

This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
CSX Transportation, Inc.
118 A. West Main St.
Mountain City, TN 37683

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND Dollars and 00/100 (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *Patricia Powell Praytor, a single woman Individual, Patricia Powell Praytor as the Administratrix of the Estate of Joseph Squire Powell, Jr Probate Case #2010-0221, Tallapoosa County and Terry Owen Powell, a single man*, hereby remises, releases, quit claims, grants, sells, and conveys to **CSX TRANSPORTATION Inc.** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

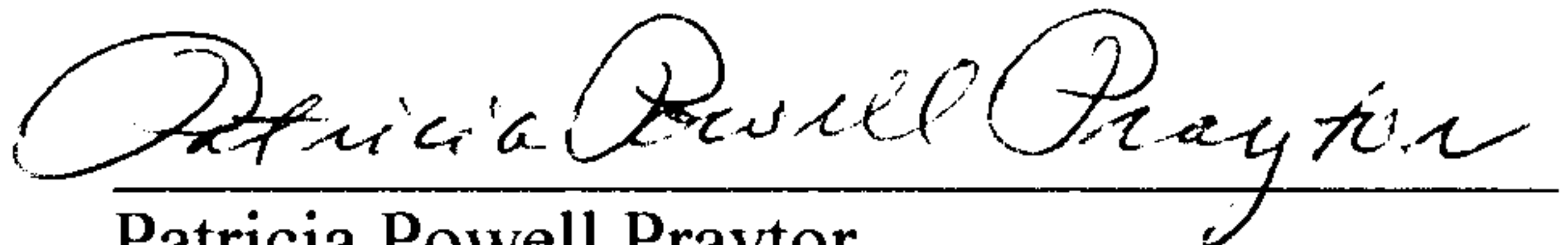
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

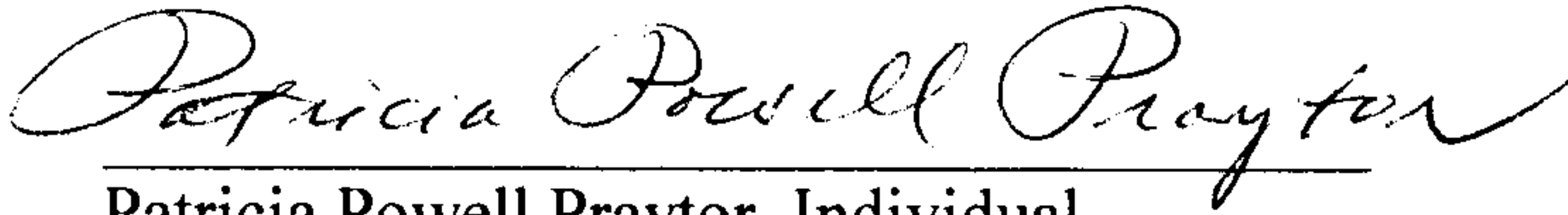
The above described property constitutes no part of the homestead of the Grantor.

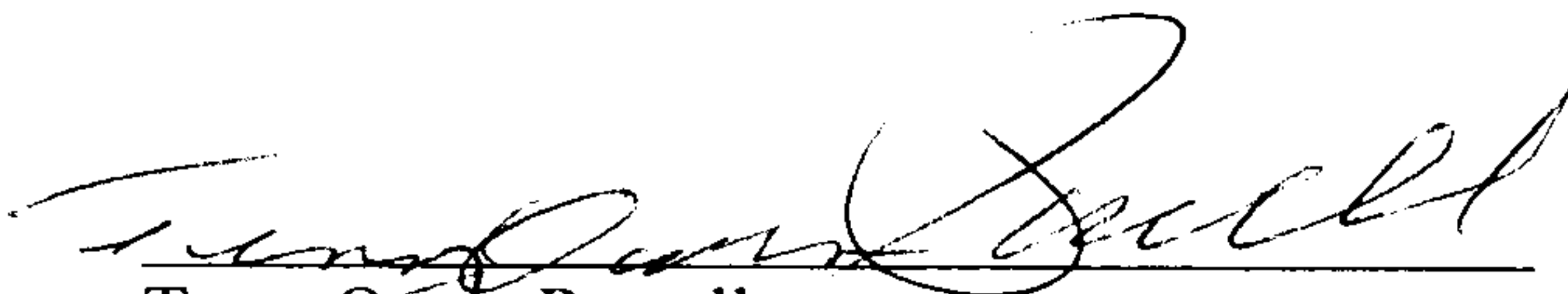
All minerals and mineral rights are reserved to Grantors including oil and natural gas, excluded from this reservation are coal, rock and sand and no minerals may be produced or wells drilled within 250 linear feet of the centerline of any railroad lines. Subject to any and all mineral rights not conveyed to Grantee herein.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 27th day of January, 2016.

