

Upon recording return this instrument to:

South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
Attention: Cassy L. Dailey

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:

Henry T. Hollin and Margaret Hollin
529 Rosebury Road
Helena, AL 35080

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Four Hundred Nine Thousand Nine Hundred and No/100 Dollars (\$409,900.00) in hand paid by **HENRY T. HOLLIN AND MARGARET HOLLIN** (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.

\$319,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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: William L Silver III

Name: William "Billy" L. Silver, III

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

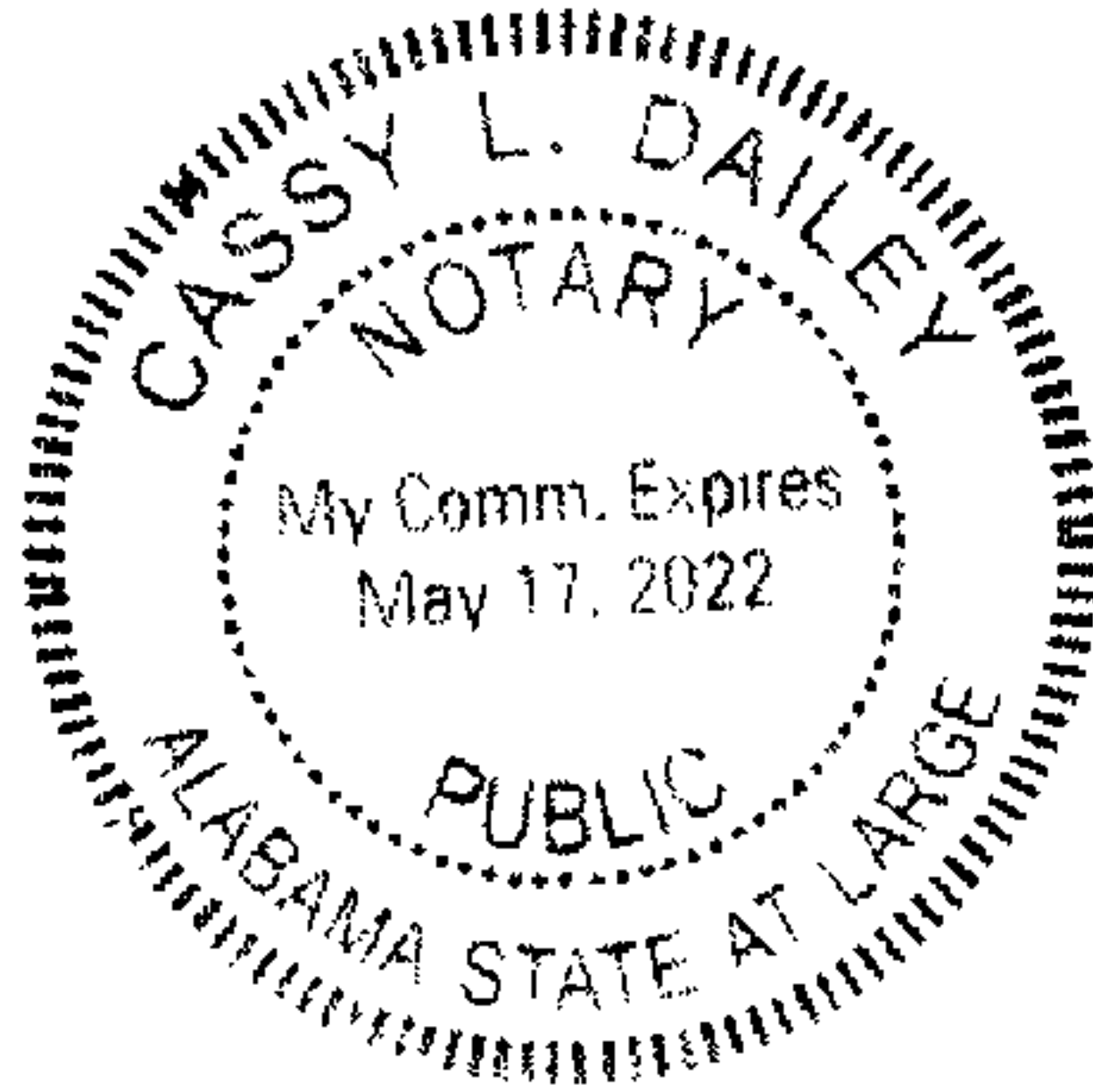
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William "Billy" L. Silver, III, whose name as Manager – 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 23 day of July, 2021.

[SEAL]



Cassy L Dailey
Notary Public
My Commission Expires 05/17/2022

EXHIBIT A

Legal Description

Lot 345, according to the Amended Map of Hillsboro Subdivision, Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.

Seller Address: 600 Grant Street, Suite 1844, Pittsburgh, PA 15219
Buyer Address: 102 Saddlebrook Drive, Bensalem, PA 19020-7833
Property Address: 529 Rosebury Road, Helena, AL 35080

EXHIBIT B**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 and mining rights and rights incident thereto recorded in Instrument 20040323000148620 and Instrument 20040323000148630, in the Probate Office of Shelby County, Alabama.
4. Agreement with respect to surface and subsurface uses Lime Green as recorded in Instrument 20040323000148640, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 20060828000422150 and Instrument 20061218000612800, in the Probate Office of Shelby County, Alabama.
6. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20060630000316490 in the Probate Office of Shelby County, Alabama.
7. Right of way to the City of Helena, recorded in Deed Book 245, page 489 and Instrument 20090512000178190, In the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Instrument 20090626000247020, in the Probate Office of Shelby County, Alabama.
9. Powers and provisions as set out in the Articles of Incorporation of Hillsboro Owners Association Inc as recorded In Book LR200666, page 12615, as Amended and Restated In Book LR201416, page 10536 in the Probate Office of Jefferson County and recorded In Instrument 20061121000567590 in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
10. Declaration of Protective Covenants, Conditions and Restrictions of Hillsboro as recorded in Instrument 20061121000567590, First Amendment as recorded in Instrument 20070111000016350, Second Amendment as recorded in Instrument 20091022000398870, Amended and Restated Declaration of Protective Covenants of Hillsboro as recorded in Instrument 20140908000281620, Fourth Amendment recorded In Instrument 20210513000238010 in the Probate Office of Shelby County, Alabama.
11. Restrictions, Covenants, Conditions, Reservations, Easements, Release of Damages, and Mineral and mining rights and rights Incident thereto as set out in deed recorded In Instrument 20070727000350680, In the Probate Office of Shelby County, Alabama.

