
20151105000386060 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
11/05/2015 02:08:25 PM FILED/CERT

Shelby County, AL 11/05/2015
State of Alabama
Deed Tax: \$5.00

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:

Shelby County Abstract &
Title Company, Inc.
P. O. Box 752
Columbiana, AL 35051
205-669-6204
File No. S-15-22281

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of One and No/100 Dollars and other valuable considerations to the undersigned, Shannon Peoples White, a married woman, and Joel Lee Peoples, a married man, whose mailing address is 172 Bearden Trail, Helena, AL 35080, hereinafter "Grantors," the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents remise, release, transfer and quitclaim unto CSX Transportation, Inc., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, FL 32202, any interest the undersigned may have in and to the lands more particularly described as follows:

A parcel of land situated in the southeast one quarter of the northeast one quarter of Section 15 Township 20 South Range 3 West, Shelby County, Alabama, being particularly described as follows: Being at a found one inch opentop pipe marking the southeast corner of the southeast one quarter of the northeast one quarter of said section 15, thence run north 00 degrees 05 minutes 30 seconds west along said east section line for a distance of 540.14 feet to a set 5/8 inch rebar said point line on the north bank of Buck Creek, said point also marking the point of beginning of the parcel hereindescribed; thence leaving said west line, run north 71 degrees 00 minutes 43 seconds west along said north bank for a distance of 185.47 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run north 73 degrees, 46 minutes 27 seconds west along said north bank for a distance of 92.42 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence leaving said north bank run north 00 degrees 05 minutes 30 seconds west for a distance of 150.6 feet to a set 5/8 inch capped rebar stamped CA-560-LS; said

point being on the south right of way of CSXT Railroad, said point also lying on a curve turning to the left having a radius of 1,483.49 feet, a central angle of 11 degrees, 14 minutes, 40 seconds, a chord bearing south 65 degrees 20 minutes 49 seconds east, and a chord distance of 290.67 feet; thence run along the arc of said curve and along said right of way a distance of 291.14 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the west line of said section 14; thence run south 00 degrees 05 minutes 30 seconds east along said section line for a distance of 115.52 feet to the point of beginning. Said parcel contains 33,328 square feet or 0.77 acres, more or less.

And being a portion of Jefferson County Tax Parcel Number 13-5-15-1-001-001.001.

The property conveyed herein is a portion of the land acquired by Grantor in deed of record in Jefferson County, Alabama, Public Registry, Instrument No. 20140731000236460.

No express or implied warranties of title or otherwise are made with respect to the Property.

The Property does not constitute the homestead of Shannon Peoples White, Joel Lee Peoples, or either of their spouses.

TO HAVE AND TO HOLD unto CSX Transportation, Inc., its successors and assigns forever.

SIGNATURES ON THE FOLLOWING PAGE



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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 29th day of October, 2015.

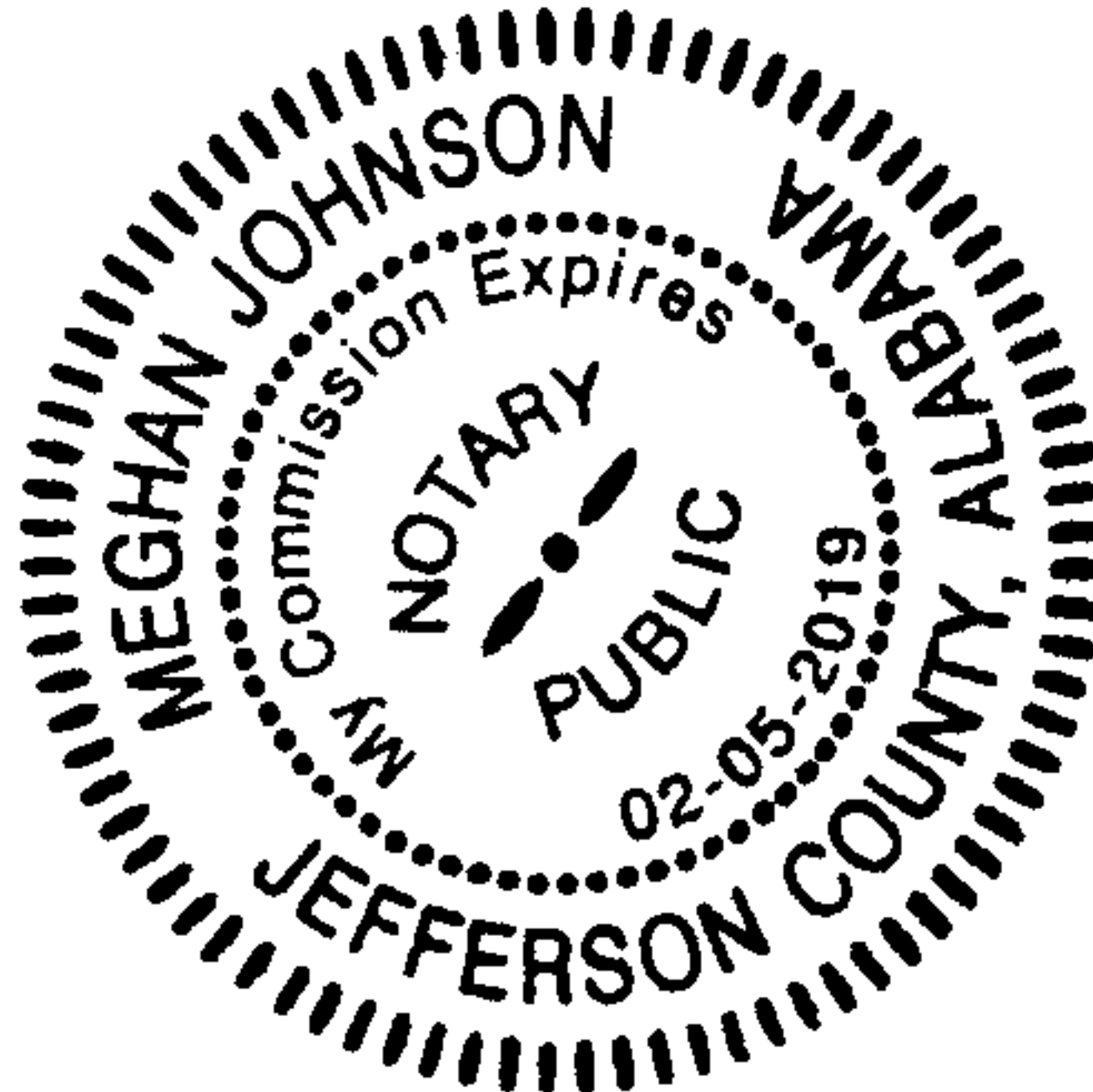
GRANTOR:

Shannon Peoples White
Shannon Peoples White

STATE OF ALABAMA)

COUNTY OF Jefferson) SS.

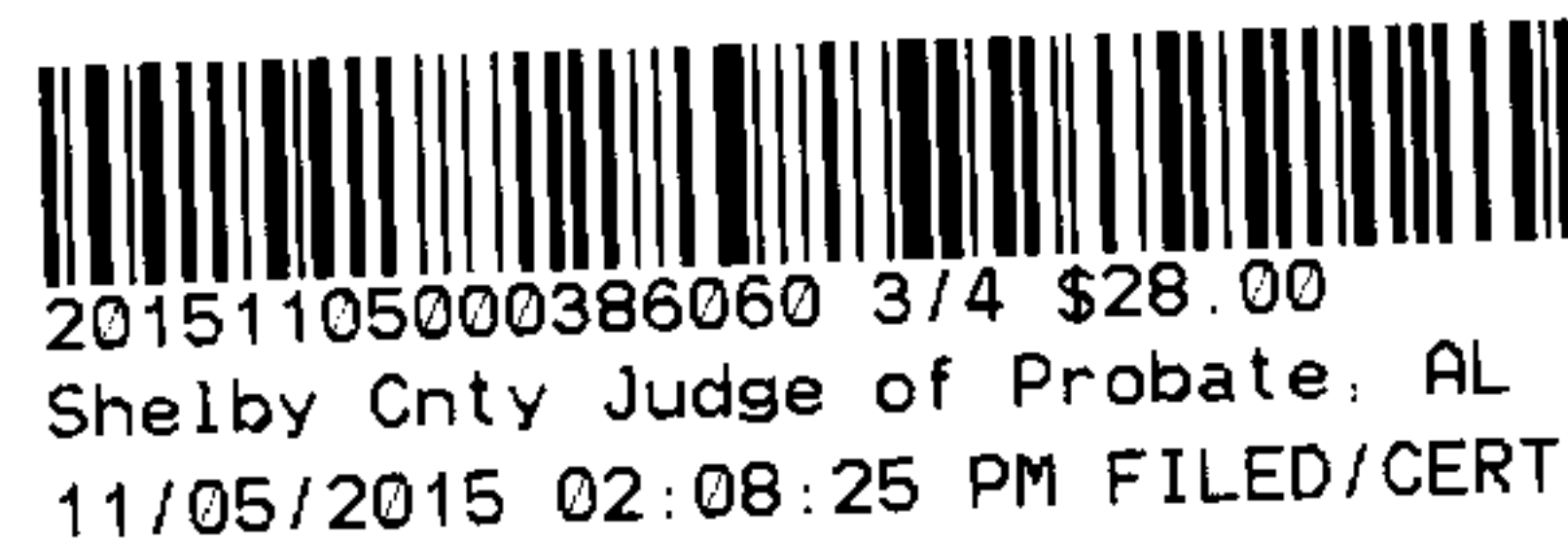
I, the undersigned, a Notary Public in and for the said county in said State, hereby certify that Shannon Peoples White, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on this, the 29th day of October, 2015.



