

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P. O. Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
CSX Transportation  
118 A West main St  
Mountain City, TN 37683

STATUTORY WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIX THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 (\$106,450.00)**, to the undersigned grantor, *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*, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **CSX Transportation, Inc, a Virginia corporation** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

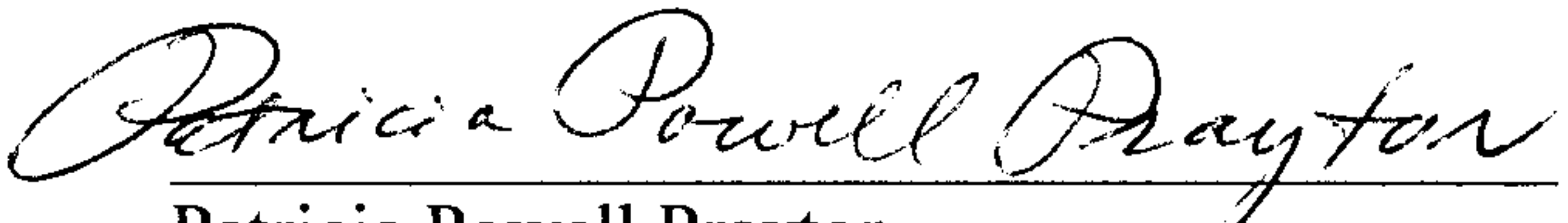
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way, and permits of record.

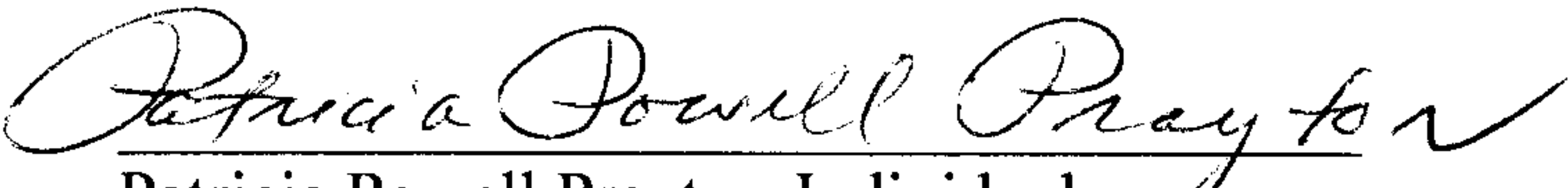
This property constitutes no part of the household of the grantor.

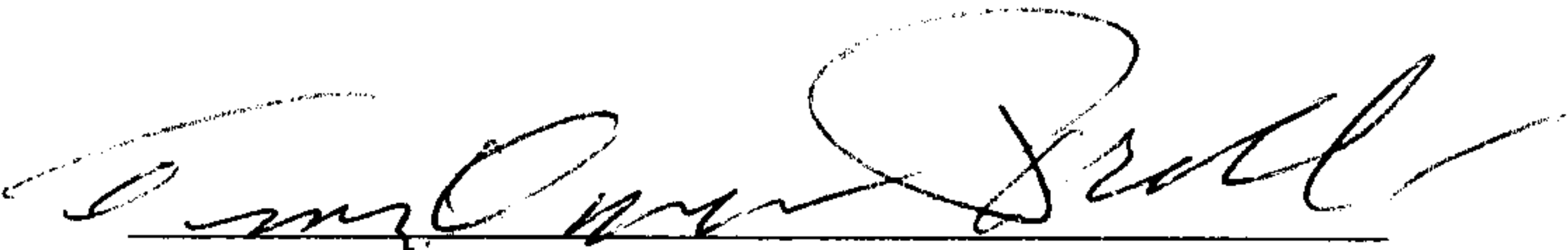
All minerals and mineral rights are reserved to Grantors including oil and natural gas, excluded from this reservation are coal, rock and sand and no minerals may be produced or wells drilled within 250 linear feet of the centerline of any railroad lines. Subject to any and all mineral rights not conveyed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

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 27<sup>th</sup> day of January, 2016.

