

20220110000010100 1/5 \$34.00
 Shelby Cnty Judge of Probate, AL
 01/10/2022 08:42:58 AM FILED/CERT

**This instrument was prepared by and upon
recording should be returned to:**

John Bart Tyra
 RGGs Land & Minerals Ltd., L.P.
 2000 Hwy. 33
 Pelham, Alabama 35124

STATE OF ALABAMA)
 COUNTY OF SHELBY)

WAIVER AND RELEASE

THIS WAIVER AND RELEASE made on this 6th day of December, 2021, by and between **United States Steel Corporation**, a Delaware Corporation (referred to herein as "USSC"), and **RGGs LAND & MINERALS, LTD., L.P.**, a Delaware limited partnership (with its successors and assigns collectively referred to therein as "RGGs").

WITNESSETH

WHEREAS, USSC and RGGs are currently parties to that certain "Agreement with Respect to Surface and Subsurface Uses – Red and Blue Cross Hatched, Yellow Outline and Yellow Dots", (the "Blue Use Agreement") entered into on the 26th day of February, 2004, by and between U.S. Steel and RGGs, and recorded in the Probate Court of Shelby County, Alabama as document 20040609000311270; and

WHEREAS, USSC and RGGs are currently parties to that certain "Agreement to Grant Easements" dated February 26, 2004, by and between U.S. Steel and RGGs and recorded the Probate Office of Shelby County, Alabama as document 20121205000464910 (hereinafter the "Agreement to Grant Easements"); and

WHEREAS, USSC intends to sell the real property described on "**EXHIBIT A**" and made a part hereof (hereinafter the "Property") to **ROUND TOO INVESTMENTS, LLC**, an Alabama limited liability company, which is included in the legal description of the Blue Use Agreement, and the Agreement to Grant Easements; and

WHEREAS, RGGs has agreed to release the Property from the Blue Use Agreement and the Agreement to Grant Easements; and

WHEREAS, RGGs and USSC are willing to execute and deliver this Waiver and Release; and

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration recited herein, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, RGGs and USSC agree as follows:

1. RGGS and USSC agree that the Blue Use Agreement and the Agreement to Grant Easements shall not affect or be binding on any portion of the Property and they do hereby waive and release any and all rights and obligations set forth in the Blue Use Agreement and the Agreements to Grant Easements that may be binding on or otherwise affect the Property.
2. The real property described on EXHIBIT A, attached hereto and incorporated herein, totaling approximately 182 acres, more or less, is hereby subtracted, removed, and excluded from the Lands covered by the Blue Agreement and Agreements to Grant Easements.
3. This Waiver and Release is binding on RGGS, USSC and their respective successors and assigns.
4. This Waiver and Release may be executed in multiple counterparts, each of which shall be deemed an original, but which, when taken together, shall constitute one document.

IN WITNESS WHEREFORE, RGGS and USSC have caused this Waiver and Release to be executed by their duly authorized officers or representatives on the day first written above.

(Signatures found on the following pages)



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UNITED STATES STEEL CORPORATION

