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Send tax notice to:

U. S. Steel Property Holdings, LLC  
c/o Ryan LLC  
One PPG Place, Suite 2810  
Pittsburgh, PA 15222

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Shelby County, AL 12/22/2025  
State of Alabama  
Deed Tax: \$8984.50

**QUITCLAIM DEED**

THIS QUITCLAIM DEED (this "Deed") is made and entered into effective as of the 22<sup>nd</sup> day of December, 2025 (the "Effective Date") by U. S. STEEL PROPERTY INVESTMENTS, LLC, a Delaware limited liability company ("Grantor"), in favor of U. S. STEEL PROPERTY HOLDINGS, LLC, a Delaware limited liability company ("Grantee").

**RECITALS:**

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** 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. 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,



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structures, pipelines, or other sources of water supply now or hereafter located upon the Real Property, or to any owners or 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 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.

2. 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. 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.

*Pursuant to the provisions of Code of Alabama 1975, Section 40-22-1, the following information is offered in lieu of submitting Form RT-1:*

Grantor's Name:	U. S. Steel Property Investments, LLC	Grantee's Name:	U. S. Steel Property Holdings, LLC
Mailing Address:	600 Grant Street, Suite 1500 Pittsburgh, PA 15219	Mailing Address:	600 Grant Street, Suite 1500 Pittsburgh, PA 15219
Property Address:		Effective Date of Sale:	December 22, 2025
Property Description:	See attached <u>Exhibit A</u>	Total Purchase Price or Actual Value or Assessor's Market Value	\$ _____ \$ _____ \$8,984,360.00

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                      ☐ Appraisal  
☐ Sales Contract                      ☒ Other: (Property Tax Bill or Assessment Value)  
☐ Closing Statement



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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed effective as of the Effective Date.

**GRANTOR:**

**U. S. STEEL PROPERTY INVESTMENTS, LLC,**  
a Delaware limited liability company

By: 

Printed Name: Jammie P Cowden

Title: Vice President

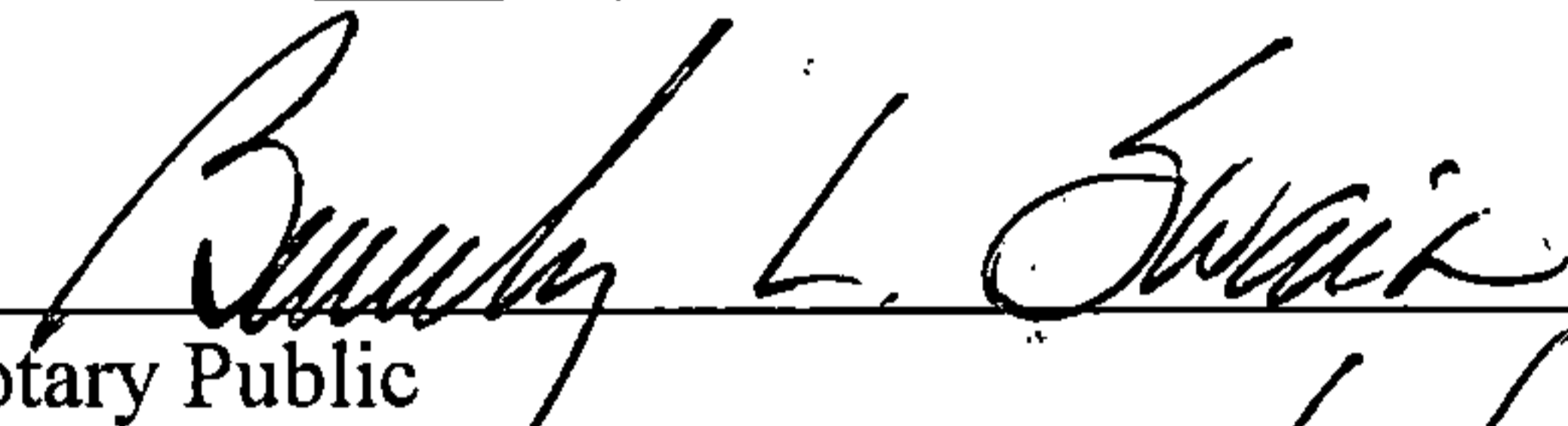
STATE OF ALABAMA )

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 Vice President of **U. S. STEEL PROPERTY INVESTMENTS, LLC**, a Delaware limited liability company, 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 limited liability company.

Given under my hand and seal of office this, the 12 day of December, 2025.



