



20220711000272810 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/11/2022 11:29:42 AM FILED/CERT

Send tax notice to:
Helena City Hall
816 Highway 52 W
Helena, Alabama 25080

STATE OF ALABAMA)
)
SHELBY COUNTY) QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **UNITED STATES STEEL CORPORATION**, a Delaware corporation ("Grantor"), hereby remises, releases, quitclaims and conveys unto **CITY OF HELENA, ALABAMA** a municipal corporation under the laws of the State of Alabama ("Grantee") all of Grantor's right, title, interest and claim, if any, in or to the real estate situated in Shelby County, Alabama, and being more particularly depicted on Exhibit A and Exhibit B as each is attached hereto (the "Property"), subject to the following (collectively, "Restrictions"):

1. **RESERVED ACCESS EASEMENT:** Grantor hereby expressly saves, excepts and reserves from this conveyance, for the benefit of Grantor, its successors and/or assigns and its invitees and licensees, a permanent, perpetual and non-exclusive vehicular and pedestrian ingress/egress access easement over, on and through all of the Property (collectively, the "Reserved Access Easement"); provided, however, that the Reserved Access Easement shall automatically terminate without the need for either party to file an amendment to this instrument upon the filing of a subdivision plat that dedicates the Property, or substantially all of the Property, as a public right-of-way.
2. **USE RESTRICTION:** The Property is conveyed to Grantee upon the covenant and condition that the Property shall only be used as public or private right-of-way and shall not be used for any other purposes whatsoever. This use restriction shall run with the land and be binding on Grantee and its successors and/or assigns and shall also be enforceable by Grantor and its successors and/or assigns.

TO HAVE AND TO HOLD to said Grantee and its successors and assigns forever, subject, however, to the Restrictions.

[signature page follows]



20220711000272810 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/11/2022 11:29:42 AM FILED/CERT

20220711000272810 07/11/2022 11:29:42 AM

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting a Form RT-1:

Grantor's Name and Mailing Addresses:

United States Steel Corporation
610 Preserve Parkway Suite 200
Hoover, AL 35226

Grantee's Name and Mailing Address:

City of Helena, Alabama
816 Highway 52 W
Helena, Alabama 35080

Property Address: Unaddressed tract of land described herein and located near Ruffin Road in Helena, Alabama

Assessor's Market Value: \$38,450

The purchase price or actual value claimed herein can be verified by examining the tax assessor's records for the property.



20220711000272810 07/11/2022 11:29:42 AM

20220711000272810 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/11/2022 11:29:42 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

GRANTOR:

UNITED STATES STEEL CORPORATION, a
Delaware corporation

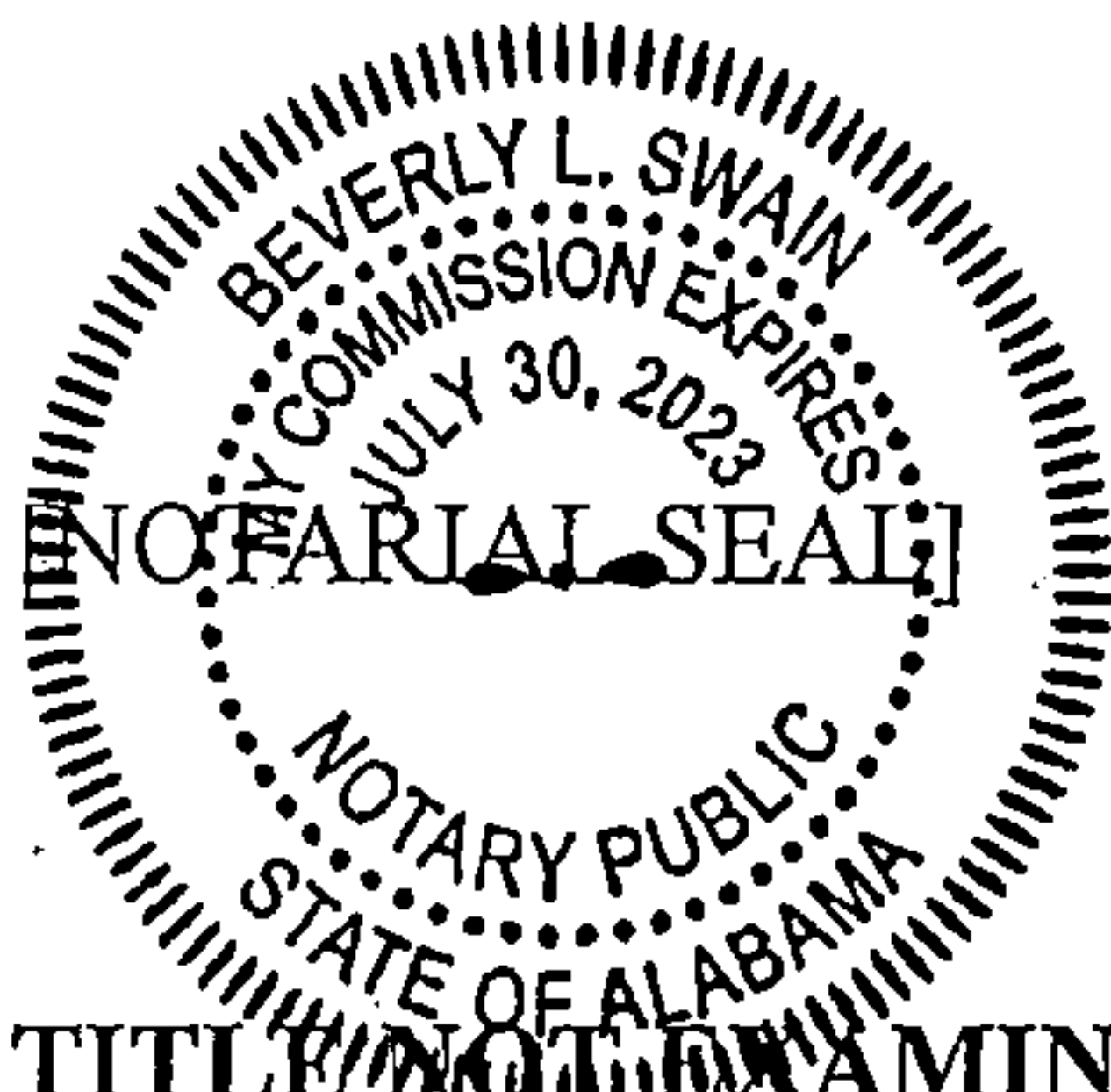
By: W. L. Silver, III
Name: W. L. Silver, III
Title: South Manager-Real Estate

