

20210325000151090
03/25/2021 03:47:12 PM
DEEDS 1/6

NOTE: A PORTION OF A PORTION OF THE PURCHASE PRICE WAS PAID BY A LOAN
IN THE AMOUNT OF \$150,400.00 SECURED BY A PURCHASE MONEY MORTGAGE
RECORDED SIMULTANEOUSLY HEREWITH.

Upon recording return this instrument to:

Lucas Jones
152 Silverleaf Drive
Pelham, Alabama 35124

This instrument was prepared by:

Matthew J. Fearing
Counsel-Real Estate
United States Steel Corporation
Law Department
600 Grant Street, Suite 1844
Pittsburgh, PA 15219

Mail tax notice to:

Lucas Jones
152 Silverleaf Drive
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, as of March 24, 2021, for and in consideration of One Hundred Dollars (\$100) in hand paid by LUCAS BRADLEY JONES and ANGELA MARIE THOMAS JONES, husband and wife, as joint tenants with the right of survivorship (collectively, 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, Grantor does by these presents grant, bargain, sell, and convey unto Grantee the following described land (the "Property") subject to the conditions and limitations contained herein, situated in Shelby County, Alabama, said Property being more particularly described on EXHIBIT A attached hereto and made a part hereof.

The Property is conveyed subject to the following (collectively, the "Permitted Encumbrances"):

1. Real estate ad valorem taxes due and payable October 1, 2021, and subsequent years and any other taxes, charges, or assessments of the levying jurisdictions.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.

3. All easements, restrictions, reservations, rights-of-way and other matters of public record affecting any portion of the Property.
4. This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the Property 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 sinkholes or other defects of the surface or subsurface of any nature affecting the Property or resulting from past mining and/or gas or oil producing operations of 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 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 Grantee herein or by 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 Property as against Grantee and all successors in title.
5. All of those matters described in **EXHIBIT B** attached hereto and made a part hereof.

As a condition of the conveyance hereunder, Grantee acknowledges that the physical and Environmental condition of 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 agreement, representation, or warranty made by Grantor. Grantee accepts the physical and environmental condition of the Property **"AS IS, WHERE IS, WITH ALL FAULTS"** and hereby releases Grantor from any liability of any nature arising from or in connection with the physical or environmental condition of the Property. This condition shall constitute a covenant running with the land as against Grantee and all successors in title.

No private right of action shall accrue with respect to the physical or environmental condition of the Property to any subsequent owner of the Property, whether by foreclosure or otherwise, due solely to the taking of title to the Property and, by taking such title, any such subsequent owner of the Property does thereby waive any and all right or claim against Grantor, Grantee, and their respective successors and assigns or any of them, for any costs, loss, damage, liability or expense such subsequent owner of the Property or its successors and assigns may incur as a result of the physical or environmental condition of the Property or the need or desirability to do any removal, corrective, or remediation work including, but not limited to, in connection with hazardous materials or waste pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Resources Conservation and Recovery Act, as amended, and all regulations thereunder or any similar laws or regulations enacted by the United States of America or the State of Alabama, or any agency or instrumentality of either.

TO HAVE AND TO HOLD unto Grantee and to Grantee's successors and assigns, forever, subject, however, to the Permitted Encumbrances.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and behalf and its seal to be hereunto affixed and attested by its duly authorized officers or representatives on the date first above written.

GRANTOR:

UNITED STATES STEEL CORPORATION

By: JPC
Name: Jammie P Cowden
Director – 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 Jammie P Cowden, whose name as Director – 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 24 day of March, 2021.



Beverly L. Swain
Notary Public
My Commission Expires: 7/30/2024

Exhibit A to Statutory Warranty Deed

Legal Description

Parcel I:

Lot 3B, a Resurvey of Lot 3A of a Resurvey of Lots 2 and 3 of the Cahaba River Getaways, and Lot 4 Cahaba River Getaways, as recorded in Map Book 32, Page 57 in the Office of the Judge of Probate of Shelby County, Alabama, less and except that portion of Lot 3B conveyed to United States Steel Corporation in deed dated June 16th 2008 recorded in Instrument 20080618000249680 in said Probate Office..