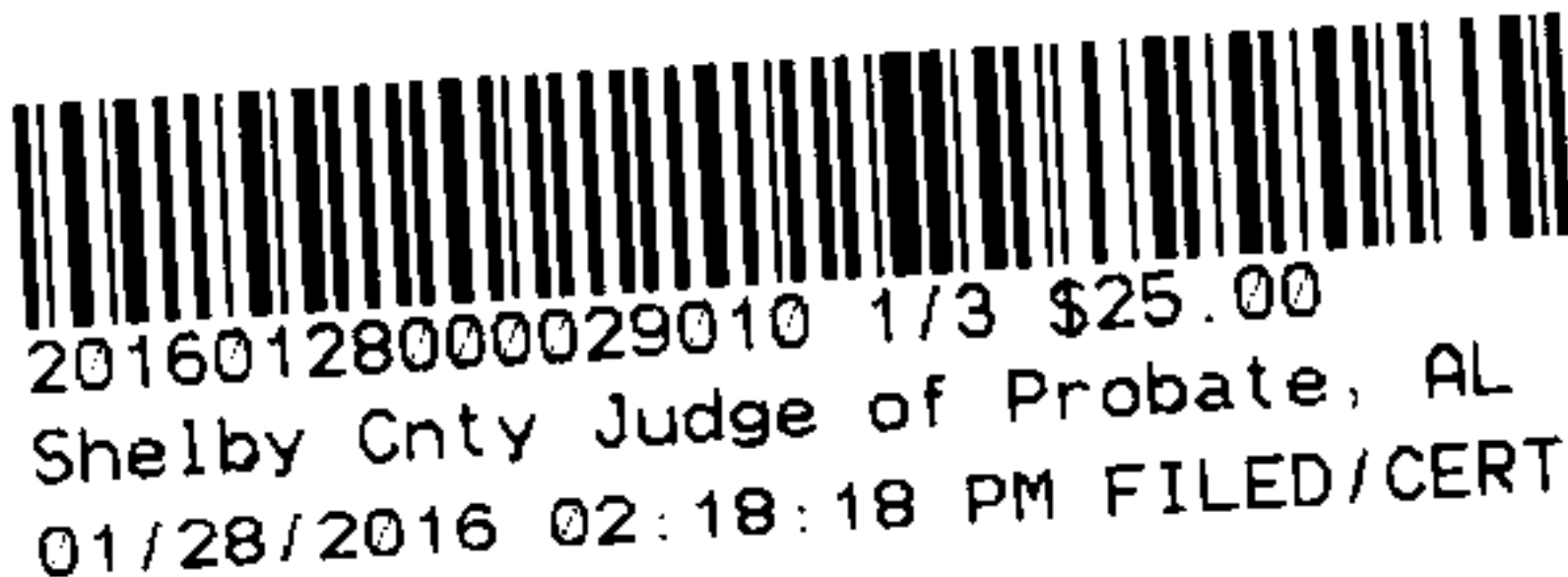

Patricia Powell Praytor
Adminstratrix of The Estate of Joseph Squire
Powell, Jr. Probate Case # 2010-0221


Patricia Powell Praytor, Individual


Terry Owen Powell

Shelby County, AL 01/28/2016
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Patricia Powell Praytor, Patricia Powell Praytor as the Administratrix of the Estate of Joseph Squire Powell, Jr Probate Case #2010-0221, Tallapoosa County and Terry Owen Powell*, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 27th day of January, 2016.

