

20151029000377940 1/7 \$565.50
 Shelby Cnty Judge of Probate, AL
 10/29/2015 03:50:47 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 to:
 The Title Group, Inc.
 2101 First Avenue North
 Birmingham, AL 35203
 (205) 251-8484
 File No. T-96096

GENERAL WARRANTY DEED

THIS DEED, made this 13 day of October, 2015, between David B. Kellis, a married man, whose mailing address is 3179 Lee Street, Pelham, AL 35124, hereinafter called "Grantor", and CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is c/o CSX Real Property, Inc., 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 FIVE HUNDRED THIRTY THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$533,250.00) 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 in Exhibit A, attached hereto and incorporated herein. This property is the property acquired by Grantor in deed recorded in Shelby County, Alabama, Public Registry Book 20000, Page 14772, and is identified as Tax Parcel No. 13-6-23-1-001-009.002.

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.

Grantor further certifies that this property is not all or part or has never been all or part of his homestead.



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IN WITNESS WHEREOF, David B. Kellis , has caused his name to be signed hereto.

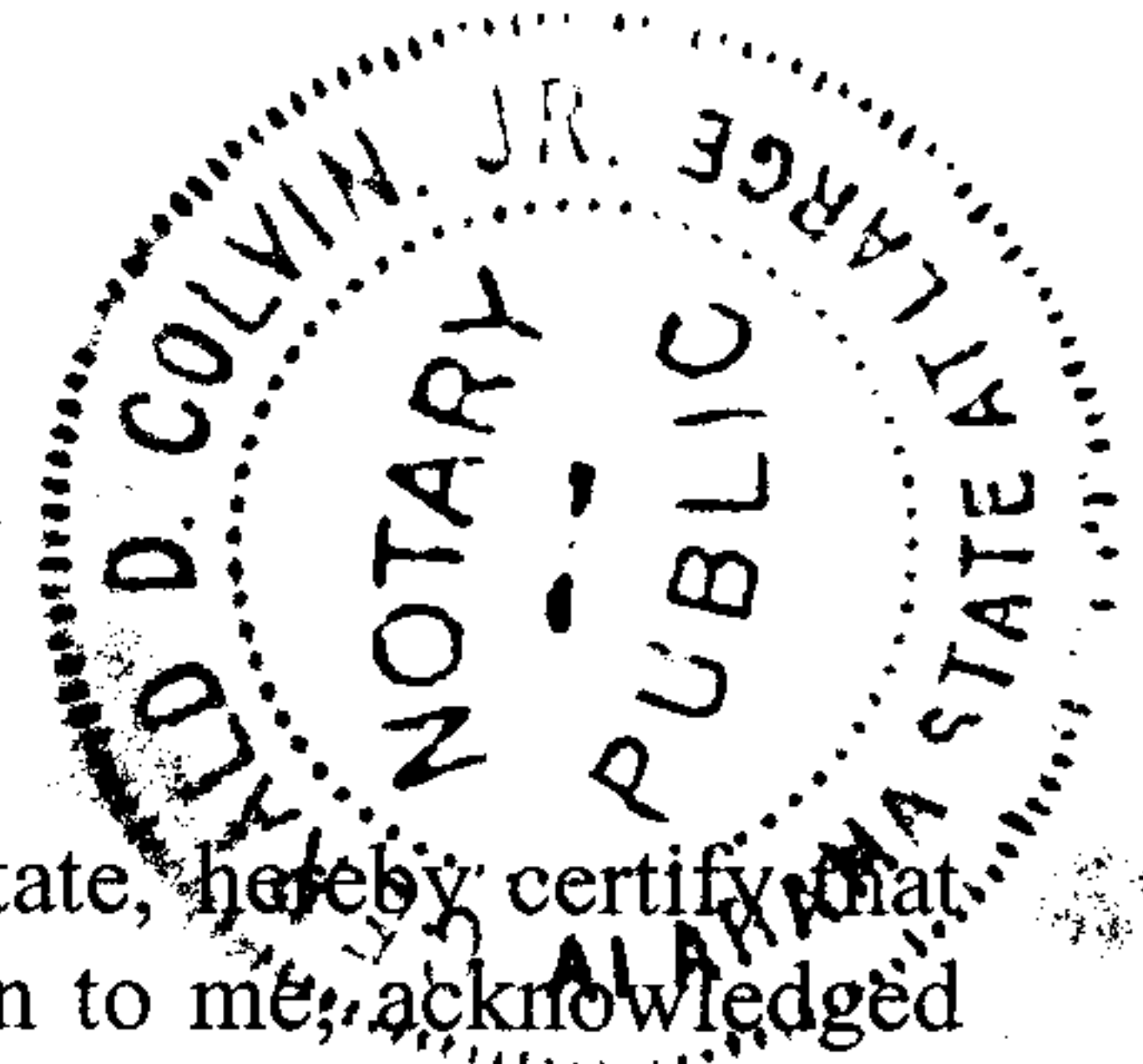
GRANTOR:

David B. Kellis
David B. Kellis

STATE OF ALABAMA)

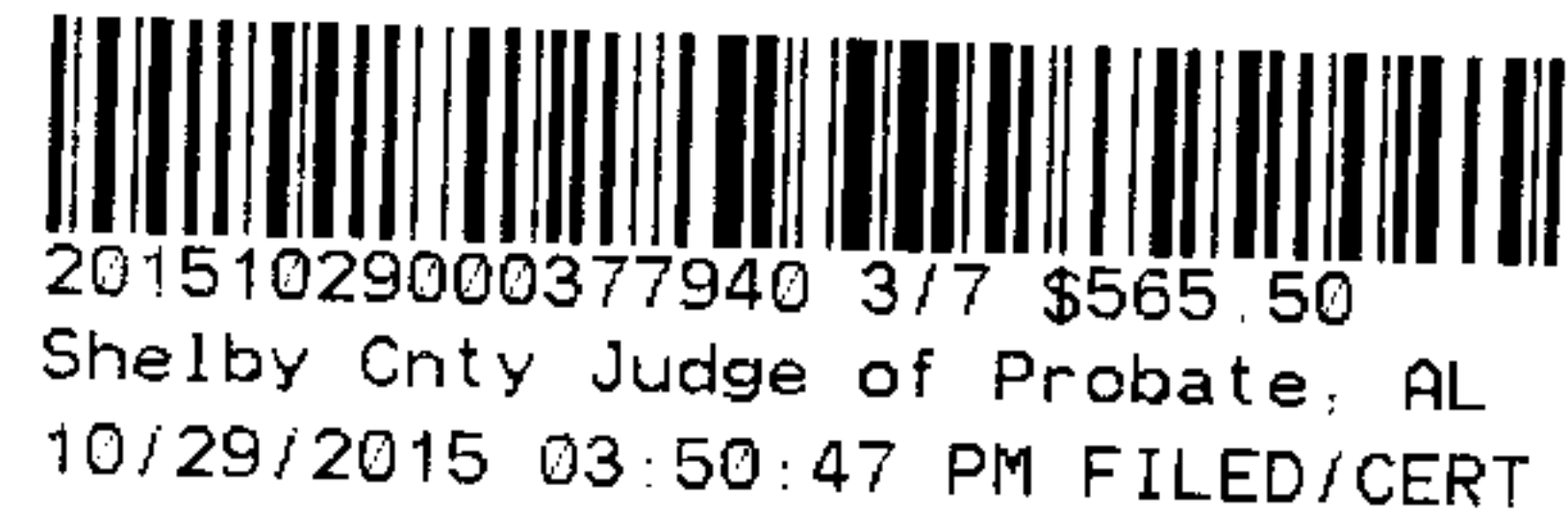
COUNTY OF Jefferson) SS.

