

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



20070622000294990 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
06/22/2007 02:49:03PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Phillip R. Hallmark, an unmarried man** (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

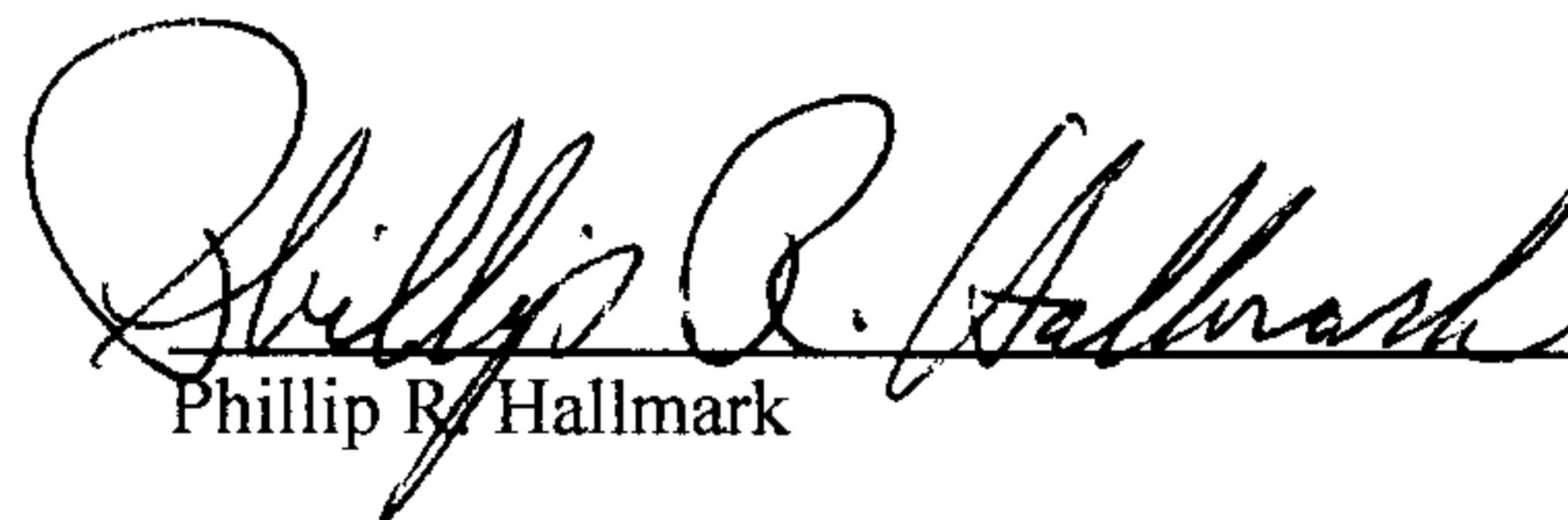
Subject to all easements, restrictions, rights-of-way of record and the ad valorem taxes for 2007 and subsequent years.

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 fo the erection and maintenance of any such fence.

Phillip R. Hallmark is the surviving grantee of that certain deed recorded in Book 308 page 529 in the Probate Office of Shelby County, Alabama; the other grantee Edith F. Hallmark having died on or about April 24, 2002.

And I do for myself and for his heirs, executors, and administrators covenant with the said Grantee, its successors and/or assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal, this 18th day of June, 2007.

 (Seal)
Phillip R. Hallmark

State of Alabama)
)
Shelby County)

General Acknowledgment

I, Haley M. Taylor, a Notary Public in and for said County, in said State, hereby certify that **Phillip R. Hallmark**, 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, he executed the same voluntarily as his own acts on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2007.


Notary Public
My Commission Expires: 4-1-09

Exhibit A

LEGAL DESCRIPTION - PORTION OF PHILLIP R. HALLMARK AND EDITH F. HALLMARK

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE NORTHEAST 1/4 OF 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 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 CALCULATED POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, A POINT OF CURVE TO SPIRAL, THENCE ALONG A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 09 MINUTES 45 SECONDS EAST, 386.69 FEET TO A CALCULATED POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; A POINT OF SPIRAL TO CURVE, THENCE ALONG A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 00 MINUTES 32 SECONDS EAST, 490.43 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 MARKING THE SOUTHWEST CORNER OF PHILLIP R. HALLMARK AND EDITH F. HALLMARK AS RECORDED IN DEED BOOK 308, PAGE 529 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; ALSO SAID IRON BAR BEING THE POINT AND PLACE OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD WITH THE WESTERN LINE OF HALLMARK, A BEARING NON-PERPENDICULAR TO CSX TRANSPORTATION RAILROAD, NORTH 00 DEGREES 53 MINUTES 21 SECONDS WEST 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 WESTERN LINE OF HALLMARK;

THENCE LEAVING THE WESTERN LINE OF HALLMARK WITH A NEW LINE FOR HALLMARK, A BEARING PARALLEL WITH CSX TRANSPORTATION RAILROAD, NORTH 81 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 168.56 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 HALLMARK, A BEARING RADIAL TO CSX TRANSPORTATION RAILROAD, SOUTH 08 DEGREES 26 MINUTES 58 SECONDS EAST A DISTANCE OF 20.00 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 HALLMARK ALONG A CURVE TO THE LEFT, PARALLEL WITH CSX TRANSPORTATION RAILROAD AND NON-TANGENT TO THE PRECEDING LINE, HAVING A RADIUS OF 1,525.15 FEET, AN ARC LENGTH OF 496.98 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 12 MINUTES 56 SECONDS EAST, 494.78 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 HALLMARK, A BEARING RADIAL TO CSX TRANSPORTATION RAILROAD AND NON-TANGENT TO THE PRECEDING CURVE, SOUTH 27 DEGREES 07 MINUTES 10 SECONDS EAST, A DISTANCE OF 15.00 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 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 RIGHT, NON-TANGENT TO THE PRECEDING LINE, HAVING A RADIUS OF 1,540.15 FEET, AN ARC LENGTH OF 501.86 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 12 MINUTES 56 SECONDS WEST, 499.65 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, A POINT OF TANGENCY;

THENCE CONTINUING WITH THE NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SOUTH 81 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 173.21 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.31 ACRES (13,472 SQUARE FEET), MORE OR LESS, AND BEING A STRIP OF LAND THAT VARIES IN WIDTH, LYING PARALLEL WITH AND ADJACENT TO THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, ACROSS PROPERTY OWNED BY 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.

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 PHILLIP R. HALLMARK AND EDITH F. HALLMARK", ARCADIS PROJECT NUMBER NCCSX030.


20070622000294990 3/3 \$32.00
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Shelby County, AL 06/22/2007
State of Alabama

Deed Tax: \$15.00