By: [Signature]
Title: DIRECTOR- REAL ESTATE

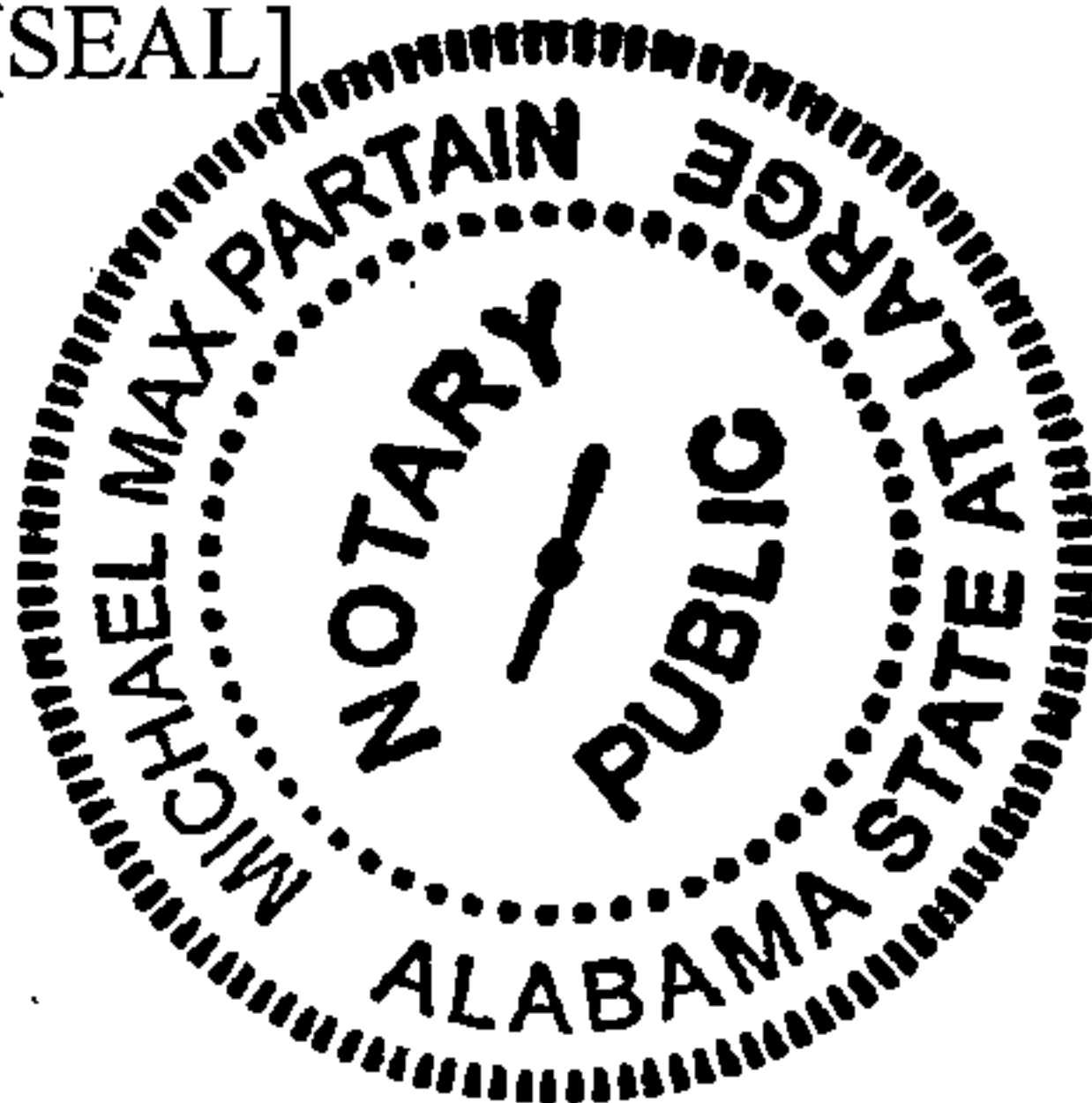
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Michael M. Partain, a Notary Public in and for said County, in said State, hereby certify that Jamnie P. Cowden, whose name as Director- Real Estate of United States Steel 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 6th day of December, 2021.

[Signature]
Notary Public

[SEAL]



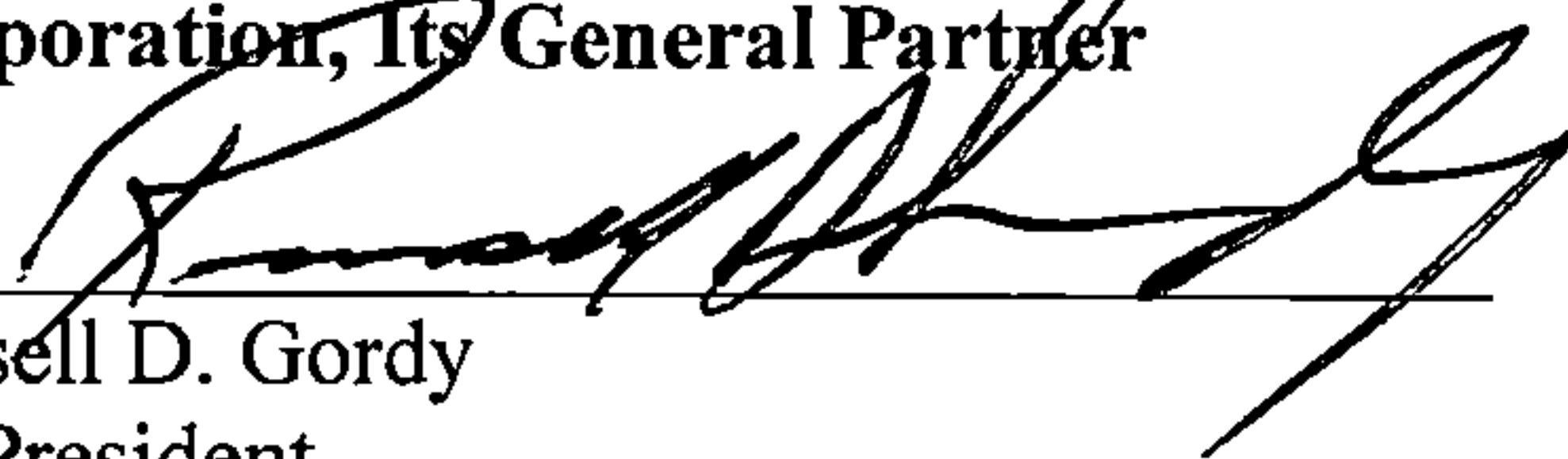
My Commission Expires: 1-20-2025



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RGGS LAND & MINERALS, LTD., L.P.

