

This instrument was prepared by
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
CSX Transportation, Inc.
301 West Bay Street, Suite 800
Jacksonville, FL 32202

WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Terrell W. Williams and wife Wanda Fay Williams** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **CSX Transportation, Inc. a Virginia corporation** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

Subject to all easements, restrictions, rights-of-way of record and the ad valorem taxes for 2007 and subsequent years.

Grantor(s) shall covenant and agree for Grantor(s), Grantor(s)' heirs and assigns, that said Grantee, its successors and assigns, shall not be required to erect or maintain a fence along the boundary lines between the Property and the lands of Grantor adjoining the same or any part thereof; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fence or any part thereof; or be liable for any damage, loss or injury that may result by reason of the nonexistence or the condition of any fence along said boundary lines; it being the intention of the parties that Grantor(s), for Grantor(s), Grantor(s)' heirs and assigns, shall assume all liability for the erection and maintenance of any such fence.

And we do for ourselves and for their heirs, executors, and administrators covenant with the said Grantee, its successors and/or assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of June, 2007.

Terrell W. Williams (Seal)
Terrell W. Williams

Wanda Fay Williams (Seal)
Wanda Fay Williams

State of Alabama)
Shelby County)

General Acknowledgment

I, Stacy M Taylor, a Notary Public in and for said County, in said State, hereby certify that **Terrell W. Williams and Wanda Fay Williams**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own acts on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2007.

Shelby County, AL 06/14/2007
State of Alabama

Deed Tax: \$25.00

Stacy M Taylor
Notary Public
My Commission Expires: 4-1-09

Exhibit A

LEGAL DESCRIPTION - PORTION OF TERRELL W. WILLIAMS AND
WANDA FAY WILLIAMS

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING
SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31,
TOWNSHIP 19 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING TWO INCH IRON PIPE, LOCATED IN
THE WESTERN LINE OF TERRELL W. WILLIAMS AND WANDA FAY
WILLIAMS AS RECORDED IN DEED BOOK 341, PAGE 787 IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA,
COMMON WITH THE EASTERN LINE OF THE WESTERVELT REALTY,
INC. PROPERTY AS RECORDED IN INSTRUMENT # 2003042900026940 IN
THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA
AND ACCEPTED AS BEING THE NORTHEAST CORNER OF THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 1
EAST IN SHELBY COUNTY, ALABAMA AND WHOSE COORDINATES ARE
BASED ON "GRID NORTH" IN ACCORDANCE WITH THE STATE PLANE OF
ALABAMA, ZONE EAST, FROM THE NORTH AMERICAN DATUM OF 1983
(NAD83) AND WHOSE NORTHING IS 1213405.33 FEET AND WHOSE EASTING
IS 2279153.25 FEET, THENCE SOUTH 01 DEGREES 09 MINUTES 16 SECONDS
EAST, A DISTANCE OF 160.90 FEET TO A CALCULATED POINT IN THE
EXISTING NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION
RAILROAD, SAID RIGHT-OF-WAY WIDTH BEING 100 FEET AS NOW
ESTABLISHED; THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD, NORTH 48 DEGREES 16 MINUTES 32
SECONDS EAST, A DISTANCE OF 164.74 FEET TO A CALCULATED POINT, A
POINT OF TANGENCY; THENCE ALONG A CHORD BEARING AND DISTANCE
OF NORTH 51 DEGREES 21 MINUTES 23 SECONDS EAST, 452.48 FEET TO A
NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED
"CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET IN THE
NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD,
SAID RIGHT-OF-WAY WIDTH BEING 100 FEET AS NOW ESTABLISHED, SAID
IRON BAR BEING THE POINT AND PLACE OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY
WITH A NEW LINE FOR WILLIAMS, A BEARING RADIAL TO CSX
TRANSPORTATION RAILROAD, NORTH 32 DEGREES 33 MINUTES 26
SECONDS WEST, A DISTANCE OF 5.00 FEET TO A NEW 5/8 INCH IRON
REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND
WITNESSED BY A 6-FOOT METAL T-POST SET;

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT,
PARALLEL WITH CSX TRANSPORTATION RAILROAD AND NON-TANGENT
TO THE PRECEDING LINE, HAVING A RADIUS OF 1,444.39 FEET, AN ARC
LENGTH OF 103.05 FEET, AND A CHORD BEARING AND DISTANCE OF
NORTH 59 DEGREES 29 MINUTES 13 SECONDS EAST, 103.03 FEET TO A NEW
5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-
LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET;

THENCE WITH A NEW LINE FOR WILLIAMS, A BEARING RADIAL TO CSX
TRANSPORTATION RAILROAD, NON-TANGENT TO THE PRECEDING CURVE,
NORTH 28 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 30.00
FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP
STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET;

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT,
PARALLEL WITH CSX TRANSPORTATION RAILROAD, NON-TANGENT TO
THE PRECEDING LINE, HAVING A RADIUS OF 1,474.39 FEET, AN ARC



LENGTH OF 292.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 12 MINUTES 23 SECONDS EAST, 291.62 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET;