Parcel II:

Together with and subject to an easement described as follows;

Commence at the Northwest corner of Lot 3B, Resurvey of Lot 3A of a Resurvey of Lots 2 and 3 of Cahaba River Getaways, as recorded in Map Book 32, Page 57, in the Probate Office of Shelby County, Alabama and run easterly along the north line of said lot for a distance of 128.77 feet to the Point of Beginning of the following described line; thence turn an interior angle left of 66° 57' 36" and run southwesterly for a distance of 30.29 feet to the beginning of a curve to the left with a radius of 200.00 feet, a central angle of 19° 56' 47" and a chord length of 69.28 feet; thence continue in a southwesterly direction along the arc of said curve for a distance of 69.63 feet; thence continue southwesterly along tangent extended from said curve for a distance of 211.66 feet to the beginning of a curve to the right with a radius of 200.00 feet, a central angle of 46° 15' 29" and a chord length of 157.12 feet; thence continue in a southwesterly direction along the arc of said curve for a distance of 161.47 feet; thence continue southwesterly along tangent extended from said curve for a distance of 17.98 feet to a point on the west line of said Lot said point being the terminus of said line.

Parcel III:

Together with and subject to an easement described as follows;

Commence at the Northwest corner of Lot 3B, Resurvey of Lot 3A of a Resurvey of Lots 2 & 3 of the Cahaba River Getaways, as recorded in Map Book 32, Page 57 in the Probate Office of Shelby County, Alabama and run easterly along the north line of said lot for a distance of 128.77 feet to the Point of Beginning of the following described line; thence turn an angle of 66° 57' 36" to the left in a northeasterly direction 96.39 feet to the terminus of said line.

Exhibit B to Statutory Warranty Deed

Additional Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by a current accurate and complete survey or inspection of the Property, including but not limited to, liens, encumbrances, easements, claims of easements, rights-of-way, rights of access of others, utility lines, boundary line disputes, overlaps, gaps, gores, encroachments, public or private roads, highways, cemeteries, improvements, structures, and/or railroads. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
3. Mineral Deed dated February 26, 2004 from United States Steel Corporation, a Delaware corporation, in favor of RGGS Land & Minerals, Ltd., L.P., a Delaware limited partnership, recorded in Book 200404, Page 5728 in the Office of the Judge of Probate of Jefferson County, Alabama, and Agreement with Respect to Surface and Subsurface Uses Lime Green dated February 26, 2004 between United States Steel Corporation, a Delaware corporation, and RGGS Land & Minerals, Ltd., L.P., a Delaware limited partnership, recorded in Book 200404, Page 5731 In the Office of the Judge of Probate of Jefferson County, Alabama.
4. Easements and other matters as shown by Map Book 29 Page 94, Map Book 31 Page 41 and Map Book 32 Page 57.
5. Rights of way for any public utility or easement which would be shown by a survey.
6. Restrictions, Conditions and Limitations as set forth in Instrument 2002-11279.
7. Unnamed public dirt road as shown by record plat.
8. Subject to provisions as set forth in Amended Agreed Order recorded in Instrument 20071108000517240.
9. Subject to rights of parties in and to the existing roadways across subject property.

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	Grantees' Names:	Lucas Bradley Jones and Angela Marie Thomas Jones
Mailing Address:	600 Grant Street, Suite 1500 Pittsburgh, PA 15219	Mailing Address:	152 Silverleaf Drive Pelham, Alabama 35124
Property Address:	Unaddressed property located in the NW ¼ of Section 16, Township 21 South, Range 4 West, Shelby County, Alabama	Date of Sale:	March ____, 2021
Property Description:	Tax parcel no. 24 5 16 0 000 002.003		Total Purchase Price: \$177,000.00

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

 ☐ Appraisal
☒ Sales Contract

 ☐ Other: _____
☐ Closing Statement

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: March 24, 2021.

☒ Unattested



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2021 03:47:12 PM
 \$214.00 CHARITY
 20210325000151090

GRANTOR:
United States Steel Corporation

By: [Signature]

Name: Jammie P Cowden

Director – USS Real Estate, a division of United States Steel Corporation

Allen S. Bayl