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

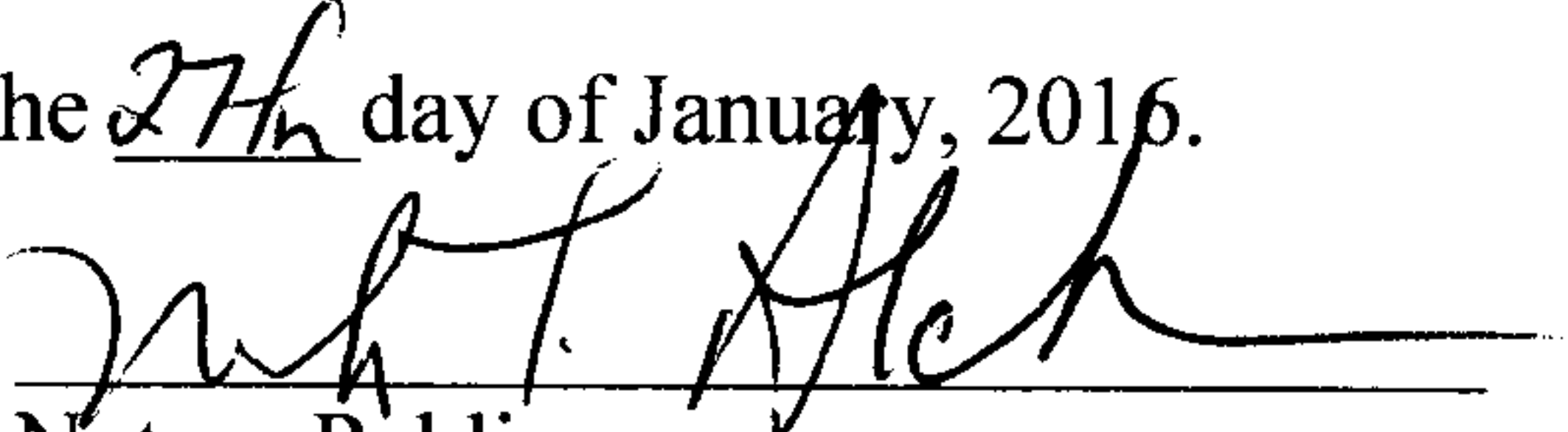
  
Patricia Powell Praytor, Individual

  
Terry Owen Powell


STATE OF ALABAMA  
SHELBY COUNTY

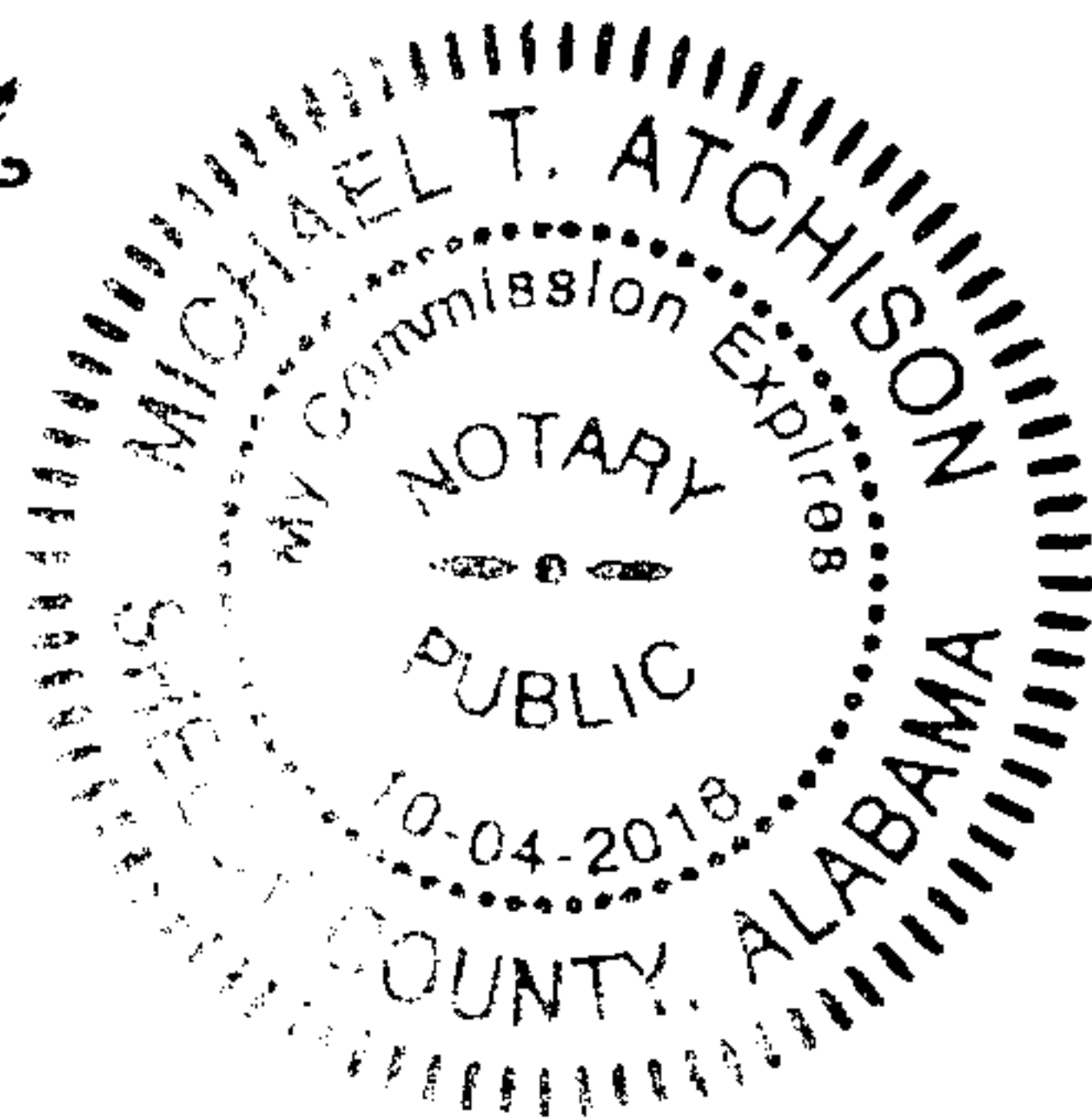
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Patricia Powell Praytor, Individual, Patricia Powell Praytor as the Administratrix of the Estate of Joseph Squire Powell, Jr Probate Case #2010-0221, Tallapoosa County and Terry Owen Powell**, whose 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, this the 27<sup>th</sup> day of January, 2016.

