

Send tax notice to:  
Hillsboro Owners Association, Inc.  
c/o Selective Management Services  
211 Yeager Parkway, Suite B  
Pelham, Alabama 35124  
Attn: Mark LeBeau

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

**QUITCLAIM DEED**

THIS QUITCLAIM DEED (this “Deed”) is made and entered into as of the 17  
day of June, 2022, by **UNITED STATES STEEL CORPORATION**, a Delaware  
corporation (“Grantor”), in favor of **HILLSBORO OWNERS ASSOCIATION, INC.**, an  
Alabama nonprofit corporation (“Grantee”).

**R E C I T A L S:**

Grantor is the “Developer”, as defined in the Amended and Restated Declaration  
of Protective Covenants of Hillsboro dated September 4, 2014 and recorded in Instrument  
#20140908000281620 in the Office of the Judge of Probate of Shelby County, Alabama, as  
amended from time to time (collectively, as so amended, the “Declaration”). *Capitalized terms  
not otherwise expressly defined herein shall have the same meanings given to them in the  
Declaration.*

Grantee is the “Association”, as defined in the Declaration.

Pursuant to Section 12.1 of the Declaration, Grantor desires to transfer to the  
Association the hereinafter described real property as part of the Common Area under the  
Declaration, subject to the limitations and restrictions hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in  
consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor  
and other good and valuable consideration, the receipt and sufficiency of which are hereby  
acknowledged, Grantor does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER to  
Grantee all of Grantor’s right, title and interest, if any, in and to that certain real property  
(collectively, the “Real Property”) situated in Shelby County, Alabama which is more particularly  
described in **Exhibit A** and depicted in **Exhibit B** as each is attached hereto and incorporated  
herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever, subject  
to the following terms and conditions:

1. Notwithstanding anything provided in this Deed to the contrary, all of the  
Real Property constitutes Common Area, as currently defined in the Declaration, and, regardless

of whether the current definition of Common Area is subsequently amended or modified, the Real Property may not be used or developed for any other purpose or use other than as Common Area, as such term is presently defined in the Declaration.

2. This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the Real Property herein conveyed or to any buildings, improvements, structures, pipelines, or other sources of water supply now or hereafter located upon the Real Property, or to any Owners, Occupants or other persons in or upon the Real Property, resulting from sinkholes or other defects of the surface or subsurface of any nature affecting the Real 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, coalbed 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 or upon the Real 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 Real Property as against Grantee and all successors in title.

3. The Real Property is transferred and conveyed to Grantee in its "AS IS", "WHERE IS" CONDITION AND WITH ALL FAULTS", WITHOUT REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, and GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, REGARDING TITLE TO THE REAL PROPERTY, THE PHYSICAL CONDITION, HABITABILITY, SUITABILITY, FITNESS FOR A PARTICULAR USE, MERCHANTABILITY, WORKMANSHIP OR QUALITY OF THE REAL PROPERTY OR AS TO ANY OTHER MATTERS OF ANY NATURE WHATSOEVER.

4. This Deed may not be modified or amended except by a written instrument executed by both Grantor and Grantee.

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:

Hillsboro Owners Association, Inc.  
211 Yeager Parkway, Suite B  
Pelham, Alabama 35124  
Attn: Mark LeBeau

Property Address:

Three (3) unaddressed tracts of land described herein and located near Appleford Road in Helena, Alabama

Assessor's Market Value:

Tract A = \$129,000  
Tract B = \$20,900  
Tract C = \$6,100  
**Total = \$156,000**