I, the undersigned, a Notary Public in and for the said county in said State, hereby certify that David B. Kellis, 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, he executed the same voluntarily on this, the 03rd day of October, 2015.



Gerald D. Colvin, Jr.
Notary Public
Print Name: Gerald D. Colvin, Jr.
Commission Expires: 11/17/15

Exhibit "A" Legal Description



PARCEL 1

Acquisition Parcel:

A parcel of land situated in the Northeast one quarter of the Northeast one quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being particularly described as follows:

Commence at a found 3 inch capped pipe, marking the Northeast Corner of said Section 23; thence run North 88 Degrees 15 Minutes 30 Seconds West, along the North line of said Section 23, for a distance of 258.60 feet, to a found 5/8 inch capped rebar stamped RYS, said point being on the West right of way CSXT Railroad right of way;

thence leaving said North line run South 25 degrees 41 minutes 25 seconds East along said right of way for distance of 7.15 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point also being the Point Of Beginning of the parcel herein described;

thence continue South 25 Degrees 41 Minutes 25 Seconds East along said right of way for a distance of 327.95 feet to a found 1/4 inch rebar;

thence leaving said railroad right of way run South 64 Degrees 20 Minutes 39 Seconds West for a distance of 136.16 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on the Eastern most proposed right of way of Lee Street;

thence run North 02 Degrees 29 Minutes 50 Seconds West, along said proposed right of way for a distance of 263.47 feet, to a set cross in a concrete drive;

thence run North 04 Degrees 58 Minutes 44 Seconds West, along said proposed right of way for a distance of 91.61 feet, to a set 5/8 inch capped rebar stamped CA-560LS and the Point Of Beginning.

Said parcel contains 21,804 square feet or 0.50 Acres more or less.

PARCEL 2

Included for descriptive purposes and NOT included in this conveyance is Proposed Right of Way: the following legal description of the right of way of Lee Street.

A parcel of land situated in the Northeast one quarter of the Northeast one quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being particularly described as follows:

Commence at a found 3 inch capped pipe, marking the Northeast Corner of said Section 23; thence run North 88 Degrees 15 Minutes 30 Seconds West, along the North line of said Section 23, for a distance of 258.60 feet, to a found 5/8 inch capped rebar stamped RYS, said point being on the West right of way CSXT Railroad right of way, said point also being the Point Of Beginning of the parcel herein described;

thence run South 25 degrees 41 minutes 25 seconds East along said right of way for distance of 7.15 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being on the proposed Eastern-most right of way of Lee Street;

thence run South 04 Degrees 58 Minutes 44 Seconds East, along said proposed right of way for a distance of 91.61 feet, to a set cross in a concrete drive;

thence run South 02 Degrees 29 Minutes 50 Seconds East, along said proposed right of way for a distance of 263.47 feet, to a set 5/8 inch capped rebar stamped CA-560LS;

thence leaving said proposed right of way run South 64 degrees 20 minutes 39 seconds West for a distance of 27.19 feet to a found PK Nail in the Center of Lee Street;

thence run North 02 degrees 29 minutes 50 seconds West along said centerline for a distance of 273.62 feet to a found PK Nail;

thence run North 04 degrees 58 minutes 44 seconds West along said centerline for a distance of 100.37 feet to a found PK Nail;

thence leaving said centerline run South 88 degrees 20 minutes 49 seconds East for a distance of 22.62 feet to the Point Of Beginning.

Said parcel contains 9,185 square feet or 0.21 Acres more or less.



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Real Estate Sales Validation Form

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

Grantor's Name David B. Kellis
Mailing Address 3179 Lee Street
Pelham, AL 35124

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

Property Address 3179 Lee Street
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ 533,250.00
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


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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 10/23/15

Print David B. Kellis

Unattested


(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name David B. Kellis
Mailing Address 3179 Lee Street
Pelham, AL 35124

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

Property Address 3179 Lee Street
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ 533,250.00

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 _____

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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 10/21/15

Print Bene' Kuth

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1