  
Notary Public  
My Commission Expires: 10-4-16

Shelby County, AL 01/28/2016  
State of Alabama  
Deed Tax: \$106.50

  
20160128000029030 1/3 \$128.50  
Shelby Cnty Judge of Probate, AL  
01/28/2016 02:18:20 PM FILED/CERT




**EXHIBIT A – LEGAL DESCRIPTION**

**PARCEL 1:**

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

Begin at a found 2 inch open top pipe marking the Southwest corner of the Southwest one quarter of the Northwest one quarter of said Section 14; thence run North 00 degrees 05 minutes 30 seconds West along the West line of the above mentioned Section 14 for a distance of 287.52 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 77 degrees 28 minutes 48 seconds East for a distance of 491.92 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the beginning of a spiral curve turning to the right, having a chord bearing of South 74 degrees 14 minutes 28 seconds East; thence run along the chord of said spiral curve a distance of 221.23 feet to a set 5/8 inch capped rebar stamped CA-560-LS. said point marking the end of said spiral curve and the beginning of a simple curve turning to the right having a radius of 1386.21 feet, a central angle of 13 degrees 47 minutes 23 seconds, chord bearing of South 63 degrees 42 minutes 03 seconds East and a chord distance of 332.82 feet; thence run along the arc of said curve for a distance of 333.63 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point also lying on the South line of the above mentioned Southwest one quarter of the Northwest one quarter Section 14, Township 20 South, Range 3 West; thence run North 88 degrees 27 minutes 33 seconds West along said South line for a distance of 991.41 feet to the Point of Beginning.

  
20160128000029030 2/3 \$128.50  
Shelby Cnty Judge of Probate, AL  
01/28/2016 02:18:20 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 Patricia P. Praytor      Grantee's Name CSX Transportation, Inc.  
Mailing Address 49 Greenview Lane      Mailing Address 410 Donna Walker  
Dadeville, AL 36853      118 A West main St.  
Mountain City, TN 37683

Property Address Vacant Property      Date of Sale 1/27/16  
Helena, AL      Total Purchase Price \$ 106,450.00  
Parcel 1      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)

☐ 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 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 1/27/16      Print Mike T. Atchison  
Unattested \_\_\_\_\_      Sign \_\_\_\_\_  
(verified by)      (Grantor/Grantee/Owner/Agent) circle one

