

20240726000230840 1/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
07/26/2024 10:54:24 AM FILED/CERT

**Mail tax notice to:**

Secretary  
Helena Utility Board  
P. O. Box 427  
Helena, Alabama 35080

**This instrument was prepared by:**

Brian M. McShea  
Counsel – Real Estate  
United States Steel Corporation  
600 Grant Street, Suite 1500  
Pittsburgh, PA 15219

**Upon recording this instrument  
should be returned to:**

Secretary  
Helena Utility Board  
P. O. Box 427  
Helena, Alabama 35080

**QUITCLAIM DEED**  
**(Hillsboro Pump Station)**

**STATE OF ALABAMA        )**

**COUNTY OF SHELBY        )**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of One Hundred Dollars (\$100) and other valuable considerations paid to **UNITED STATES STEEL CORPORATION**, a Delaware corporation, (“USS”) and **HILLSBORO OWNERS ASSOCIATION, INC.**, an Alabama non-profit corporation (“Association, and together with USS, collectively “Grantor”), by **THE UTILITIES BOARD OF THE CITY OF HELENA**, a public utility board (“Grantee”), the receipt and sufficiency of which are acknowledged, Grantor does hereby remise, release, quitclaim and transfer to Grantee the tract of land situated in Shelby Count, Alabama, which is more particularly described on **EXHIBIT A** and depicted on the map labeled **EXHIBIT B** attached hereto and made a part hereof (the “Property”).

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 assigns, licensees, lessees, or contractors, or resulting from past blasting, dewatering, or the past removal of coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, gob gas, limestone and all other minerals and non-mineral substances, including water associated with the production of coal bed methane gas, or coal seam or other roof supports by Grantor, or its assigns, licensees, lessees, or contractors, whether said past mining and/or gas or oil producing operations be in the Property or other lands, shall ever accrue to or be asserted by Grantee or by Grantee's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against Grantee and all successors in title.

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



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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.

(Remainder of page intentionally left blank. See following page for signatures.)



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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 officers or representatives thereunto duly authorized this, the 24 day of June, 2024.

**GRANTOR:**

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

By: JPC

Name: Jammie P Cowden

Title: Director - real estate

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that J.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 24 day of June, 2024.



Beverly L. Swain  
Notary Public

My Commission Expires: 7/30/2027





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**HILLSBORO OWNERS ASSOCIATION, INC.,**  
an Alabama non-profit corporation

By: W.L. Silver  
Name: W.L. Silver  
Title: President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that W.L. Silver, whose name as President of Hillsboro Owners Association, Inc., an Alabama non-profit 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 non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 24 day of June, 2024.



Beverly L. Swain  
Notary Public

My Commission Expires: 7/30/2027



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## EXHIBIT A

### LEGAL DESCRIPTIONS OF THE PROPERTY

Commence at the Northwest corner (3" capped pipe) of the Southwest quarter of the Northeast quarter of Section 28, Township 20 South, Range 3 West, and run in a Easterly direction along the quarter – quarter line, a distance of 111.94 feet to a point; thence deflect  $90^{\circ}00'00''$  to the right and run in an Southerly direction a distance of 226.90 feet to a point being on the Southerly right-of-way line of Hillsboro Parkway; thence deflect  $28^{\circ}21'08''$  to the right and run in a Southwesterly direction a distance of 115.09 feet to a point; thence deflect  $27^{\circ}14'09''$  to the right and run in a Southwesterly direction a distance of 73.32 feet to a point; thence deflect  $41^{\circ}18'42''$  to the left and run in a Southwesterly direction a distance of 54.44 feet to the POINT OF BEGINNING, thence continue in a straight line 10.00 feet to a point, then deflect  $7^{\circ}57'12''$  to the left and run in a Southwesterly direction a distance of 101.55 feet to a point; thence deflect  $94^{\circ}25'56''$  to the left and run in an easterly direction a distance of 90.29 feet to a point; thence deflect  $82^{\circ}50'47''$  to the left and run in a Northeasterly direction a distance of 79.44 feet to a point; thence deflect  $3^{\circ}05'17''$  to the right and run in a Northeasterly direction a distance of 18.67 feet to a point; thence deflect to the left and run along a straight line direction to the POINT OF BEGINNING.

