
Birmingham, Alabama 35244

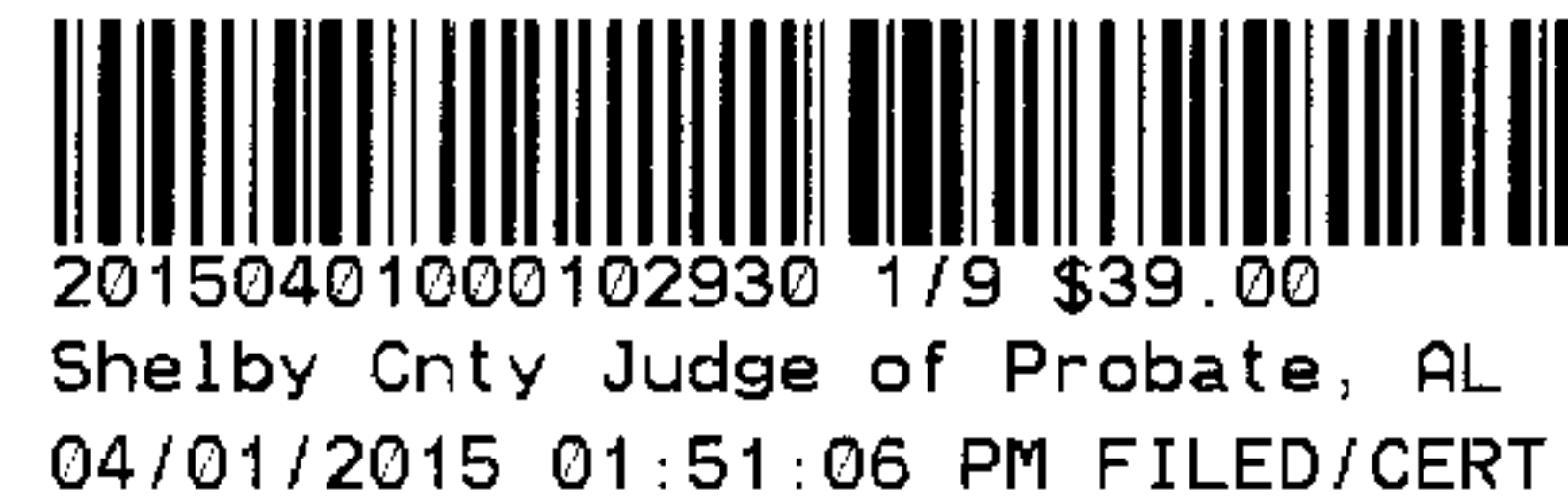
**After recording, this instrument
should be returned to:**

Hillsboro Owners Association, Inc.
Associa® McKay Management
5 Riverchase Ridge, Suite 200
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

This instrument was prepared by:

Gail L. Mills, Esq.
Melinda E. Sellers, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203



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 **UNITED STATES STEEL CORPORATION**, an Alabama non-profit corporation, hereinafter referred to as Grantee), to the undersigned, **HILLSBORO OWNERS ASSOCIATION, INC.**, an Alabama non-profit corporation, (hereinafter referred to as Grantor), the receipt of which is hereby acknowledged, the Grantor does by these presents grant, bargain, sell, and convey unto the Grantee the land described on Exhibit "A" attached hereto and improvements situated thereon, subject to the conditions and limitations contained herein, **MINERALS AND MINING RIGHTS EXCEPTED**, situated in Shelby County, Alabama (the "Property").

The Property is conveyed subject to the following:

1. Real estate ad valorem taxes due and payable for the current tax year, and any other taxes, charges, and assessments of the levying jurisdictions, not yet due and payable.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
3. All matters affecting the Property as shown on the recorded subdivision plat for the Property.
4. Covenants, conditions, restrictions, easements, assessments, liens, and encumbrances set forth in the Amended and Restated Articles of Incorporation of Hillsboro Residential Association, Inc. as recorded in Bk: LR201416 Pg: 10536, in the Probate Office of Jefferson County, Alabama (Bessemer Division), and unrecorded Amended and Restated

