

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

GENERAL WARRANTY DEED

THIS DEED, made this 29th day of October, 2015, between Shannon Peoples White, a married woman, and Joel Lee Peoples, a married man, whose mailing address is 172 Bearden Trail, Helena, AL 35080, 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 FIFTY ONE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$51,850.00) 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 was acquired by Grantor in deed recorded in Shelby County, Alabama, Public Registry Instrument No. 20140731000236460, and is identified as Tax Parcel No. 13-5-15-1-001-001.001.

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.

Grantors further certify that this property is not all or part or has never been all or part of their homestead.

IN WITNESS WHEREOF, Shannon Peoples White , has caused her name to be signed hereto.

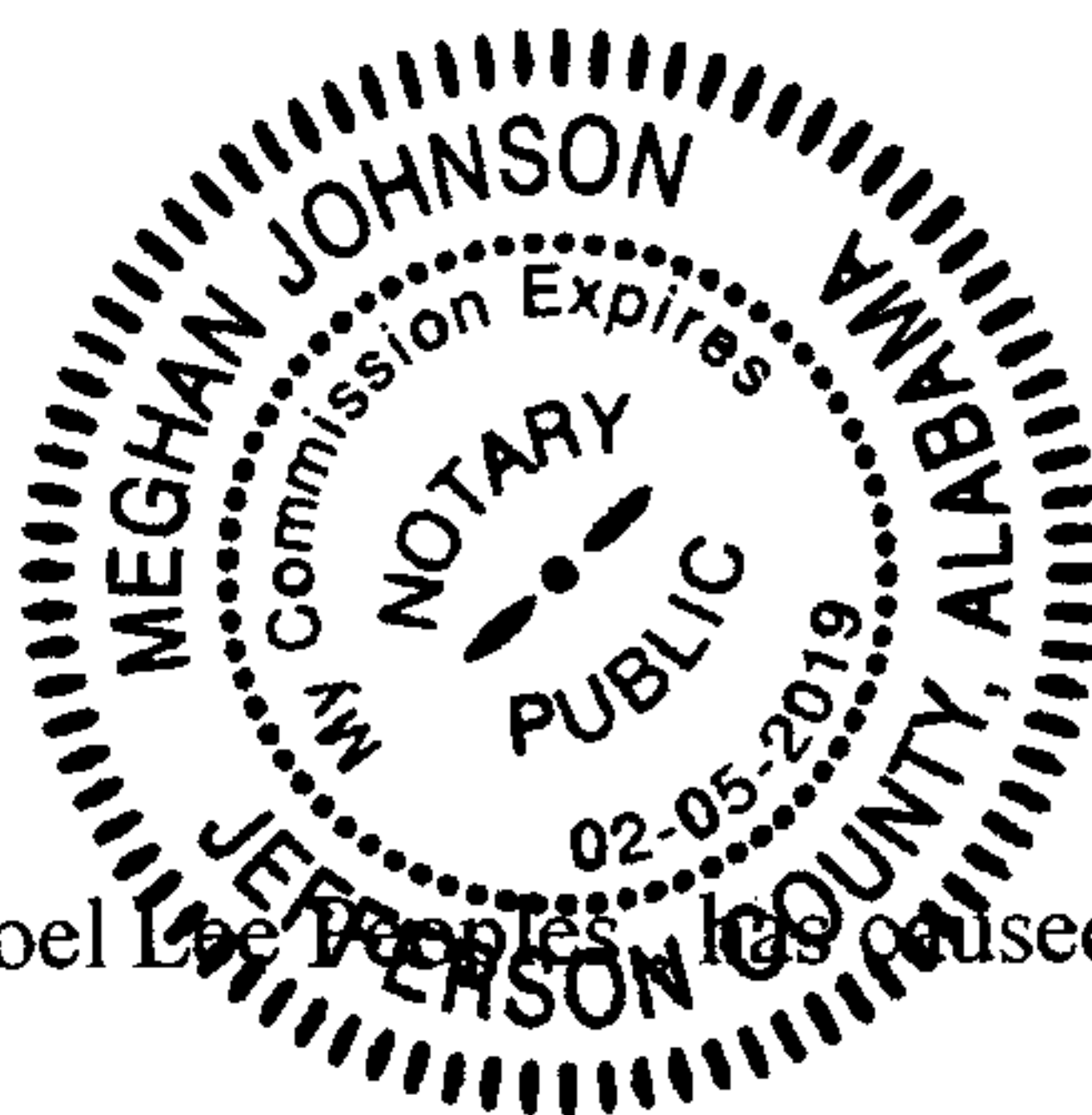
GRANTOR:

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.