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 1,521.66 FEET, AN ARC LENGTH OF 44.51 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 43 MINUTES 11 SECONDS EAST, 44.51 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 1,720.03 FEET, AN ARC LENGTH OF 44.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 16 MINUTES 49 SECONDS EAST, 44.24 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 1,938.33 FEET, AN ARC LENGTH OF 43.99 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 40 MINUTES 02 SECONDS EAST, 43.99 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 2,223.84 FEET, AN ARC LENGTH OF 43.74 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 52 MINUTES 51 SECONDS EAST, 43.74 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 2,613.16 FEET, AN ARC LENGTH OF 43.49 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 55 MINUTES 16 SECONDS EAST, 43.49 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 3,175.52 FEET, AN ARC LENGTH OF 43.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 47 MINUTES 17 SECONDS EAST, 43.24 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 4,059.23 FEET, AN ARC LENGTH OF 42.99 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 28 MINUTES 53 SECONDS EAST, 42.99 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 5,649.90 FEET, AN ARC LENGTH OF 42.74 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 00 MINUTES 06 SECONDS EAST, 42.74 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 9,366.18 FEET, AN ARC LENGTH OF 42.51 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 20 MINUTES 54 SECONDS EAST, 42.51 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH A NEW LINE FOR WILLIAMS ALONG A CURVE TO THE RIGHT, PARALLEL WITH CSX TRANSPORTATION RAILROAD, HAVING A RADIUS OF 41,837.07 FEET, AN ARC LENGTH OF 42.20 FEET, AND A CHORD BEARING

AND DISTANCE OF NORTH 81 DEGREES 31 MINUTES 18 SECONDS EAST, 42.20 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET;

THENCE WITH A NEW LINE FOR WILLIAMS, A BEARING PARALLEL WITH CSX TRANSPORTATION RAILROAD AND TANGENT TO THE PRECEDING CURVE, NORTH 81 DEGREES 33 MINUTES 02 SECONDS EAST, 67.23 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET, SAID POINT BEING LOCATED IN THE COMMON LINE OF WILLIAMS AND PHILLIP R. HALLMARK AND EDITH F. HALLMARK AS RECORDED IN DEED BOOK 308, PAGE 529 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA;

THENCE WITH SAID COMMON LINE AND NON-PERPENDICULAR TO CSX TRANSPORTATION RAILROAD, SOUTH 00 DEGREES 53 MINUTES 21 SECONDS EAST, A DISTANCE OF 35.31 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET IN THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SAID RIGHT-OF-WAY WIDTH BEING 100 FEET AS NOW ESTABLISHED;

THENCE LEAVING SAID COMMON LINE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SOUTH 81 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.59 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT METAL T-POST SET IN THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD;

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING LINE, HAVING A RADIUS OF 41,802.07 FEET, AN ARC LENGTH OF 42.16 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 31 MINUTES 18 SECONDS WEST, 42.16 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9,329.25 FEET, AN ARC LENGTH OF 42.34 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 20 MINUTES 54 SECONDS WEST, 42.34 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5,614.90 FEET, AN ARC LENGTH OF 42.48 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 00 MINUTES 06 SECONDS WEST, 42.48 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4,024.23 FEET, AN ARC LENGTH OF 42.62 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 28 MINUTES 53 SECONDS WEST, 42.62 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3,140.52 FEET, AN ARC LENGTH OF 42.76 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 47 MINUTES 17 SECONDS WEST, 42.76 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 2,578.16 FEET, AN ARC LENGTH OF 42.91 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 78 DEGREES 55 MINUTES 16 SECONDS
WEST, 42.91 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 2,188.84 FEET, AN ARC LENGTH OF 43.05 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 77 DEGREES 52 MINUTES 51 SECONDS
WEST, 43.05 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 1,903.33 FEET, AN ARC LENGTH OF 43.19 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 76 DEGREES 40 MINUTES 02 SECONDS
WEST, 43.19 FEET TO A CALCULATED POINT (NO POINT SET);


THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 1,685.03 FEET, AN ARC LENGTH OF 43.34 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 75 DEGREES 16 MINUTES 49 SECONDS
WEST, 43.34 FEET TO A CALCULATED POINT (NO POINT SET);

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 1,486.95 FEET, AN ARC LENGTH OF 43.49 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 73 DEGREES 43 MINUTES 11 SECONDS
WEST, 43.49 FEET TO A NEW 5/8 INCH IRON REINFORCING BAR WITH
ALUMINUM CAP STAMPED "CA-677-LS" AND WITNESSED BY A 6-FOOT
METAL T-POST SET IN THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD, SAID RIGHT-OF-WAY WIDTH BEING 100
FEET AS NOW ESTABLISHED;

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD ALONG A CURVE TO THE LEFT, HAVING A
RADIUS OF 1,439.39 FEET, AN ARC LENGTH OF 387.86 FEET, AND A CHORD
BEARING AND DISTANCE OF SOUTH 65 DEGREES 09 MINUTES 45 SECONDS
WEST, 386.69 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.64 ACRES (27,986 SQUARE FEET), MORE OR LESS, AND
BEING A STRIP OF LAND VARYING IN WIDTH LYING PARALLEL WITH AND
ADJACENT TO THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF CSX
TRANSPORTATION RAILROAD, ACROSS PROPERTY OWNED BY TERRELL W.
WILLIAMS AND WANDA FAY WILLIAMS AS RECORDED IN DEED BOOK 341,
PAGE 787 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA;

ALL AS SHOWN ON THAT CERTAIN MAP PREPARED BY ARCADIS
DATED APRIL 25, 2007, ENTITLED "ALTA/ACSM LAND TITLE SURVEY
FOR CSX REAL PROPERTY, INC. - WESTOVER SITE - PROPERTY OF
"TERRELL W. WILLIAMS AND WANDA FAY WILLIAMS", ARCADIS
PROJECT NUMBER NCCSX030.


20070614000280680 5/5 \$48.00
Shelby Cnty Judge of Probate, AL
06/14/2007 02:30:31PM FILED/CERT