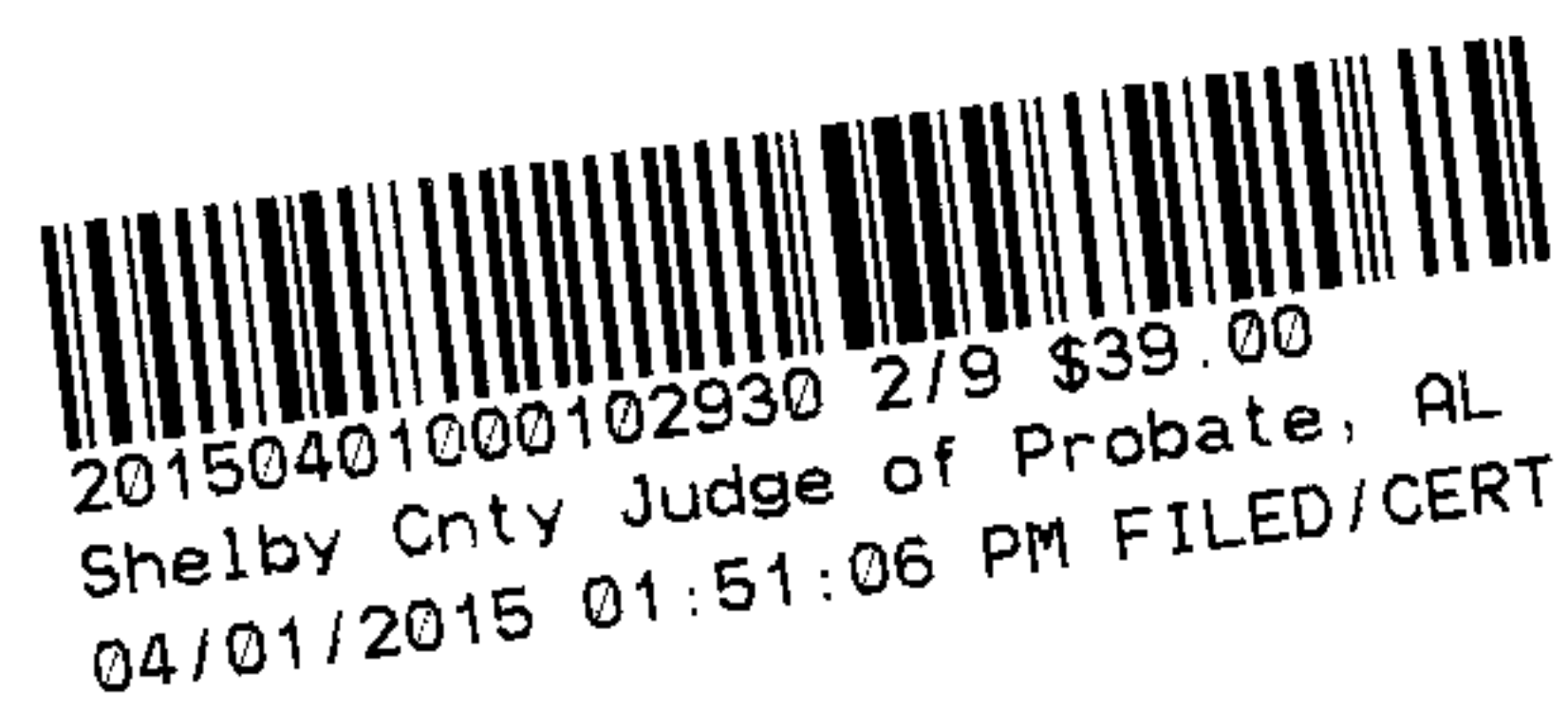
Bylaws thereof, and the Amended and Restated Declaration of Protective Covenants of Hillsboro as recorded in Instrument No. 20140908000281620 in the Probate Office of Shelby County, Alabama, as amended.

5. Covenants, conditions, restrictions, easements, assessments, liens, and encumbrances set forth in the Articles of Incorporation of Appleford Swim Club, Inc. as recorded in Bk: LR200666, Pg: 12629 in the Probate Office of Jefferson County, Alabama, and unrecorded By-Laws thereof, and the Declaration of Covenants, Conditions, and Restrictions for Appleford (a Hillsboro community) as recorded in Instrument No. 20061121000567600 in the Probate Office of Shelby County, Alabama, as amended.
6. The use of the Property shall be limited to the development and operation of a swim club and other recreational facilities approved by the Grantee's Board of Directors. This paragraph shall constitute a covenant running with the land as against the Grantee and all successors in title to the Property for a period of fifty (50) years from the date hereof.
7. 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.

