

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

ASSIGNMENT OF DEVELOPER RIGHTS

THIS ASSIGNMENT OF DEVELOPER RIGHTS (this “Assignment”) is made and entered into effective as of the 22nd day of December, 2025 (the “Effective Date”) by and between **UNITED STATES STEEL CORPORATION**, a Delaware corporation (“USS”), and **U. S. STEEL REAL ESTATE, LLC**, a Delaware limited liability company (“New Developer”).

RECITALS:

USS is the “Developer” under the following (collectively, the “Declaration and Association Documents”):

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 (collectively, the “Declaration”), and the Articles of Incorporation and Bylaws of the Hillsboro Owners Association, Inc.

New Developer is the owner of real property subject to the Declaration.

USS desires to assign to New Developer all of the right, title and interest of USS as the “Developer” under the Declaration and the Association Documents and New Developer desires to accept and assume the same.


NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, USS and New Developer do hereby agree as follows:

1. Assignment and Assumption of Developer Rights.

(a) New Developer is the successor and assignee of USS. Accordingly, USS does hereby transfer, assign, set-over and deliver to New Developer all of the right, title and interest of USS as “Developer” in, to and under the Declaration and Association Documents, including, without limitation, all rights, powers, reservations, easements and duties held by USS as “Developer” in, to and under the Declaration and Association Documents (collectively, the “Assigned Rights”).

(b) New Developer does hereby accept and assume all of the Assigned Rights from and after the Effective Date; provided, however, that notwithstanding anything provided in this Assignment to the contrary, New Developer shall not assume and shall not otherwise be

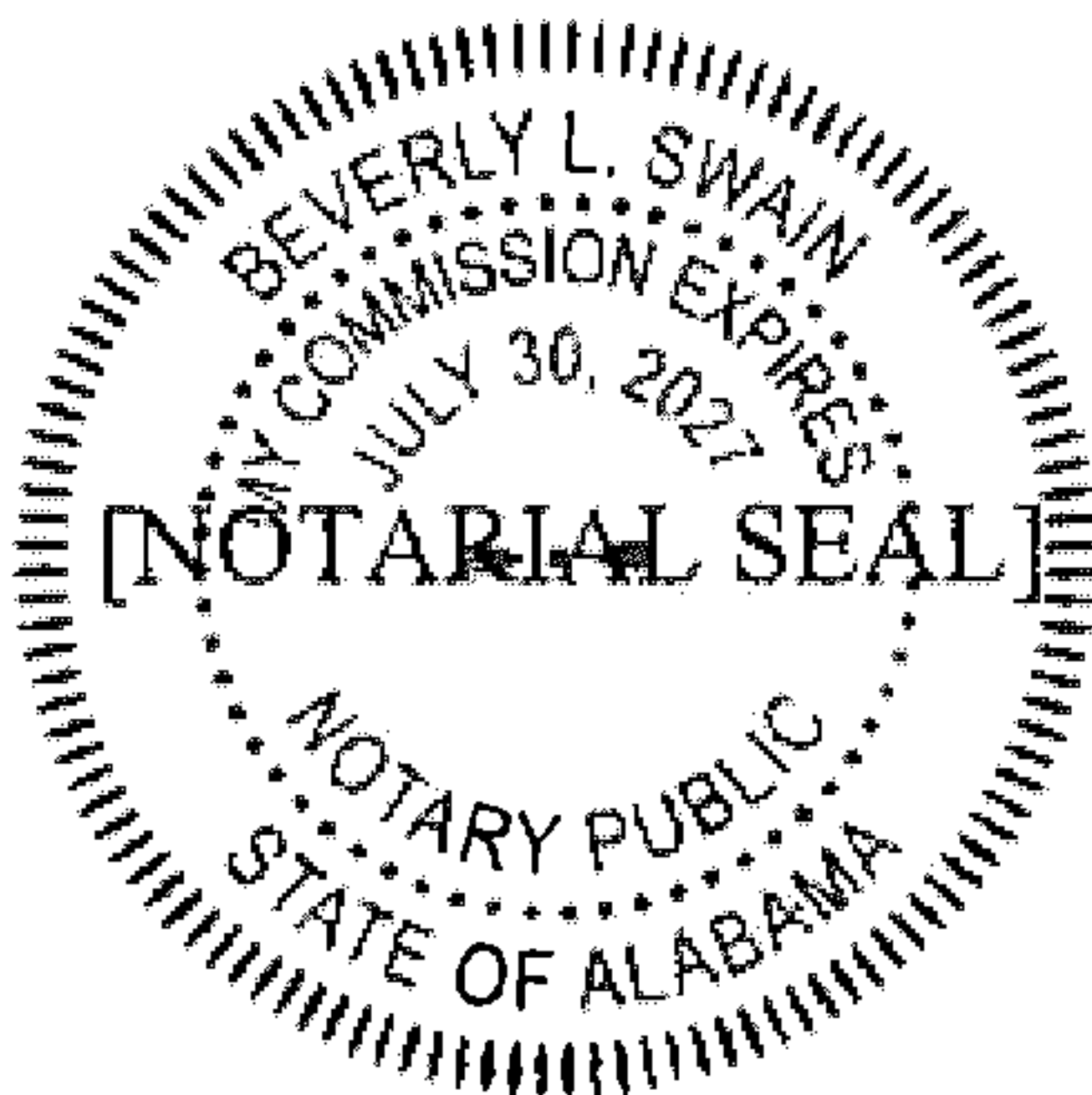
U. S. STEEL REAL ESTATE, LLC, a Delaware
limited liability company