  
Notary Public

My Commission Expires: 7/30/27

This instrument prepared by and  
upon recording should be returned to:  
Stephen R. Monk, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
(205) 521-8429



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## EXHIBIT A

### Legal Description of Real Property

**Shelby County, Alabama (Green)**  
**Township 20 South, Range 4 West**

Tract	Section		Acres
189	27	<p>The N <math>\frac{1}{2}</math> of SW <math>\frac{1}{4}</math>.</p> <p>That part of the SE <math>\frac{1}{4}</math> of SW <math>\frac{1}{4}</math> and NE <math>\frac{1}{4}</math> of SE <math>\frac{1}{4}</math>, lying Northwesternly of the Norfolk Southern Railway Company rail line and that part of the SE <math>\frac{1}{4}</math> of the SW <math>\frac{1}{4}</math> lying southwesterly of the Norfolk Southern Railway Company rail line.</p> <p>That part of the SW <math>\frac{1}{4}</math> of SW <math>\frac{1}{4}</math> described as follows: <b>BEGIN</b> at the Southeast corner of the SW <math>\frac{1}{4}</math> of SW <math>\frac{1}{4}</math>; thence North along the East line of said <math>\frac{1}{4}</math> - <math>\frac{1}{4}</math> a distance of 300.00 feet; thence left in a Southwesterly direction to a point on the South line of said <math>\frac{1}{4}</math> - <math>\frac{1}{4}</math>, 300.00 feet West at the Southeast corner of said <math>\frac{1}{4}</math> - <math>\frac{1}{4}</math>; thence left in a Easterly direction along the South line of said <math>\frac{1}{4}</math> - <math>\frac{1}{4}</math> to the <b>POINT OF BEGINNING</b>.</p> <p>That part of the E <math>\frac{1}{2}</math> of SE <math>\frac{1}{4}</math> lying East of Hurricane Creek.</p> <p>Tax Parcels 12 8 27 0 000 013.000 12 8 27 0 000 013.044 12 8 27 0 000 014.001</p>	162.05
190	33	<p>That property in the SE <math>\frac{1}{4}</math> of SE <math>\frac{1}{4}</math> lying Southeasterly of the center line of Shelby County Road # 13.</p> <p>Tax Parcel 12 8 33 0 000 006.000</p>	7.7
191	34	<p>That part of the W <math>\frac{1}{2}</math> of NE <math>\frac{1}{4}</math> lying Southeasterly of Shelby County Road # 13.</p> <p>That part of the NE <math>\frac{1}{4}</math> of NW <math>\frac{1}{4}</math> lying Northwesternly Norfolk Southern Railway Company rail line.</p>	



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		<p>That part of the SE ¼ of NW ¼ lying Southeasterly of the center line of Shelby County Road # 13.</p> <p>That part of the SW ¼ lying Southeasterly of the center line of Shelby County Road # 13.</p> <p>The NE ¼ of SW ¼ lying Southeasterly of the center line of Shelby County Road # 13.</p> <p>That part of the W ½ of SE ¼ lying Westerly of the centerline of the Cahaba River.</p> <p>That part of the SE ¼ of SE ¼ lying Easterly of the centerline of the Cahaba River.</p> <p>Tax Parcels 12 8 34 0 000 010.000 12 8 34 0 000 012.000 12 8 34 0 000 012.003 12 8 34 0 000 014.000</p>	272.3
192	35	<p>That part of the NE ¼ lying North of the centerline of the Cahaba River.</p> <p>The N ½ of SW ¼.</p> <p>The SW ¼ of SW ¼.</p> <p>That part of the SE ¼ of SW ¼ lying Northwesternly of the centerline of the Cahaba River.</p> <p>That part of the W ½ of the SE ¼ lying West of the centerline of the Cahaba River.</p> <p>Tax Parcels 12 7 35 0 000 001.000 12 7 35 0 000 001.002 12 7 35 0 000 004.003</p>	265.0
193	36	<p>That part of the SW ¼ of NE ¼ lying Northwesternly of the centerline of the Cahaba River.</p> <p>That part of the NE ¼ of NW ¼ lying between the centerline of the Cahaba River.</p> <p>That part of the SE ¼ of NW ¼ lying Northerly of the centerline of the Cahaba River.</p>	



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		That part of the W ½ of NW ¼ of NW ¼ lying Westerly of the centerline of the Cahaba River.  That part of the NE ¼ of NW ¼ of NW ¼ lying Easterly of the centerline of the Cahaba River.  Tax Parcels 12 7 36 0 000 002.000 12 7 36 0 000 002.003	71.2

**Shelby County**

**Township 21 South, Range 4 West**

Tract	Section		Acres
194	2	That part of the N ½ of NW ¼ lying Northerly of the centerline of the Cahaba River.  Tax Parcel 24 1 02 0 000 002.000	27.4
195	3	That part of the NW ¼ of NE ¼ lying West of the center line of the Cahaba River.  That part of the SW ¼ of NE ¼ lying West of the center line of the Cahaba River.  The NW ¼ of NW ¼.  That part of the SW ¼ of NW ¼ lying Northwesternly of the centerline of the Cahaba River.  That part of the SE ¼ of NW ¼ lying Northerly of the center line of the Cahaba River.  Tax Parcels 24 2 03 0 000 001.000	152.7
196	4	That part of the NE ¼ of NE ¼ lying Southeasterly of the East right-of-way line of the Norfolk Southern Railway Company rail line.  That part of the NW ¼ of NE ¼ lying Southeasterly of Shelby County Road # 93 and the East right-of-way line of Norfolk Southern Railway Company rail line.	