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. L. Silver, III, whose name as South Manager-Real Estate 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 17 day of June, 2022.



TITLE NOT EXAMINED

Beverly L. Swain
Notary Public
My Commission Expires: 7/30/2023

This instrument prepared by:
Jared Batte, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

Exhibit A

Tract of land situated in the North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of section 15, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of said Section 15 and run West along the North line of said Section 15 a distance of 605.35 feet to the **POINT OF BEGINNING** of the herein described tract of land, said point being a point on a curve to the left having a radius of 822.0 feet and a central angle of $40^{\circ}48'54''$; thence turn an interior angle of $94^{\circ}16'26''$ to the tangent of said point of curve and run to the left in a Southeasterly direction along the arc of said curve a distance of 585.56 feet to the point of tangent; thence continue in Southeasterly direction along said tangent a distance of 410.21 feet to the point of a curve of a curve to the left having a radius of 359.33 feet and a central angle of $19^{\circ}33'25''$; thence continue in a Southeasterly direction and along the arc of said curve a distance of 122.86 feet to a point on said curve and on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an interior angle of $116^{\circ}55'03''$ from the tangent of said point on curve and run to the right in a Southerly direction along said East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 4.36 feet to a point on the Northerly line of an existing public road known as Ruffin Road; thence turn an interior angle of $250^{\circ}41'42''$ and run to the left in a Southeasterly direction along said line of Ruffin Road a distance of 322.77 feet to a point on the Northwesterly line of the Acton-Helena Road (Shelby Co. Highway No. 26), said point being the point of curve of a curve to the left having a radius of 646.64 feet and a central angle of $11^{\circ}59'04''$; thence turn an interior angle of $85^{\circ}31'39''$ to the tangent of said point of curve and run to the right in a Southwesterly direction along said right-of-way and the arc of said curve a distance of 135.26 feet to a point on said curve; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northwesterly direction a distance of 33.09 feet to the Northeast corner of the New Bethel AME Church property as per survey by Joseph E. Conn, dated October 17, 1985; thence turn an interior angle of $192^{\circ}57'47''$ and run to the left in a Southwesterly direction along the North line of said Church property a distance of 231.00 feet to a point on the West line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 15; thence turn an interior angle of $88^{\circ}49'55''$ and run to the right in Northerly direction along said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 81.46 feet to the point of a curve to the right, said curve having a radius of 545.00 feet and a central angle of $20^{\circ}08'56''$; thence turn an interior angle of $243^{\circ}38'29''$ and run to the left in a Northwesterly direction along said curve a distance of 191.66 feet to the point of tangent; thence continue in a Northwesterly direction along said tangent a distance of 456.21 feet to the point of curve of a curve to the right having a radius of 942.00 feet and a central angle of $41^{\circ}21'37''$; thence continue in a Northwesterly direction along the arc of said curve a distance of 680.00 feet to a point on said curve and on the North line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn an interior angle of $86^{\circ}16'17''$ from the tangent of said point on curve and run to the right in a Easterly direction along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 120.29 feet to the **POINT OF BEGINNING**.

Said tract containing 4.58 acres more or less.

Allen S. Bayal