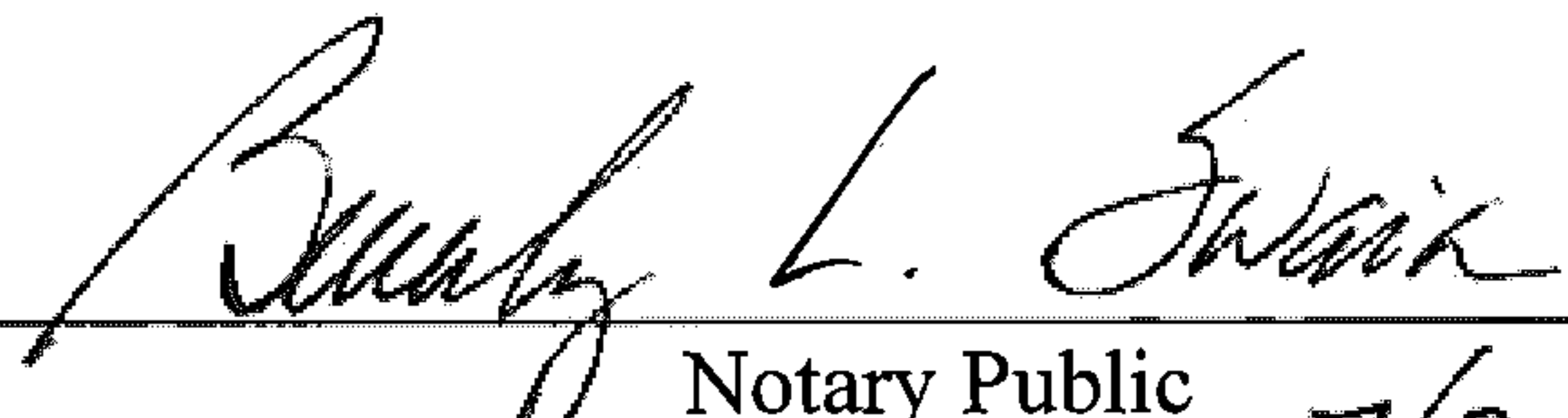
By: 
Printed Name: Jammie P Cowden
Title: Vice President

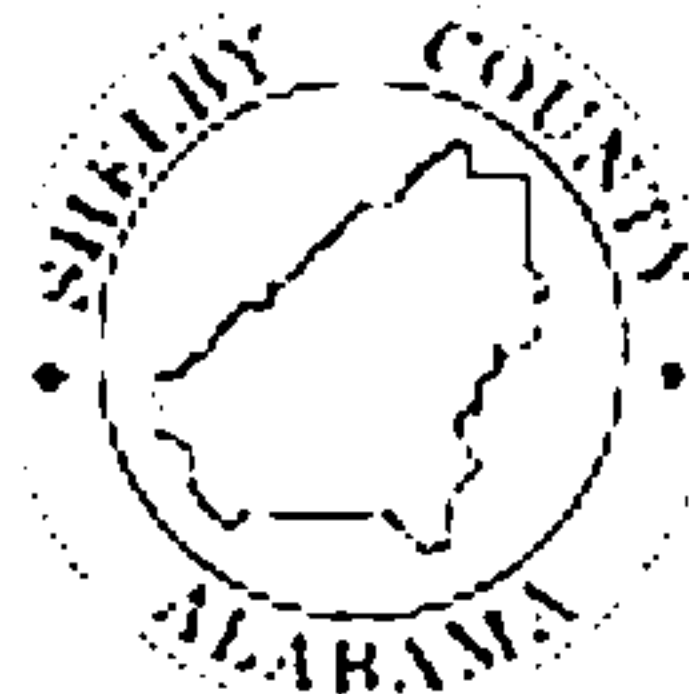
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

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 REAL ESTATE, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

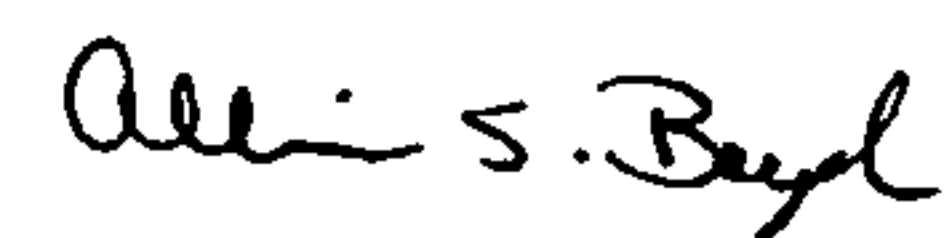
Given under my hand and official seal this 12 day of December, 2025.




Notary Public
My commission expires: 7/30/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2025 12:46:53 PM
\$28.00 BRITTANI
20251223000392650



This instrument prepared by:
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