Meghan
Notary Public
Print Name: Meghan Johnson
Commission Expires: February 5, 2019

GRANTOR:

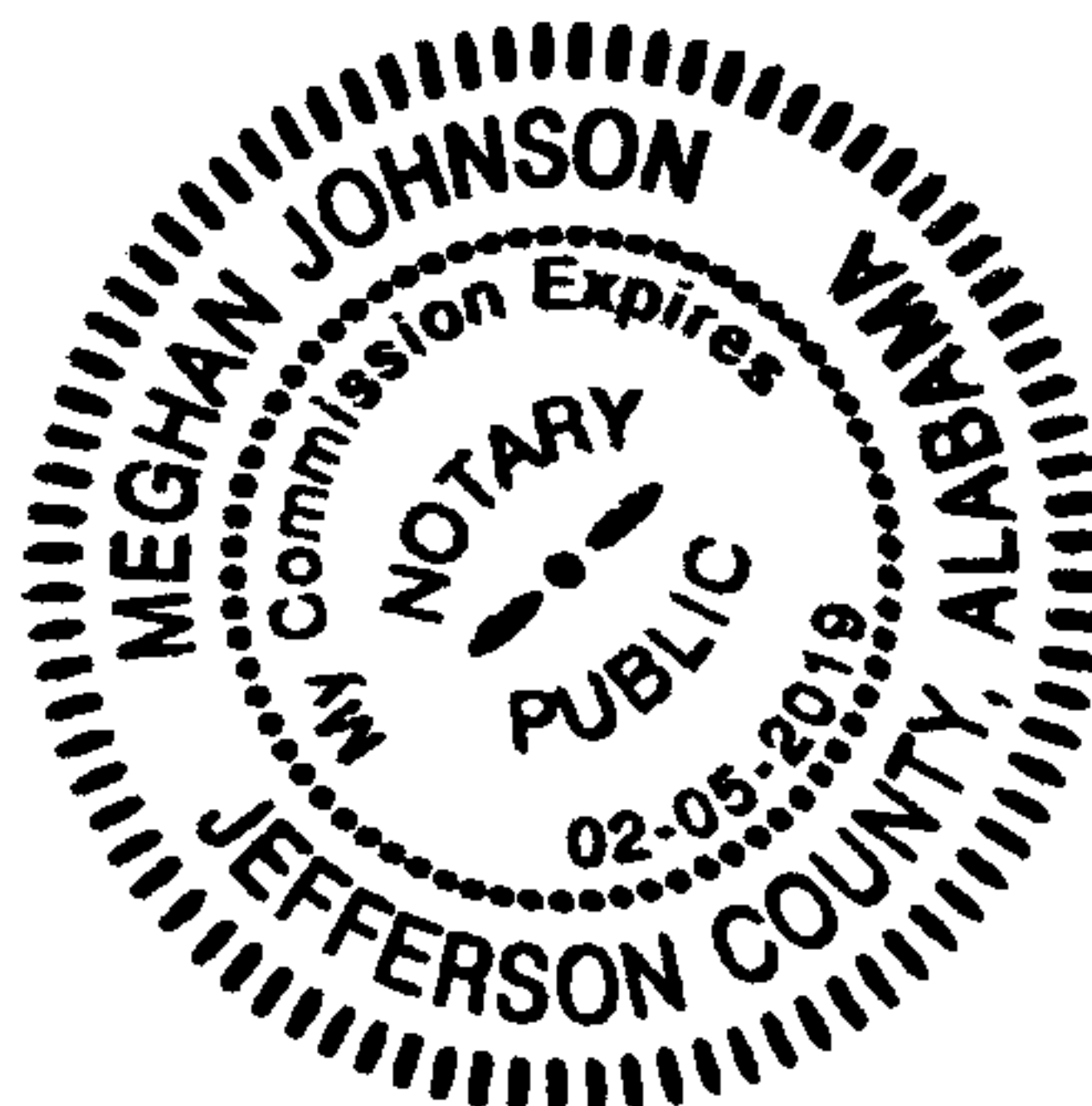
Joel Lee Peoples
Joel Lee Peoples



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 Joel Lee Peoples, 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 29th day of October, 2015.



Meghan
Notary Public
Print Name: Meghan Johnson
Commission Expires: February 5, 2019

Real Estate Sales Validation Form

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

Grantor's Name Shannon Peoples White and
Mailing Address Joel Lee Peoples
172 Bearden Trail
Helena, AL 35080

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

Property Address at Buck Creek
Helena, AL

Date of Sale 10/30/2015

Total Purchase Price \$ ~~5000~~ 5000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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

☐ Appraisal

☒ Sales Contract

☐ Other _____

☐ Closing Statement

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 10-29-15

Print Shannon Peoples White Joel Lee Peoples

Unattested _____

Sign Shannon Peoples White Joel Lee Peoples

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1