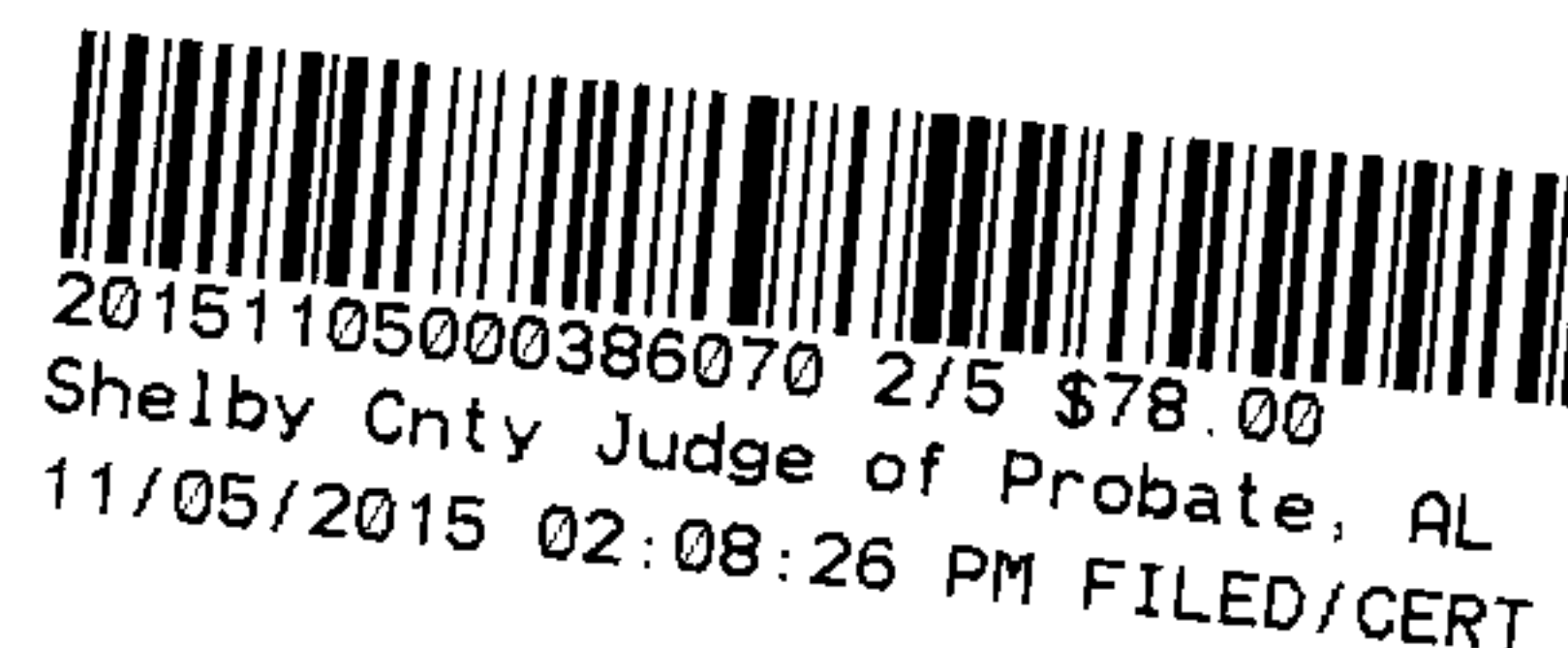


Meghan
Notary Public
Print Name: Meghan Johnson
Commission Expires: February 5, 2019

IN WITNESS WHEREOF, Joel Lee Peoples has caused his name to be signed hereto.

GRANTOR:

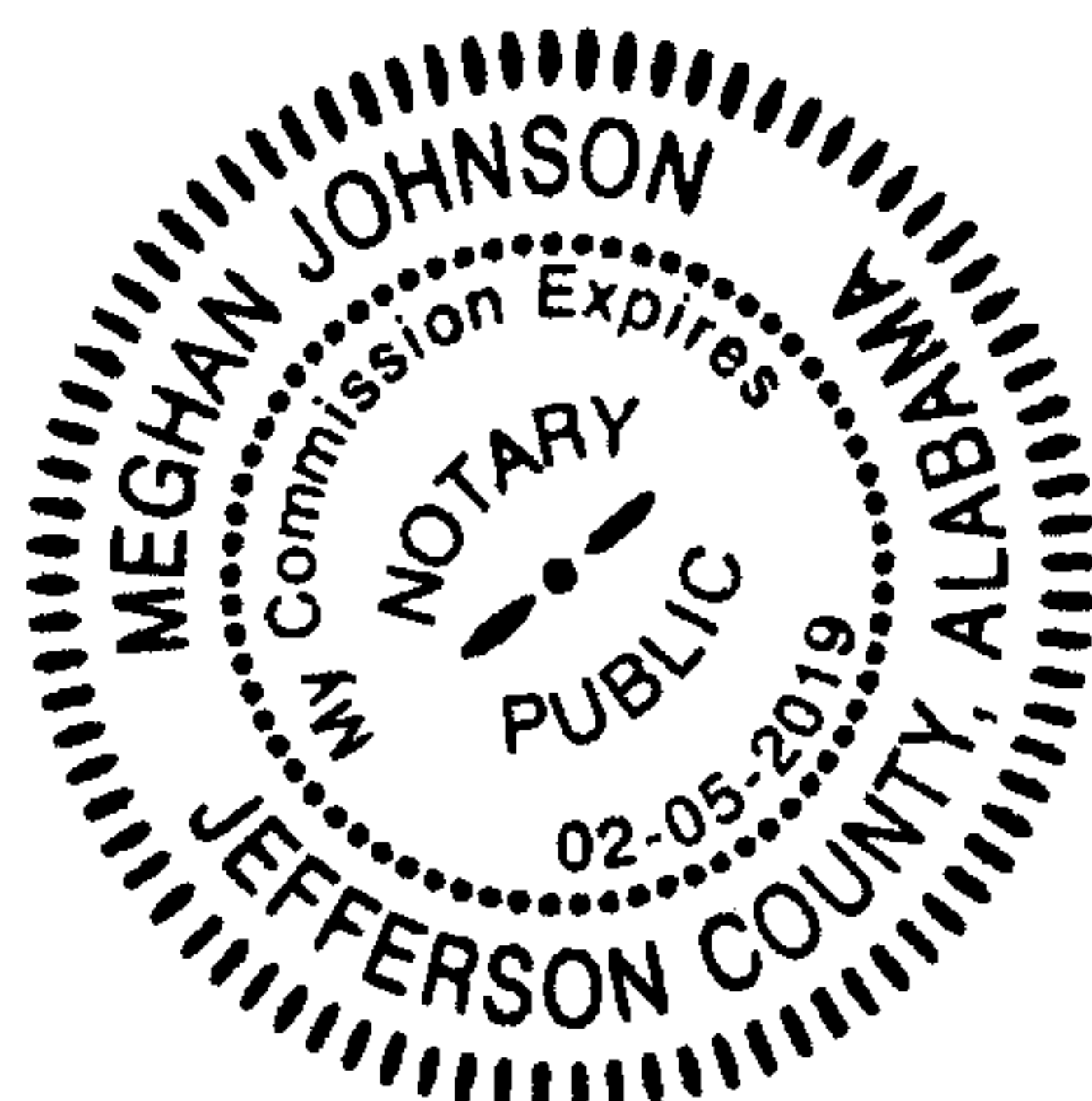
Joel Lee Peoples
Joel Lee Peoples



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

Exhibit "A" Legal Description
Page 1 of 2

Parcel 1

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:

Begin at a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the Northwest corner of said quarter section; thence run South 88 Degrees 32 Minutes 13 Seconds East along the North line of said quarter section a distance of 250.82 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the South Right of Way of CSXT Railroad, said point also being on a curve turn to the right having a radius of 1145.92 feet, a central angle of 12 Degrees 56 Minutes 29 Seconds, a chord bearing of South 58 Degrees 37 Minutes 44 Seconds East and a chord distance of 258.28 feet; thence leaving said North line run along the arc of said curve and along said Right of Way for a distance of 258.83 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 52 Degrees 09 Minutes 29 Seconds East along said right of Way for a distance of 541.36 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the beginning of a tangent curve turning to the left having a radius of 1483.49 feet a central angle of 07 Degrees 34 Minutes 00 Seconds, a chord bearing of South 55 Degrees 56 Minutes 29 Seconds East and a chord distance of 195.77 feet; thence run along the arc of said curve and along said Right of Way for a distance of 195.91 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence leaving said Right of Way run South 00 Degrees 05 Minutes 30 Seconds East for a distance of 150.60 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the North Bank of Buck Creek; thence run North 73 Degrees 56 Minutes 45 Seconds West along said North Bank for a distance of 327.93 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 80 Degrees 55 Minutes 45 Seconds West along said North Bank for a distance of 196.04 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 67 Degrees 23 Minutes 21 Seconds West along said North Bank for a distance of 269.14 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 42 Degrees 01 Minutes 13 Seconds West along said North Bank for a distance of 297.56 feet to a set 5/8 inch capped rebar stamped CA560-LS; thence run North 29 Degrees 53 Minutes 01 Seconds West along said North Bank for a distance of 75.77 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 40 Degrees 08 Minutes 16 Seconds West along said North Bank for a distance of 105.97 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point being on the West line of the above mention quarter section; thence leaving said North Bank run North 00 Degrees 30 Minutes 02 Seconds East along said West line for a distance of 140.38 feet to the Point Of Beginning. Said parcel contains 345,159 square feet or 7.92 acres more or less.