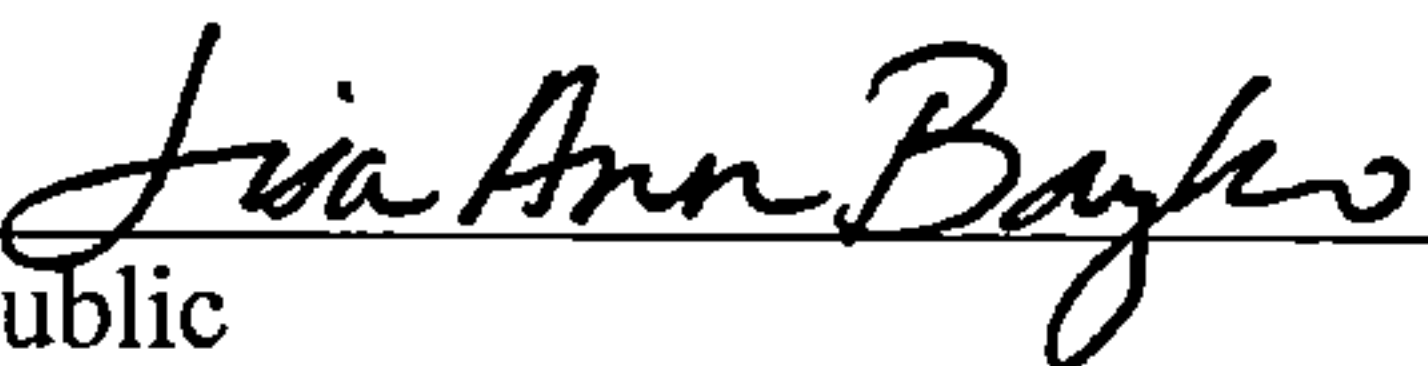
By Gordy Oil Company, a Texas
Corporation, Its General Partner

By: 
Russell D. Gordy
Its: President

STATE OF TEXAS)
COUNTY OF HARRIS)

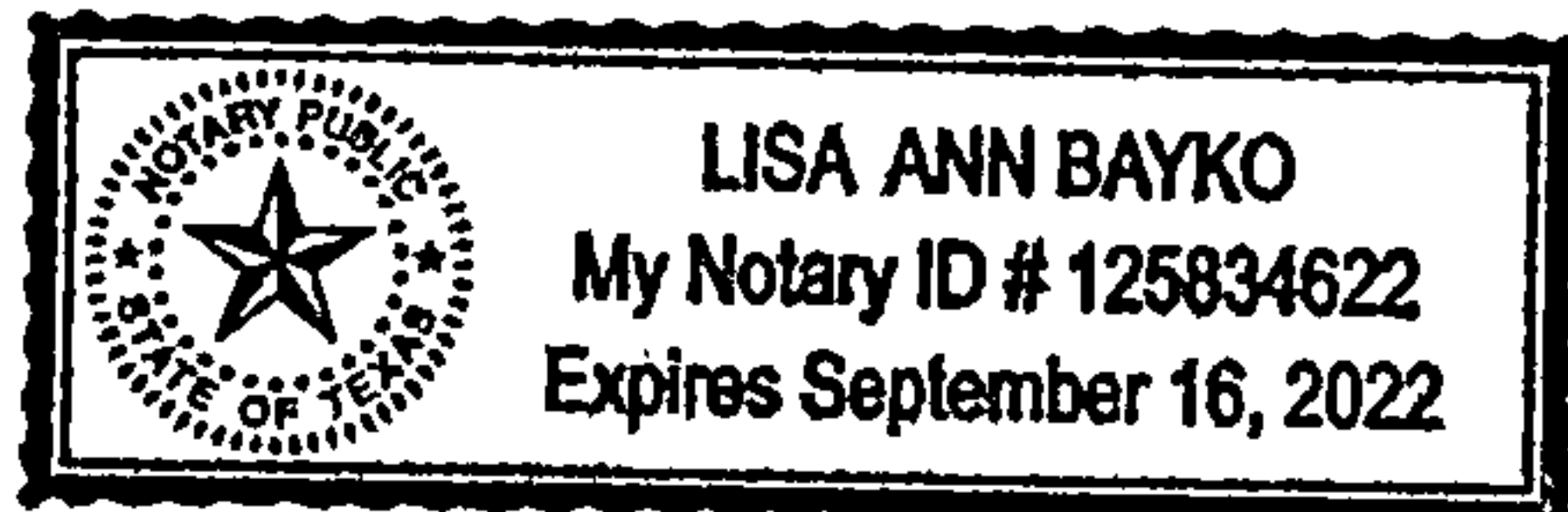
I, Lisa Ann Bayko, a Notary Public, in and for said County in said State,
hereby certify that Russell D. Gordy, whose name as President of Gordy Oil Company, a Texas Corporation,
general partner of RGGS Land & Minerals, Ltd., L.P., a Delaware Limited Partnership, is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of
the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 3rd day of December, 2021.


Notary Public

[SEAL]

My Commission Expires: 9-16-22




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EXHIBIT A

The Property is located in Shelby County, Alabama, and is described as follows:

Township 21 South, Range 4 West

Section 5: The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; that part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ lying north of the center line of the Plantation Pipeline; that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ lying east of Shelby County Road #1; that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying north of the Plantation Pipeline and west of Shelby County Road #1. Containing 182 acres, more or less.


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