TO HAVE AND TO HOLD unto Grantee and to Grantee's successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee and to Grantee's successors and assigns, that it is seized and possessed of the Property 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 page for signatures.)



IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly authorized officers or representatives on this the 17 day of February, 2015.

GRANTOR:
UNITED STATES STEEL CORPORATION

By: [Signature]
Title: Director-Real Estate
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, 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 17 day of February, 2015.

[Signature]
Notary Public

[SEAL]

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



20150401000102930 3/9 \$39.00
Shelby Cnty Judge of Probate, AL
04/01/2015 01:51:06 PM FILED/CERT

EXHIBIT "A"

**LEGAL DESCRIPTION
COMMON AREA CONVEYANCE TO
HILLSBORO OWNERS ASSOCIATION**

Tracts of land situated in the Southeast ¼ and the Southeast ¼ of Southwest ¼ of Section 16, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and being more particularly described as follows:

PARCEL A

All that property located in the NW¼ of SE¼ of S16, T20S, R3W abutting and lying West of the West right of way line of the Alabama Power 100 feet wide Easement and abutting and lying East of the rear property lines of Lots 244,245,246,and 247, as shown on **Hillsboro Subdivision-PH I** record map as recorded in **MB 37, PG 104C**, and that property abutting and lying East and South of the rear property lines of Lots 248A,249A,250A,251A, 252A,253A, 254A, 255A, 256A, 257A and 258A, as shown on the **Amended Hillsboro Subdivision-PH I** record map as recorded in **MB 39, PG 140C**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL A** containing 1.47 acres more or less.

PARCEL B


All that property located in the NW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power Company 100 feet wide Easement and abutting and lying West, South and North of the rear property lines of Lots 260,261,262,263,266,267,268,269,272,274,275,276,277, and 278 as shown on the **Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 38, PG 147B** and that property abutting and lying East of the rear property lines of Lots 241,242 and 243 as shown on the **Hillsboro Subdivision PH-1** record map as recorded in **MB 37, PG 104C**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL B** containing 1.02 acres more or less.

PARCEL C

All that property located in the SW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power Company 100 feet wide Easement and abutting and lying North and West of the rear property lines of Lots 9A,10a,15a,16a,17A,18A,19A,20A,21A and 22A as shown on the **Amended Hillsboro Subdivision -PH I** record map as recorded in the Office of the Judge of Probate, Shelby County, Alabama, **MB 39 PG 140B**.

Said **PARCEL C** containing 0.62 acres more or less


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Shelby Cnty Judge of Probate, AL
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PARCEL D

All that property located in the SE¼ of SW¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power Company 100 feet wide Easement and abutting and lying North of the rear property line of Lot 9A as shown on the **Amended Hillsboro Subdivision -PH I** record map as recorded in the Office of the Judge of Probate, Shelby County, Alabama, **MB 39, PG 140B**.

Said **PARCEL D** containing 0.03 acres more or less.

PARCEL E

All that property located in the SE¼ of SW¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power Company 100 feet wide Easement and abutting and lying North of the rear property line of Lot 3 as shown on the **Hillsboro Subdivision -PH I** record map as recorded in **MB 37, PG 104B** and that property abutting and lying West of the rear property lines of Lots 7A and 8A as shown on the **Amended Hillsboro-Subdivision- PH I** record map as recorded in **MB 39, PG 140B**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL D** containing 0.10 acres more or less.

PARCEL F

All that property located in the SE¼ of SW¼ of S16, T20S, R3W abutting and lying East of the extension (in a Southwesterly direction) of the East property line of Lot 238 from the Southeast corner to a point on the South line of said S16 and that property abutting and lying South of the rear property lines of Lots 234,235,236 and 237 as shown on the **Hillsboro Subdivision -PH I** record map as recorded in the Office of the Judge of Probate, Shelby County, Alabama, **MB 37, PG 104B**.

Said **PARCEL F** containing 1.07 acres more or less.

PARCEL G

All that property located in the SW¼ of SE¼ of S16, T20S, R3W abutting and lying South of the rear property lines of Lots 226,233 and 234 as shown on the **Hillsboro Subdivision -PH I** record map as recorded in **MB 37, PG 104B**, and that property abutting and lying West of the rear property lines of Lots 227A,228A and 230A as shown on the **Amended Hillsboro Subdivision-PH I** record map as recorded in **MB 39, PG 140B**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL G** containing 1.14 acres more or less.

