

AL0088



20151005000349680 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
10/05/2015 04:02:52 PM FILED/CERT

This instrument prepared by
or under the direction of:

Kim Bongiovanni, Esq.
Assistant General Counsel
CSX Transportation, Inc.
500 Water Street
Jacksonville, Florida 32202

Return initially to:
The Title Group, Inc.
2101 First Avenue North
Birmingham, AL 35243
(205) 540-0162
File No. T-96088

GENERAL WARRANTY DEED

THIS DEED, made this 26th day of September, 2015, between Barbara K. Harrison, unmarried, whose mailing address is 324 Tennyson Drive, Pelham, AL 35124, hereinafter called "Grantor", and CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, FL 32202, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, that certain tract or parcel of land situate, lying and being situated in Shelby County, Alabama, hereinafter designated "the Premises," more particularly described as follows:

A parcel of land situated in the Northwest one quarter of the Southwest one quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being particularly described as follows:

Begin at a found 1 inch square rod, marking the Northeast corner of the Northwest one quarter of the Southwest one quarter, of said Section 14; thence run South 00 Degrees 05 Minutes 49 Seconds East, along the east line of said quarter section, for a distance of 60.67 feet, to a set 5/8 inch capped rebar stamped CA-560-LS, said point is lying on the Northern most right of way of CSX Transportation Inc.; thence leaving said Quarter line run North 49 Degrees 53 Minutes 58 Seconds West, along said right of way for a distance of 97.28 feet, to a set 5/8 inch capped rebar stamped CA-560-LS, said point being on the north line of said quarter section; thence leaving said right of way, run South 88 Degrees 27 Minutes 33 Seconds East, along said quarter section line, for a distance of 74.34 feet, to the Point Of Beginning. Said parcel contains 2,254 square feet or 0.05 acres more or less.

Shelby County, AL 10/05/2015
State of Alabama
Deed Tax: \$1.50

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This property is ^{A PORTION OF} [REDACTED] the property acquired by Grantor in deed recorded in Jefferson County, Alabama, Public Registry Document No: 20150930000341100, and is [REDACTED] Tax Parcel No. 13-6-14-3-001-004.000. ^{A PORTION OF}

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the said Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, forever in fee simple.

Grantor hereby WARRANTS that: (a) Grantor is seized of the Premises in fee simple; (b) the Premises are free from encumbrances; (c) Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof; (d) Grantor will execute such other and further assurances of the same as may be required.

IN WITNESS WHEREOF, Barbara K. Harrison , has caused her name name to be signed hereto.

GRANTOR:

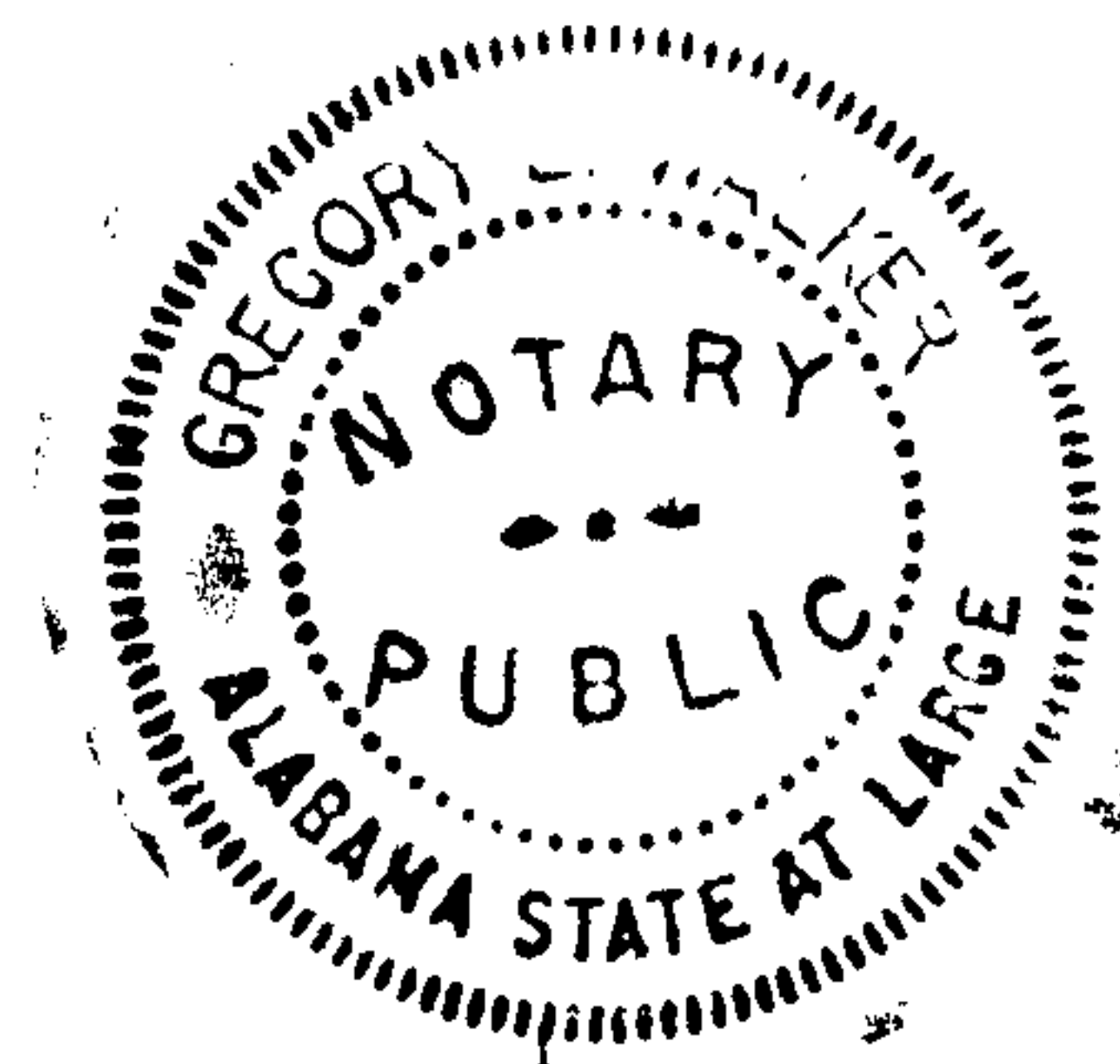
Barbara K. Harrison
Barbara K. Harrison

STATE OF ALABAMA)

COUNTY OF Shelby) SS.

I, the undersigned, a Notary Public in and for the said county in said State, hereby certify that Barbara K. Harrison, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Gregory L. Walker
Notary Public
Print Name: GREGORY L. WALKER
Commission Expires: 03/15/16



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara K. Harrison
Mailing Address _____
324 Tennyson Drive
Pelham, AL 35124

Grantee's Name CSX Transportation, Inc.
Mailing Address _____
500 Water Street
Jacksonville, FL 32202

Property Address 0.05 acre portion of
324 Tennyson Drive
Pelham, AL 35124

Date of Sale 09/30/2015
Total Purchase Price \$ 1,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/30/15

Print Jeffrey J Walker, Esq

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1