

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that as of October 17, 2023 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”), does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER unto **RODERICK DALE GRAHAM** and **KIMBERLY BOOKER GRAHAM**, as joint tenants with right of survivorship (collectively, “Grantee”) all of Grantor’s right, title, interest and claim, if any, in or to the real estate situated in Shelby County, Alabama, being more particularly described in **Exhibit A** and depicted on **Exhibit B** as each is attached hereto (the “Property”).

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

1. 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, 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, 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 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.

2. The 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 PROPERTY, THE PHYSICAL CONDITION, HABITABILITY, SUITABILITY, FITNESS FOR A PARTICULAR USE,

MERCHANTABILITY, WORKMANSHIP OR QUALITY OF THE PROPERTY OR AS TO ANY OTHER MATTERS OF ANY NATURE WHATSOEVER.

3. 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 Names & Mailing Addresses:

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

Grantee's Name & Mailing Address:

Roderick and Kimberly Graham
1937 Cahaba Crest Drive
Birmingham, AL 35242

Property Address:

Unaddressed property along Cahaba Crest Road in
Birmingham, Shelby County, AL

Assessor's Market Value: \$3,125.00

The value claimed herein can be verified by examining the tax assessor's records for the Property.

[Signature Page and Exhibits A and B appear on the following three pages]

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

GRANTOR:

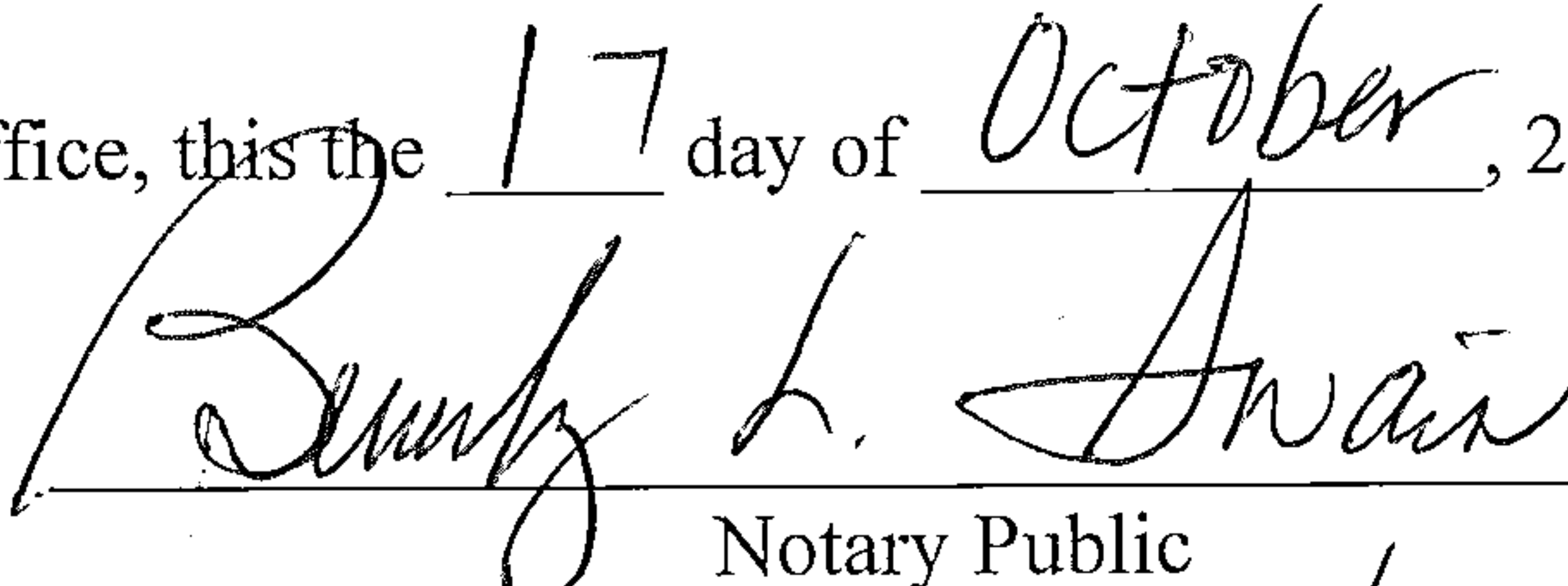
UNITED STATES STEEL CORPORATION, a
Delaware corporation