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

**GRANTOR:**

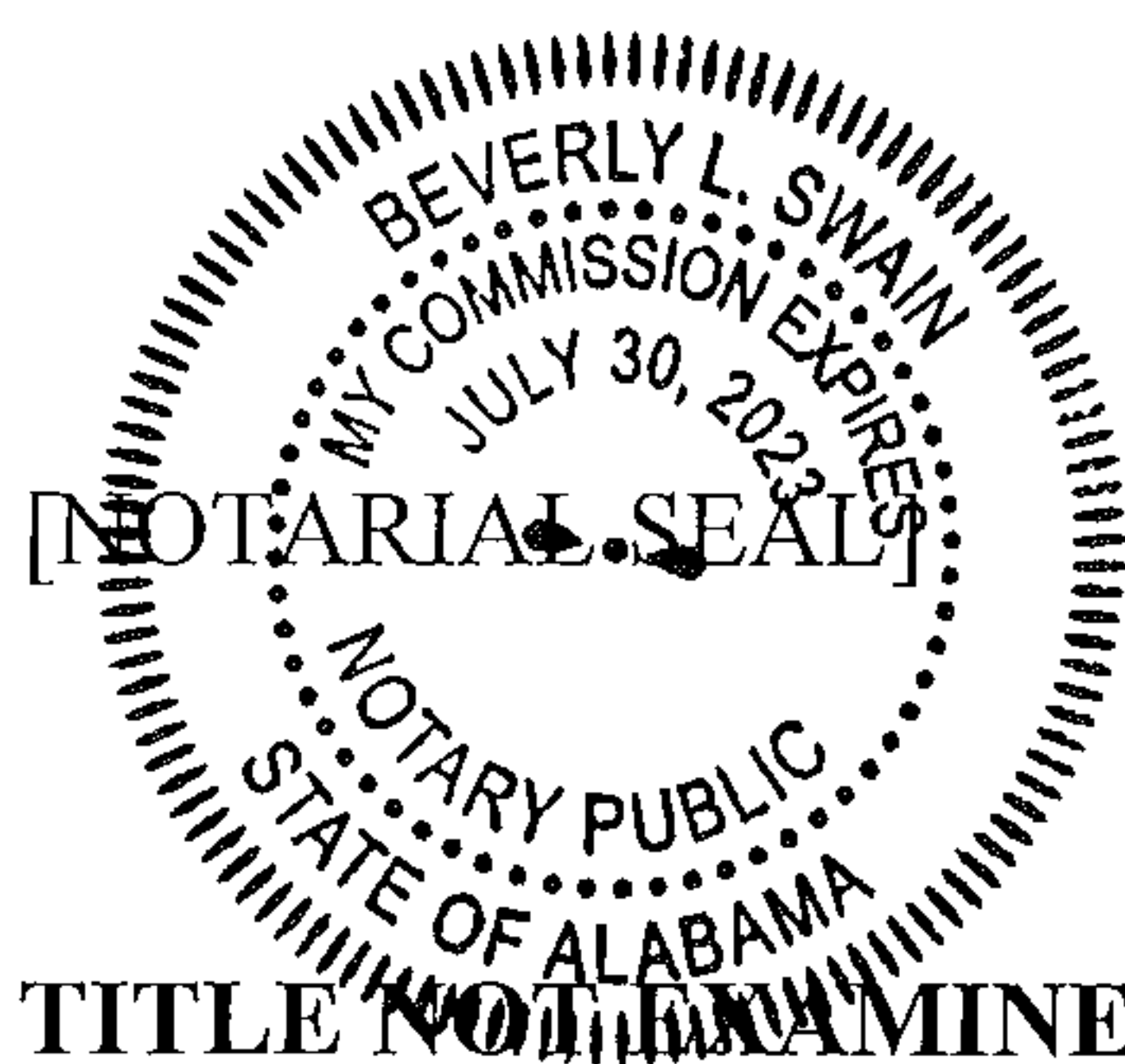
**UNITED STATES STEEL CORPORATION**, a  
Delaware corporation

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.



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**

**Legal Description of Real Property**

**TRACT A**

Tract of land situated in the East  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16-Township 20 South-Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and being more particularly described as follows:

**BEGIN** at the most Westerly property corner of Lot 1A as shown on Hillsboro Subdivision Phase 1 Map as recorded in MB 39, PG 104A in the Office of Judge of Probate of Shelby County, Alabama, said corner also being on the North right-of-way line of a public road (Appleford Road); thence run Northwesterly along said North r-o-w line to the East boundary of the City of Helena, Alabama public walking trail as conveyed by United States Steel Corporation to the City of Helena, Alabama by deed date Feb 28, 2013, and recorded in Instrument # 20130403000139220 in the Office of Judge of Probate of Shelby County, Alabama; thence run Northeasterly along the East boundary line of said walking trail 2,245 feet, more or less, to a point on the North line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of S16-T20S-R3W; thence right and run East along said North line to a point on the Northwest property line of Lot 42A as shown on the Hillsboro Subdivision Map as recorded in MB 39, PG 104C in the Office of Judge of Probate of Shelby County, Alabama; thence right and run Southeasterly along the West property lines of Lots 42A thru 25 to the most Southerly property corner of Lot 25; thence left and run Northeasterly along the Southeast property line of said Lot 25 and the West r-o-w line of an Alabama Power Company (APCO) easement to the most Easterly property corner of said Lot 25, said corner also being on the Southwest r-o-w line of a public road (Appleford Road); thence right and run Southerly along the Southwest boundary of said Appleford Road to the Northern most corner of Parcel "W" as conveyed by United States Steel Corporation to the Hillsboro Owners Association by deed dated February 17, 2015 and recorded in Instrument # 20150401000102930 in the Office of Judge of Probate of Shelby County, Alabama, said corner being on the Eastern boundary of said Alabama Power Company easement; thence right and run Southwesterly along said APCO East r-o-w line and West property line of Lots 23A, 22A Parcels W, C, D and E as conveyed by United States Steel Corporation to the Hillsboro Owners Association by deed dated Feb 17, 2015 and recorded in Instrument # 20150401000102930 in the Office of Judge of Probate, Shelby County, Alabama and also along Lots 8A, 9A and Lot 3 to the Southeast property corner of said Lot 3, said corner also being on the North r-o-w line of a public road (Appleford Road); thence right and run Northwesterly along said North r-o-w line to the most Southerly property corner of Lot 2A as shown on Hillsboro Subdivision Map as recorded in MB 39, PG 104A in the Office of Judge of Probate of Shelby County, Alabama; thence right and run Northeasterly along the East property line of said Lot 2A to the most Easterly property corner of said Lot 2A; thence left and run Northwesterly along the North property lines of Lots 2A and 1A to the most Northerly property corner of said Lot 1A; thence left and run Southwesterly along the West property line of said Lot 1A to the **POINT OF BEGINNING**. As shown on Map marked Exhibit B.

Said tract containing 10.5 acres, more or less.

**TRACT B**

Tract of land situated in the Northwest  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Section 16-Township 20 South-Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows:

**BEGIN** at the most Southerly property corner of Lot 244 of the Hillsboro Subdivision Map as recorded in MB39, PG104C in the Office of Judge of Probate of Shelby County, Alabama and run Northeasterly along

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the East property line of said Lot 244 and the West r-o-w line of an Alabama Power Company (APCO) easement and the East property line of Parcel A as conveyed by United States Steel Corporation to the Hillsboro Owners Association by deed dated Feb 17, 2015, and recorded in Instrument # 20150401000102930 in the Office of Judge of Probate, Shelby County, Alabama and the East property line of lot 258A to the most Easterly property corner of said Lot 258A, said corner also being on the South r-o-w line of a public road (Appleford Road) and the West r-o-w line of said APCO easement; thence right and run Southeasterly along said South road r-o-w line to the most Northerly property corner of Parcel V as conveyed by United States Steel Corporation to the Hillsboro Owners Association by deed dated Feb 17, 2015, and recorded in Instrument # 20150401000102930 in the Office of Judge of Probate, Shelby County, Alabama said corner also being on the East r-o-w line of said APCO easement; thence right and run Southeasterly along said APCO East r-o-w line, the West property line of said Parcel V and B and the Northwest property line of Lot 243 of the Hillsboro Subdivision Map as recorded in MB39, PG104C in the Office of Judge of Probate of Shelby County, Alabama to the most Westerly property corner of said Lot 243, said corner also being on the Northeast r-o-w line of a public road (Appleford Road); thence right and run Northwesterly along said Northeast road r-o-w line to the **POINT OF BEGINNING.** As shown on Map marked Exhibit B.

Said tract containing 1.7 acres, more or less.