PARCEL H

All that property located in the SW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the rear property lines of Lots 225A as shown on the **Amended Hillsboro Subdivision -PH I**

record map as recorded in **MB 39, PG 140B**, and that property abutting and lying South of the rear property lines of Appleford Swim Club Lot, Lots 221A,220A,219A,218A,217A and 216A as shown on the **2nd Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 39, PG 141A**, and that property abutting and lying West of the rear property lines of Lots 213, and 212 as shown on the **Amended Hillsboro Subdivision-PH II** record map as recorded in **MB38, PG 147A**, and that property abutting and lying West and South of the rear property lines of Lots 211,210,209,208 and 207 as shown on **Hillsboro Subdivision-PH III** record map, as recorded in **MB39, PG123A**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL H** containing 3.7 acres more or less.

PARCEL K

All that property located in the SW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the rear lot lines of Lots 67A,68A,69A and 70A as shown on **2nd Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 39, PG 141B**, and that property abutting and lying East of the rear property line of Lot 71A as shown on **2nd Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 39, PG 141A**, and that property abutting and lying North of the rear property lines of Lots 74A,75A,76A and 77A as shown on **2nd Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 39, PG 141A**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL K** containing 1.65 acres more or less.

PARCEL M

All that property located in the NW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power Company 100 feet wide Easement and abutting and lying East of the rear property lines of Lots 50,51, and 52 as shown on the **Hillsboro Subdivision -PH I** record map as recorded in **MB 37, PG 104C** and that property abutting and lying East of the rear property line of Lot 53A as shown on **Hillsboro Common Area being a resurvey of Lots 24,53,259 of the Hillsboro Subdivision – PH 2** record map as recorded in **MB 43, PH 130** and that property abutting and lying East of the rear property lines for Lots 54,55,56,57,58,59,60,61,62and 63 as shown on the **Amended Hillsboro-Subdivision-PH II** record map as recorded in **MB 38, PG 147B**, and that property abutting and lying East of the rear property lines of Lots 64A,65A,66A and 67A as shown on **the 2nd Amended Hillsboro Subdivision-PH II** record map as recorded in **MB 39, PG 141B**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL M** containing 10.65 acres more or less.

PARCEL N

All that property located in the NE¼ of SE¼ of S16, T20S, R3W except Lots 128 thru 172 and the 50 feet wide public road right of way (Rosebury Road) as shown on the **Hillsboro Subdivision PH-III** record map as recorded in **MB 39, PG 123C**, and that property referred to as the Sanitary Sewer, Trail and Access Easement lying between Lot 149A as shown on the

Hillsboro Common Area Resurvey Map of Lots 149 & 150 record map as recorded in **MB 43, PG 130**, and Lot 148(**MB 39, PG 123C**), all recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL N** containing 31.6 acres more or less.

PARCEL R

All that property located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of S16, T20S, R3W abutting and lying West of the rear property lines of Lots 127,128 and 129 as shown on the **Hillsboro Subdivision PH-III** record map as recorded in **MB39, PG 123C** and that property abutting and lying West, North and South of the rear property lines of Lots 116,117,118,119,120,121,122,123,125,126,101,102,103,104,105,92,93,94,95, 96,97,98 and 99 as shown on the **Hillsboro Subdivision PH-III** record map as recorded in **MB39, PG 123B** and that property (including the Sanitary Sewer, Trail and Access Easement lying between Lots 111 and 112 and the Storm Sewer, Trail and Access Easement located between Lots 90 and 91)abutting and lying North, West and South of the rear property lines of Lots 106,107,108,109,110,111,112,113,114,115,83,84,86,87,88,89,90 and 91 as shown on the **Hillsboro Subdivision -PH III** record map as recorded in **MB 39, PG123A** and that property (including the storm sewer and access easement lying between Lots 79A and 80A) abutting and lying East of the rear property lines of Lots 77A,78A,79A,80A and 81A as shown the **2nd Amended Hillsboro-Subdivision- PH II** record map as recorded in **MB 39, PG 141A**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL R** containing 6.78 acres more or less.