By: 
Name: Jammie P Cowden
Title: Director - Real Estate

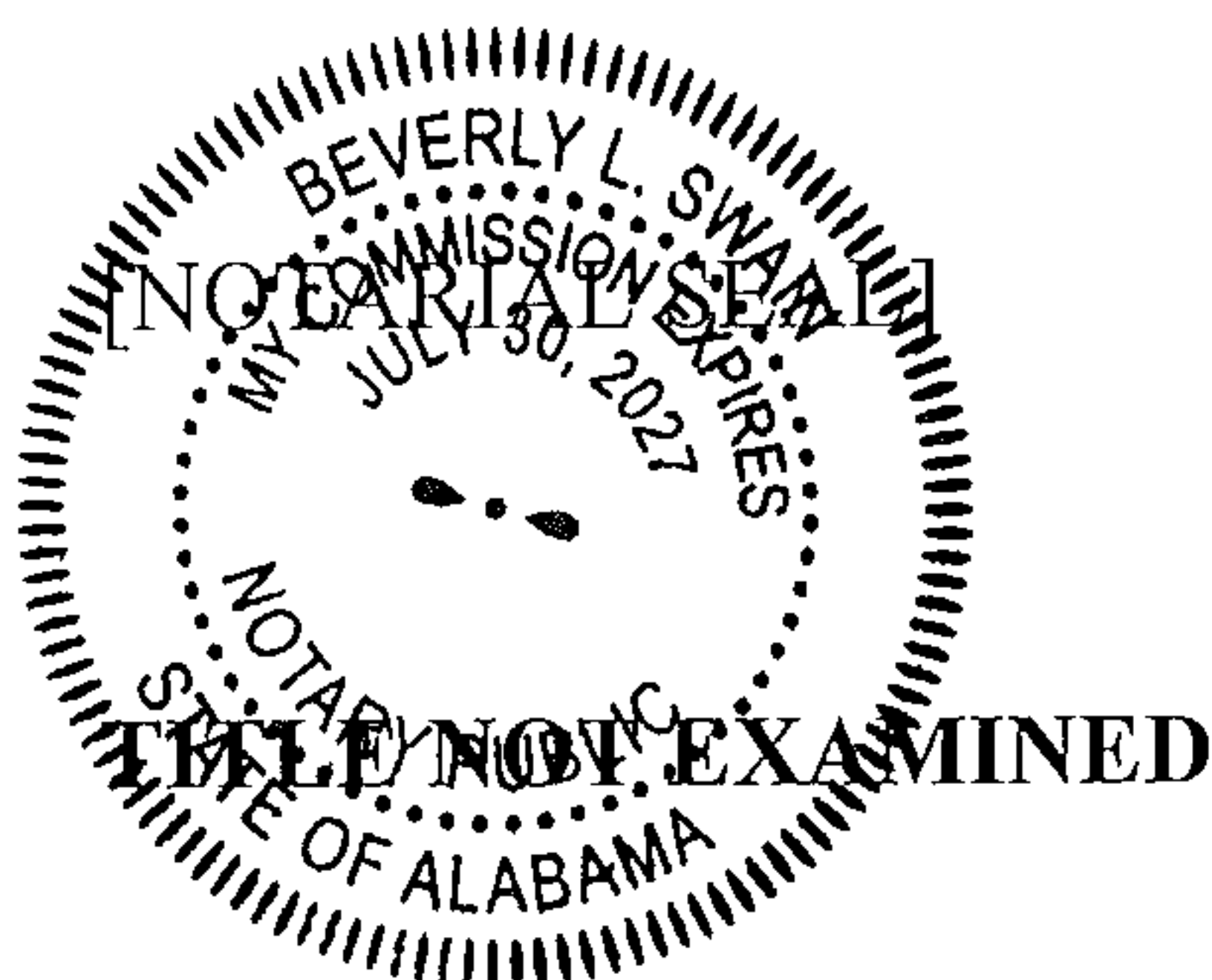
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jammie P Cowden, whose name as Director-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 October, 2023.