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		<p>The SW <math>\frac{1}{4}</math> of NE <math>\frac{1}{4}</math>.</p> <p>That part of the SE <math>\frac{1}{4}</math> of NW <math>\frac{1}{4}</math> lying Easterly of the East right-of-way line of the Norfolk Southern Railway Company rail line.</p> <p>That part of the E <math>\frac{1}{2}</math> of SW <math>\frac{1}{4}</math> lying East of the East right-of-way of the Norfolk Southern Railway Company rail line.</p> <p>The SE <math>\frac{1}{4}</math>.</p> <p>Tax Parcels 24 2 04 0 000 001.000 24 2 04 0 000 003.000</p>	322.3
197	9	<p>The NE <math>\frac{1}{4}</math>, less and except, the following three (3) tracts: 1) That property in the NE <math>\frac{1}{4}</math> of NE <math>\frac{1}{4}</math> lying Northeasterly of the centerline of the Cahaba River; 2) That property in the SW <math>\frac{1}{4}</math> of NE <math>\frac{1}{4}</math> lying West of the East right-of-way line of the Norfolk Southern Railway Company rail line; and 3) That property in the SE <math>\frac{1}{4}</math> of NE <math>\frac{1}{4}</math> lying Southerly of the center line of the Cahaba River.</p> <p>That property in the SE <math>\frac{1}{4}</math> lying East of the East right-of-way of the Norfolk Southern Railway Company rail line and West of the center line of the Cahaba River.</p> <p>That property in the E <math>\frac{1}{2}</math> of NW <math>\frac{1}{4}</math> lying East of the East right-of-way line of the Norfolk Southern Railway Company rail line except the following described tract: Commence at the Northeast corner of the NE <math>\frac{1}{4}</math> of NW <math>\frac{1}{4}</math>; thence West along the North line of said <math>\frac{1}{4}</math> - <math>\frac{1}{4}</math>, a distance of 211.45 feet; thence turn an angle to the left of <math>94^{\circ} 23'</math> in a Southwesterly direction along the center line of the Norfolk Southern rail line a distance of 696.0 feet; thence turn an angle to the left of <math>90^{\circ} 00'</math> in a Northeasterly direction a distance of 50.0 feet to the East line of said railroad right-of-way and also the <b>POINT OF BEGINNING</b>; thence turn an angle to the right of <math>90^{\circ} 00'</math> in a Southeasterly direction along said East railroad boundary line a distance of 372.75 feet to the beginning of a curve to the left, having a Radius of 1382.69 feet, a Chord length of 198.72 feet; thence in a Southeasterly direction along the Arc of said curve and the East boundary line of said railroad a distance of 198.89 feet to the intersection with a straight line radial to the Arc, said radial line forming an angle of <math>94^{\circ} 07'</math> to the left from said Chord; thence Northeasterly along said radial line a distance of 50.0 feet to the intersection with a curve turning to the right in a Northwesterly direction having a Radius of 1332.69 feet, a Chord length of 191.54 feet and Chord forming an angle of <math>85^{\circ} 53'</math> to the left from said radial line; thence Northwesterly along the Arc of said curve a distance of 191.7 feet to a straight line tangent to said curve; thence Northwesterly along said straight line a distance of 372.75 feet; thence turning an angle to the left of <math>90^{\circ} 00'</math> in a Southwesterly direction a distance of 50.0 feet to the <b>POINT OF BEGINNING</b>.</p>	



