

SEND TAX NOTICE TO:

J.C. Barker  
(Name) CSX Real Property  
CSX Transportation, Inc.  
(Address) 301 West Bay Street, Ste. 800  
Jacksonville, FL 32202

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-FIVE THOUSAND AND NO/100 --- (\$65,000.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Allen McCullers, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CSX Transportation, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, and being particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 00°32'25" West, 668.52 feet; thence North 88°42'17" East, 418.05 feet to the point of beginning; thence North 05°14'50" East, 116.93 feet to an iron pin at the easterly margin of an existing dirt road known as the Old Birmingham Road; thence along said road the following two (2) calls: North 01°14'10" West, 153.49 feet; thence north 01°16'35" East, 198.57 feet to an iron pin; thence leaving said road, North 88°59'20" East, 99.91 feet to the westerly right of way of CSX Railroad; thence along said right of way, South 02°26'16" East, 467.62 feet to an iron pin; thence leaving right of way, South 88°42'17" West, 131.63 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Easements, or claims of easements, not shown by the public records.
2. Right of way granted BellSouth Telecommunications recorded under Instrument Number 1996-05501.
3. Less and except any part of subject property within the bounds of a roadway.
4. Less and except any part of subject property lying within a railroad right of way.

The hereinabove described and conveyed property does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 7th day of November, 1997.

(Seal)

Allen McCullers  
Allen McCullers

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Allen McCullers, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, A. D., 1997.

Conway M. Fowler & Co.  
Notary Public.

Inst # 1997-36646

11/10/1997-36646  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
101 HCO