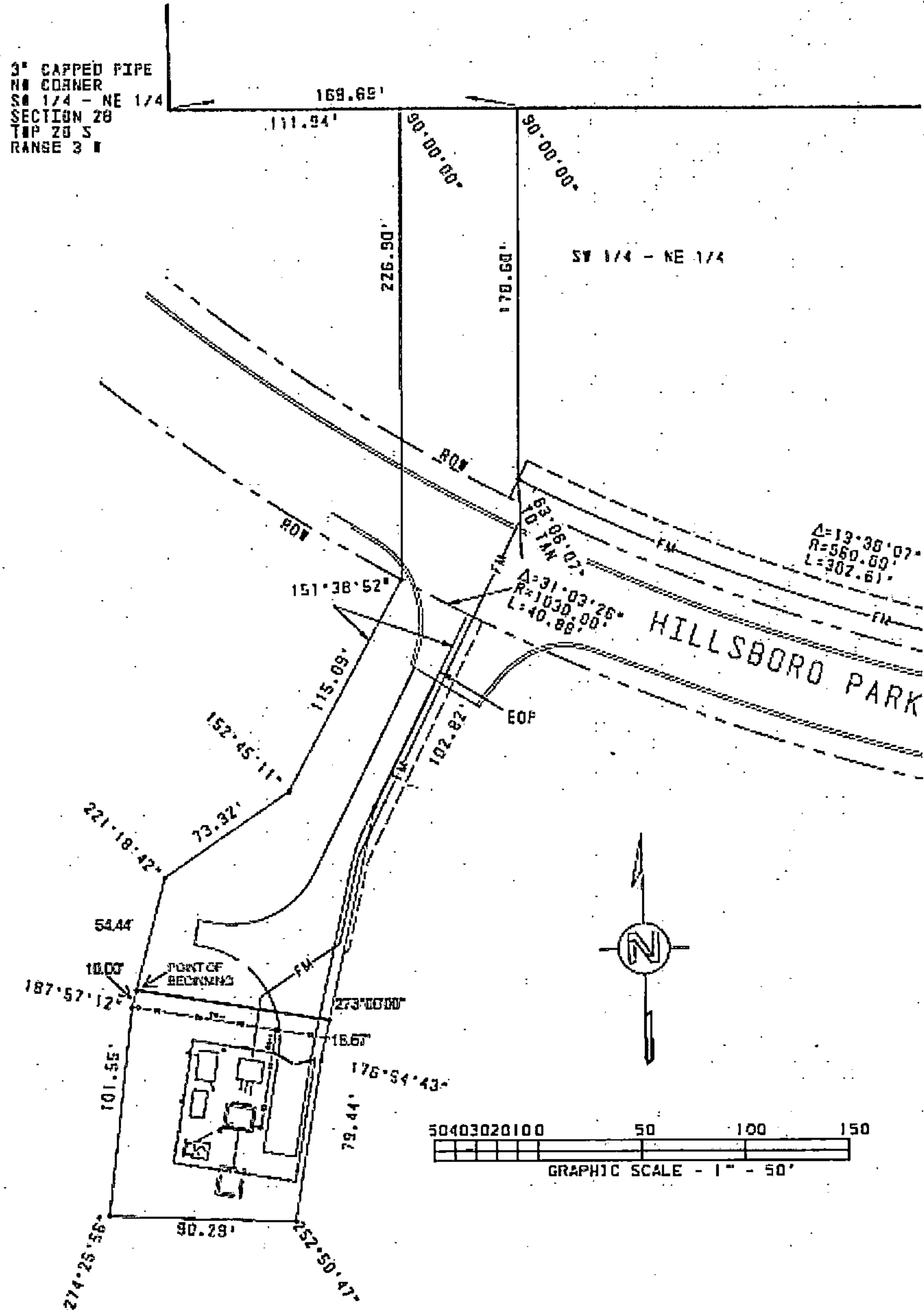


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# EXHIBIT B

## MAP

### Exhibit B PUMP STATION DEED







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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name United States Steel Corp.  
Mailing Address 1600 Grant Street  
Suite 1500  
Pittsburg, PA 15219

Grantee's Name The Utilities Board of  
Mailing Address The City of Helena  
P.O. Box 6427  
Helena, AL 35080

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 6-24-24  
Total Purchase Price \$100.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Quitclaim Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/26/24

Unattested

(verified by)

Print Teresa Amos / Secretary/Treasurer

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1