Notary Public

My Commission Expires: 7/30/2027



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

EXHIBIT A**Legal Description of the Property**

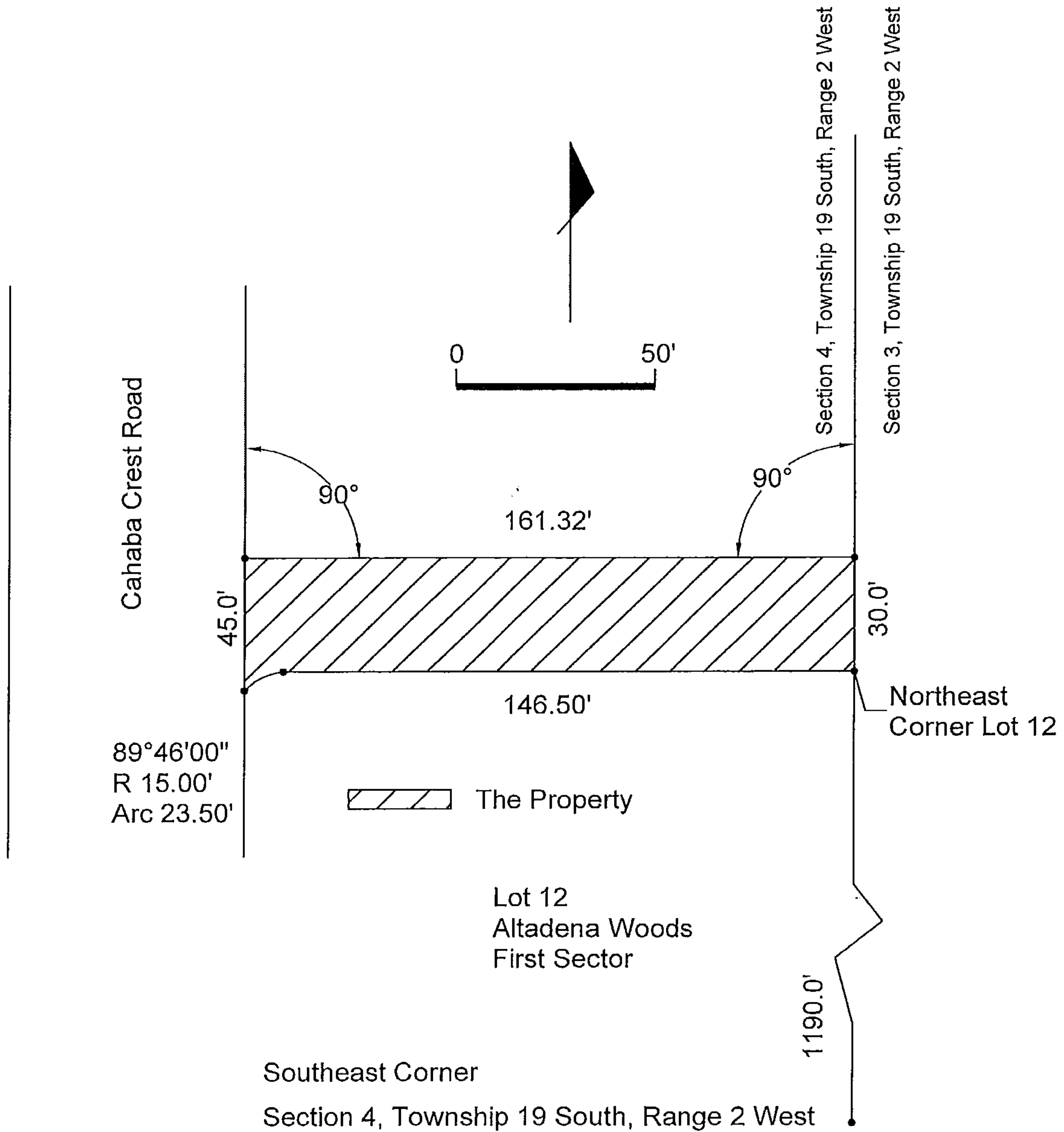
Tract of land situated in the Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 4 – Township 19 South – Range 2 West of the Huntsville Meridian, Shelby County Alabama and being more particularly described tract of land.

Commence at the Southeast corner of Section 4 - Township 19 South - Range 2 West and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$, 1,190.0 feet to the Northeast property corner of Lot 12 of the Altadena Woods First Sector Subdivision, said point also being the **POINT OF BEGINNING** of the herein described tract of land; thence continue North along said East line 30.0 feet; thence left $90^{\circ}00'00''$ and run West 161.32 feet, more or less, to a point on the East right-of way line of a public road (Cahaba Crest Drive); thence left $90^{\circ}00'00''$, more or less, and run South along said East r-o-w line 45.0 feet; thence turn $180^{\circ}00'00''$ to the tangent of the following described course, said course being situated on a curve to the right having a central angle of $89^{\circ}46'00''$ and a radius of 15.0 feet, said curve being on the North property line of Lot 12 of the Altadena Woods First Sector Subdivision; thence run along the arc of last said curve in a Northeasterly and Easterly direction and said North property line of Lot 12, 23.50 feet; thence run along the tangent of said curve in a Easterly direction and along said North property line of Lot 12, 146.50 feet to the **POINT OF BEGINNING**.

Said tract containing 0.12 acres, more or less.

EXHIBIT B

Depiction of the Property



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2023 03:46:32 PM
\$37.50 JOANN
20231017000307130

Allen S. Beal