

SEND TAX NOTICE TO:

(Name) J.C. Barker
CSX Real Property, Inc.
(Address) CSX Transportation, Inc.
301 W. Bay Street, Suite 800
Jacksonville, Florida 32202

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) ----- DOLLARS

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

Sharon Pledger and husband, Jerry E. Pledger

(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

A parcel of land located in Section 16, ^{Shelby} Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the West line of the CSX Railroad right of way (160 foot right of way) at the North line of the Southwest Quarter of the Northeast Quarter of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 13 minutes 27 seconds East along the West right of way of the CSX Railroad 667.69 feet to the point of beginning; thence continue along the West right of way South 00 degrees 13 minutes 27 seconds East a distance of 984.29 feet; thence South 89 degrees 44 minutes 36 seconds West a distance of 30.00 feet; thence North 00 degrees 13 minutes 27 seconds West a distance of 984.86 feet; thence South 89 degrees 02 minutes 16 seconds East a distance of 30.00 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until October 1, 1998.
2. Right of way to Shelby County as acquired by condemnation proceeding shown by Lis Pendens 2, Page 135, in Probate Office.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 188, page 48; and Deed Book 188, page 299, in Probate Office.

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03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
29 50

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, we have hereunto set our hands(s) and seal(s), this 11th day of February, 1998.

.....(Seal)
.....(Seal)
.....(Seal)

Sharon Pledger (Seal)
Sharon Pledger
Jerry E. Pledger (Seal)
Jerry E. Pledger (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 Sharon Pledger and husband, Jerry E. Pledger whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, A. D., 1998

Peggy J. Letson
Notary Public.

W) E. H. F

1998-04706
Inst