PARCEL S

All that property located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of S16, T20S, R3W abutting and lying East of the rear property lines of Lots 361,362,363,364,365,366,367,368,369, 370 and 371 and that property abutting and lying West of the rear property lines of Lots 374,375,376,377,378,379,380,381,382,383,384,385 and 386, all these lots as shown on the **Hillsboro Subdivision-PH III** record map as recorded in **MB39, PG 123B** and that property abutting and lying East and North of the rear property lines of Lots 358,359, 360, 387,388 and 389, as shown on the **Hillsboro Subdivision-PH III** record map as recorded in **MB 39, PG123A**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL S** containing 2.25 acres more or less.

PARCEL T

All that property (including the Trail Access Easement located between Lots 186 and187) located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of S16, T20S, R3W abutting and lying East of the rear property line of Lot 172 as shown on the **Hillsboro Subdivision-PH III** record map as recorded in **MB39, PG 123C** and that property abutting and lying East and South of the rear property lines of Lots 173 through 198 as shown on the **Hillsboro Subdivision-PH III** record map as recorded in **MB 39, PG123B**, and that property abutting and lying South and East of the rear property lines of Lots 199,200,201,202,204,205,and 206 as shown the **Hillsboro Subdivision-PH III** record map as

recorded in **MB39, PH123A**, all maps recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Said **PARCEL T** containing 7.74 acres more or less.

PARCEL V

All that property located in the NW¼ of SE¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power 100 feet wide Easement and abutting and lying West of the West right of way line of a public road(Appleford Road) as shown on the **Hillsboro Subdivision-PH 1** record map as recorded in **MB 37, PG 104C** and abutting and lying north of the north property line of Lot 259A as shown on the **Hillsboro Common Area Being a Resurvey of Lot 259, Hillsboro Subdivision-PH 1** as recorded in **MB 43, PG 130**, all recorded in the Office of the Judge of Probate, Shelby County, Alabama. Said **PARCEL V** containing 0.18 acres more or less.

PARCEL W

All that property located in the W½ of SE¼ of S16, T20S, R3W abutting and lying East of the East right of way line of the Alabama Power 100 feet wide Easement and abutting and lying West of the West right of way line of a public road(Appleford Road) as shown on the **Hillsboro Subdivision-PH 1** record map as recorded in **MB 37, PG 104C** and abutting and lying north of the north property line of Lot 24A as shown on the **Hillsboro Common Area Being a Resurvey of Lot 24, Hillsboro Subdivision-PH 1** as recorded in **MB 43, PG 130**, all recorded in the Office of the Judge of Probate, Shelby County, Alabama. Said


PARCEL W containing 0.16 acres more or less.

PARCEL X

A 20 feet wide strip of land located in the SE¼ of SW¼ of S16-T20S-R3W described as follows:

BEGIN at the SW corner of Lot 238 as shown on the **Hillsboro Subdivision-PH1** record map as recorded in the Office of Judge of Probate, Shelby County, Alabama **MB 37, PG 104B** and run southwesterly along the west right of way line of the Alabama Power Company right of way, 20.0 feet; thence left 90°-58'-48" and run southeasterly 73.29 feet to a point on the extension (in a southwesterly direction) of the east property line of Lot 238; thence left 94°-47'-04" and run northeasterly along said east property line extension, 20.06 feet to the SE corner of Lot 238; thence left 85°-12'-56" and run northwesterly along the south property line of Lot 238, 71.28 feet to the **POINT OF BEGINNING**. Said **PARCEL X** containing 0.03 acres more or less.

Total acres conveyed for PARCELS A,B,C,D,E,F,G,H,K,M,N,R,S,T,V,W and X =
71.84


20150401000102930 8/9 \$39.00
Shelby Cnty Judge of Probate, AL
04/01/2015 01:51:06 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 U.S. Steel Corporation
Mailing Address 600 Grant St.
Pittsburgh, PA 15219

Grantee's Name Hillshoro Owners Association, Inc.
Mailing Address 5 Riverchase Ridge, Ste 20
Birmingham, AL 35244

Property Address _____

Date of Sale 2-17-15
Total Purchase Price \$ 0.00

or
Actual Value \$ 0.00

or
Assessor's Market Value \$ 0.00 (Common area)



20150401000102930 9/9 \$39.00
Shelby Cnty Judge of Probate, AL
04/01/2015 01:51:06 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 4-1-15

Print Rhett Loveman

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1