Parcel 2

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:

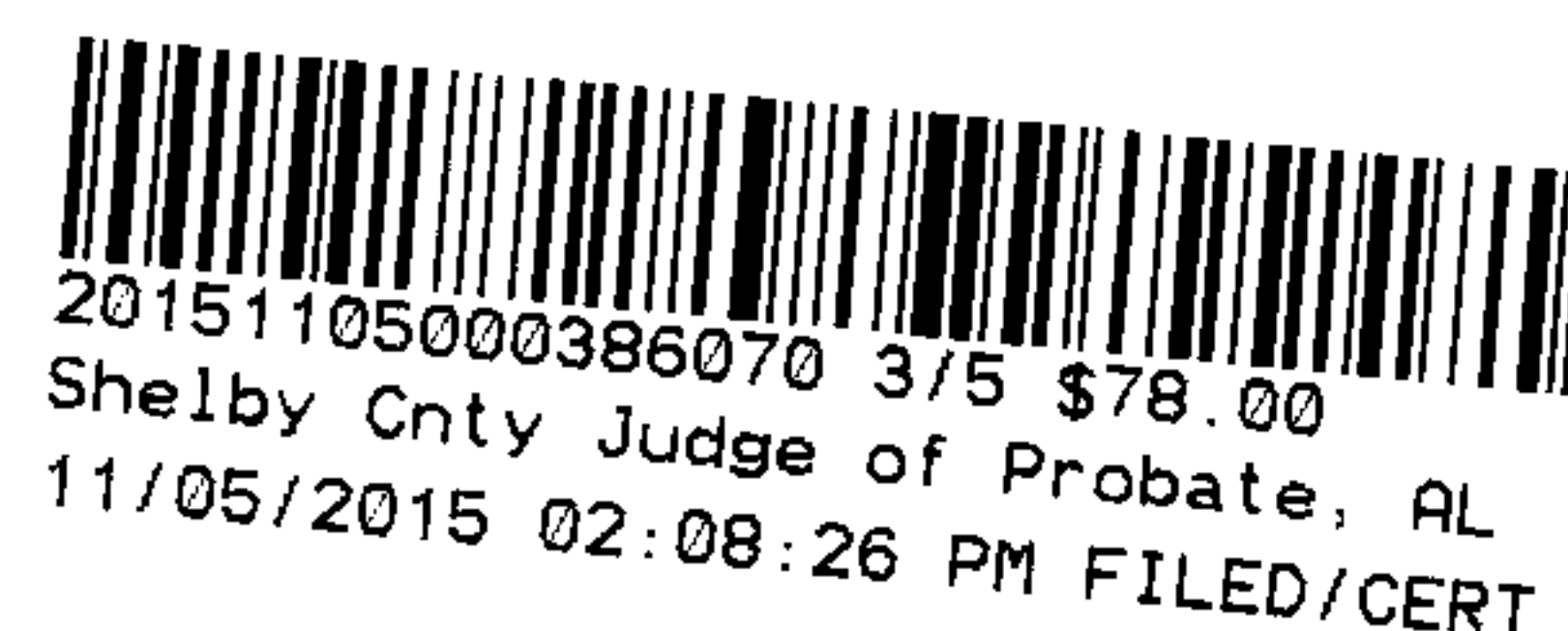
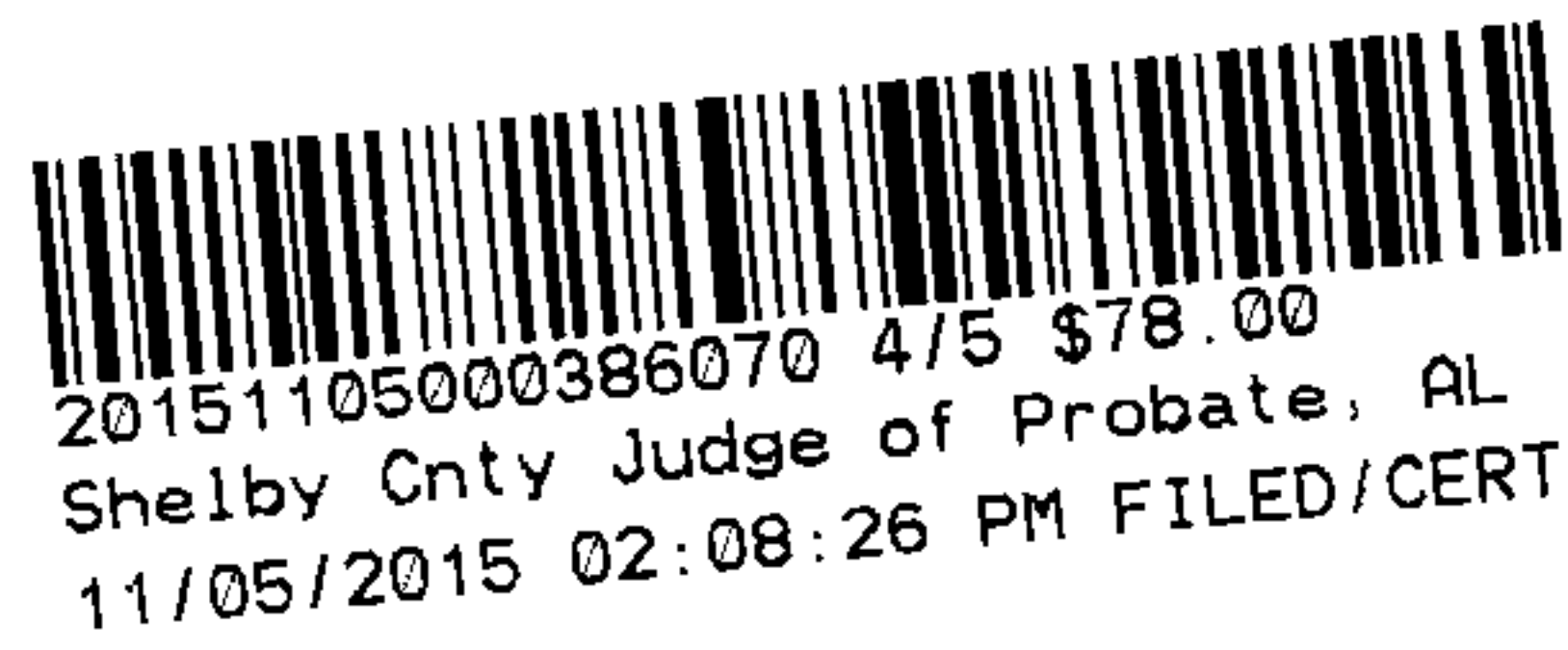