#### **TRACT C**

Tract of land situated in the Northeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  and Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  all being in Section 16-Township 20 South-Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and being more particularly described as follows:

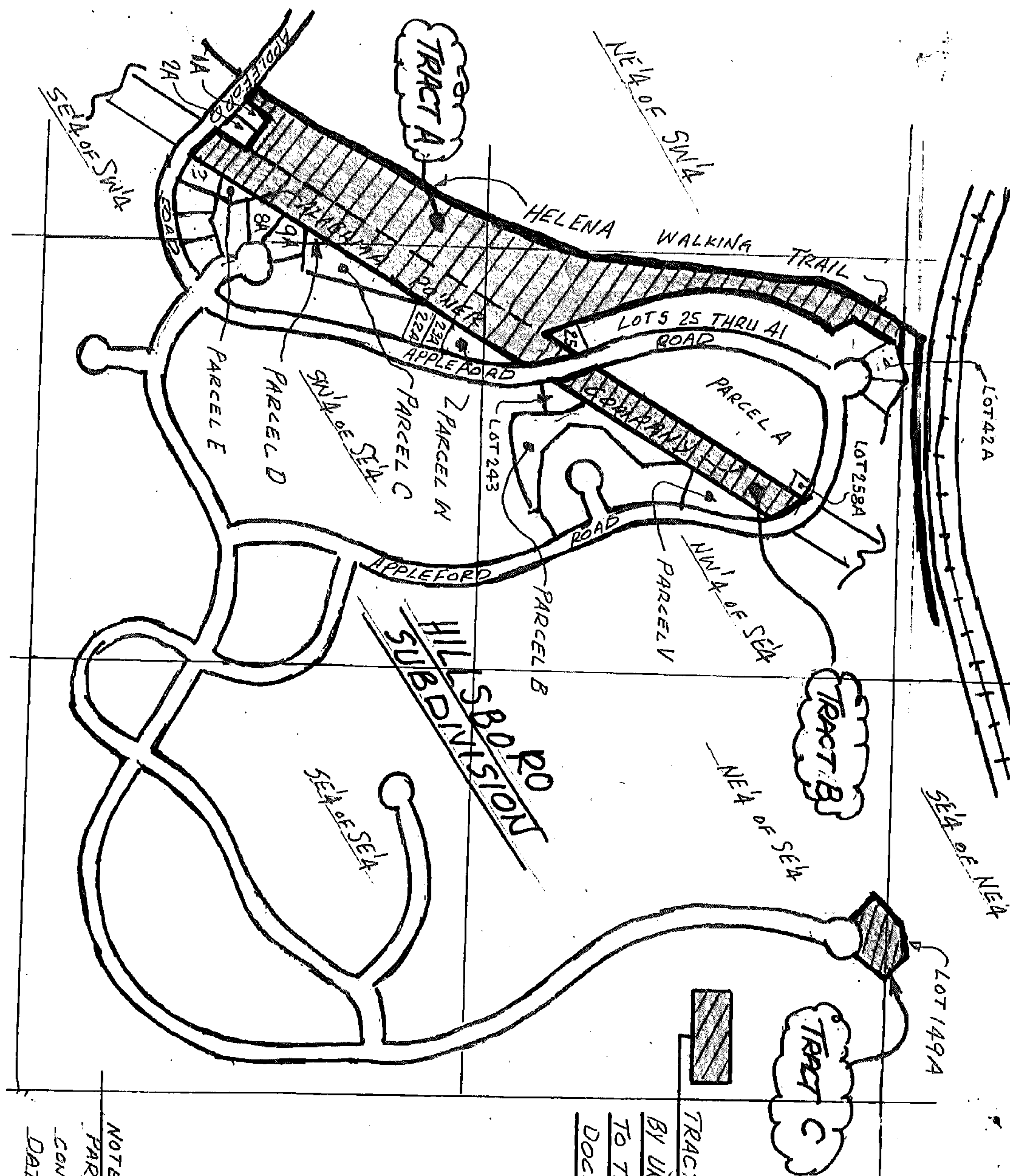
Common area Lot 149A as shown on the Hillsboro Common Area Resurvey of Lots 149 and 150, Hillsboro Subdivision Phase III as recorded in MB43, PG130 in the Office of Judge of Probate of Shelby County, Alabama. As shown on Map marked Exhibit B.

Said tract containing 0.5 acres, more or less.



## EXHIBIT B

## Depiction of Real Property



TRACT A, B, C. CONVEYED  
BY UNITED STATES STEEL CORP  
TO THE HILLSBORO HOA BY  
DOCUMENT ATTACHED HERETO

PARCEL A, V, B, W, C, D & E  
CONVEYED TO THE HOA BY DEED  
DATED 2-17-2015 (B-17021)

SELTOS R3M  
SHELBY CO.  
ALABAMA

x	x		
x	x		
	x	x	

Alli S. Beyal