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		Tax Parcel 24 2 09 0 000 001.000	209.1
198	10	That part of the W ½ of the NW ¼ lying West of the centerline of the Cahaba River.  Tax Parcel 24 2 10 0 000 001.000	8.4
199	22	<p>The Southwest diagonal half of the S ½ of the NE ¼ of NE ¼.</p> <p>The S ½ of the NW ¼ of NE ¼.</p> <p>The Southeast diagonal half of the SE ¼ of NE ¼ of NW ¼.</p> <p>The E ½ of SE ¼ of NW ¼.</p> <p>The Southeast diagonal half of the W ½ of the SE ¼ of NW ¼.</p> <p>The NE ¼ of SW ¼.</p> <p>The Southeast diagonal half of the E ½ of the NW ¼ of SW ¼.</p> <p>The Southeast diagonal half of the W ½ of SW ¼ of SW ¼.</p> <p>The E ½ of the SW ¼ of SW ¼, less an except, the Southeast diagonal half of the SE ¼ of the SW ¼ of SW ¼.</p> <p>The Northwest diagonal half of the N ½ of the SE ¼ of SW ¼.</p> <p>The N ½ of the NW ¼ of SE ¼.</p> <p>The Northwest diagonal half of the S ½ of the NW ¼ of SE ¼.</p> <p>The Northwest diagonal half of the N ½ of the NE ¼ of SE ¼.</p> <p>Less and except, a tract of land located in the NE ¼ and the E ½ of NW ¼ conveyed by United States Steel Corporation to Tacona Minerals, LLC by deed dated May 12, 2004 and more particularly described as follows: Commence at the Northeast corner of said Section 22; thence run West along the North line of said Section a distance of 1457.97 feet; thence turn an angle to the left of 90° 00' 19" in a Southerly direction a distance of 730.86 feet to the <b>POINT OF BEGINNING</b>; thence turn an angle to the left of 55° 21' 55" in a Southeasterly direction a distance of 199.96 feet; thence turn an angle to the right of 9° 05' 07" in a Southeasterly direction a distance of 190.73 feet; thence turn an angle to the right of 81° 40' 50" in a Southwesterly direction a distance of 336.14 feet to the beginning of the Arc of a curve to the left having a Radius of 269.77 feet, a Central Angle of 43° 09' 15"; thence in a Southwesterly direction along the Arc of said curve a distance of 203.19 feet; thence in a Southerly direction along a</p>	



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		straight line tangent to said curve a distance of 94.79 feet to the beginning of a curve to the right, having a Radius of 552.51 feet, a Central Angle of 58° 56' 00"; thence in a Southwesterly direction along the Arc of said curve a distance of 568.30 feet; thence in a Southwesterly direction along a straight line tangent to said curve a distance of 160.32 feet; thence turn an angle to the right of 78° 15' 52" a distance of 296.04 feet; thence turn an angle to the left of 62° 53' 50" in a Southwesterly direction a distance of 440.45 feet; thence turn an angle to the right of 22° 46' 07" in a Westerly direction a distance of 261.82 feet; thence turn an angle to the right of 46° 40' 01" in a Northwesterly direction a distance of 184.45 feet; thence turn an angle to the right of 28° 41' 00" in a Northwesterly direction a distance of 355.92 feet; thence turn an angle to the right of 0° 49' 02" in a Northwesterly direction a distance of 333.68 feet; thence turn an angle to the right of 40° 15' 31" in a Northeasterly direction a distance of 279.31 feet; thence turn an angle to the right of 14° 59' 29" in a Northeasterly direction a distance of 134.55 feet; thence turn an angle to the right of 25° 52' 33" in a Northeasterly direction a distance of 119.99 feet; thence turn an angle to the right of 12° 47' 52" in a Northeasterly direction a distance of 225.96 feet; thence turn an angle to the left of 5° 57' 24" in a Northeasterly direction a distance of 266.84 feet; thence turn an angle to the right of 60° 56' 19" in a Southeasterly direction a distance of 201.82 feet; thence turn an angle to the left of 20° 50' 53" in a Southeasterly direction a distance of 212.82 feet; thence turn an angle to the left of 67° 55' 36" in a Northeasterly direction a distance of 442.38 feet to the <b>POINT OF BEGINNING</b> .  Tax Parcel 24 5 22 0 000 001.000	230.5
200	23	The W ½ of the W ½ of the SW ¼ of NW ¼.  Tax Parcel 24 6 23 0 000 001.000	10.0
201	29	The SW ¼ of SW ¼, less and except the North ¼ of said ¼ - ¼ and also except the East ¼ of said ¼ - ¼.  Tax Parcel 24 9 29 0 000 001.005	23.6
202	30	The Southeast diagonal half of the SE ¼ of SE ¼ of SE 1/4.  Tax Parcel 24 9 30 0 000 008.000	5.0
203	31	The E ½ of the NE ¼ of NE ¼.  The Southeast diagonal half of the W ½ of the NE ¼ of NE ¼.  The SE ¼ of NE ¼.	



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		The NW ¼ of the NE ¼ of SE ¼.  Tax Parcel 24 9 31 0 000 001.000	82.4
204	32	The W ½ of the W ½ of NW ¼.  Tax Parcel 24 9 32 0 000 001.000	41.4

**TOGETHER WITH** all of Grantor's right, title and interest, if any, in and to all beneficial easements, restrictions, restrictive covenants, rights and rights-of-way applicable to any of the Real Property described in this Exhibit A.