Exhibit "A" Legal Description
Page 2 of 2

Begin at a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the Northwest corner of said quarter section; thence run South 88 Degrees 32 Minutes 13 Seconds East along the North line of said quarter section a distance of 250.82 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the South Right of Way of CSXT Railroad, said point also being on a curve turn to the right having a radius of 1145.92 feet, a central angle of 12 Degrees 56 Minutes 29 Seconds, a chord bearing of South 58 Degrees 37 Minutes 44 Seconds East and a chord distance of 258.28 feet; thence leaving said North line run along the arc of said curve and along said Right of Way for a distance of 258.83 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 52 Degrees 09 Minutes 29 Seconds East along said right of Way for a distance of 541.36 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the beginning of a tangent curve turning to the left having a radius of 1483.49 feet a central angle of 04 Degrees 21 Minutes 20 Seconds, a chord bearing of South 54 Degrees 20 Minutes 09 Seconds East and a chord distance of 112.74 feet; thence run along the arc of said curve and along said Right of Way for a distance of 112.77 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence leaving right of way run North 61 Degrees 27 Minutes 22 Seconds West for a distance of 1127.40 feet to the Point of Beginning. Said parcel contains 73,351 square feet or 1.68 acres more or less.



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 \$ 51,850.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20151105000386070 5/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/05/2015 02:08:26 PM FILED/CERT

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 10.29.15

Print Joel Lee Peoples Shannon Peoples White

Sign Joel Lee Peoples Shannon Peoples White
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1