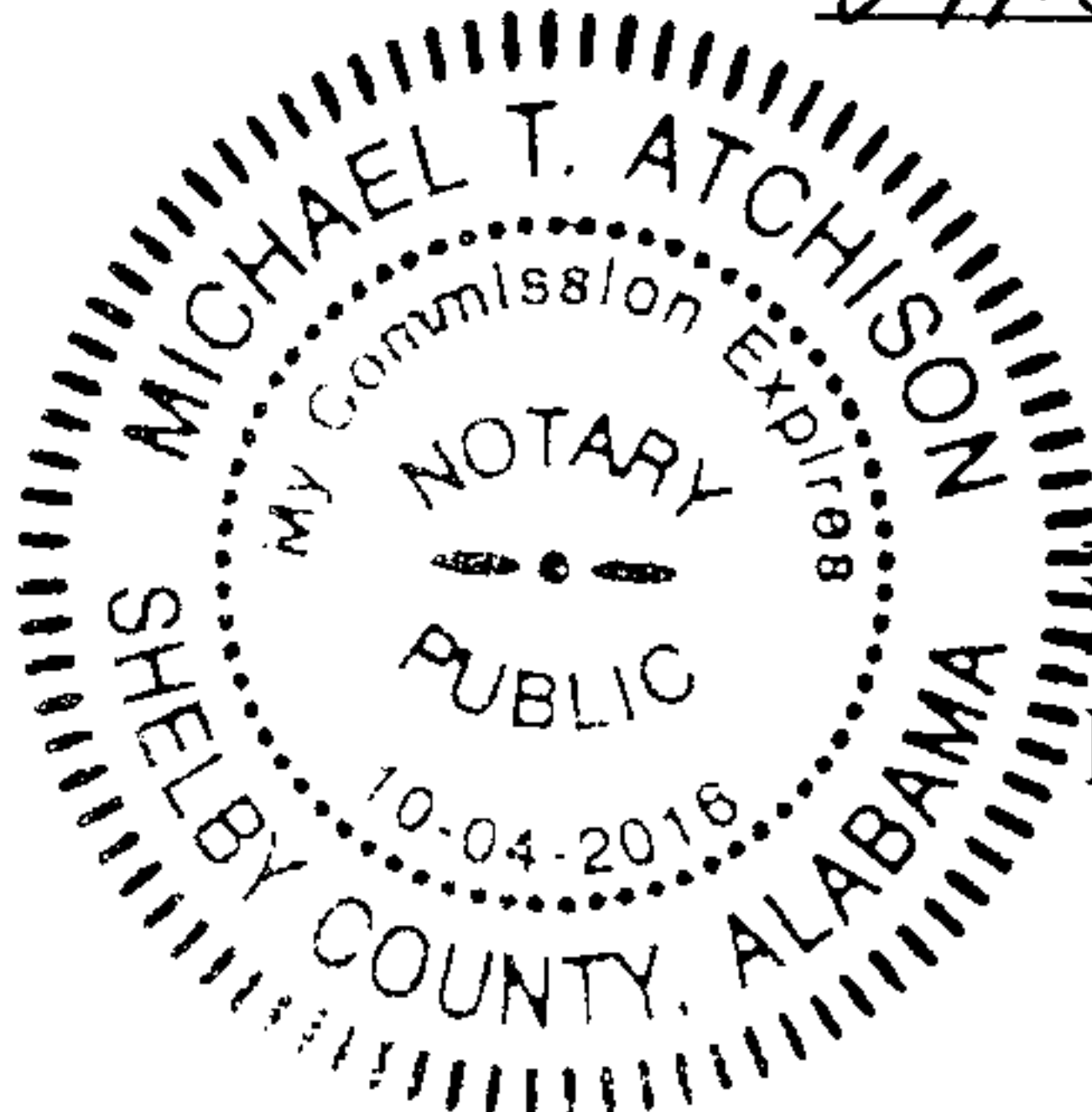

Notary Public
My Commission Expires: 10-4-16

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 3:

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:

Commence at a found 2 inch open top 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 lying on the North bank of Buck Creek, said point also marking the Point of Beginning of the parcel herein described; 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 150.60 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 1483.49 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.



20160128000029010 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/28/2016 02:18:18 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Patricia P. Praytor</u>	Grantee's Name	<u>CSX Transportation, Inc.</u>
Mailing Address	<u>49 Greenview Ln.</u> <u>Dadeville, AL 36853</u>	Mailing Address	<u>c/o Donna Walker</u> <u>118 A West Main St.</u> <u>Mountain City, TN 37683</u>
Property Address	<u>Vacant Property</u> <u>Helena, AL</u> <u>Parcel 3</u>	Date of Sale	<u>1/27/16</u>
		Total Purchase Price \$	<u>5,000.00</u>
		Or	
		Actual Value \$	
		Or	
		Assessors 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Quitclaim Deed</u>

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date	<u>1/27/16</u>	Print	<u>Mike T. Atchison</u>
Unattested	<u>AC</u>	Sign	
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	

