

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

SEND TAX NOTICE TO:
CSX Transportation, Inc.
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 27th day of January, 2016.

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

Patricia Powell Praytor
Patricia Powell Praytor, Individual

Terry Owen Powell
Terry Owen Powell

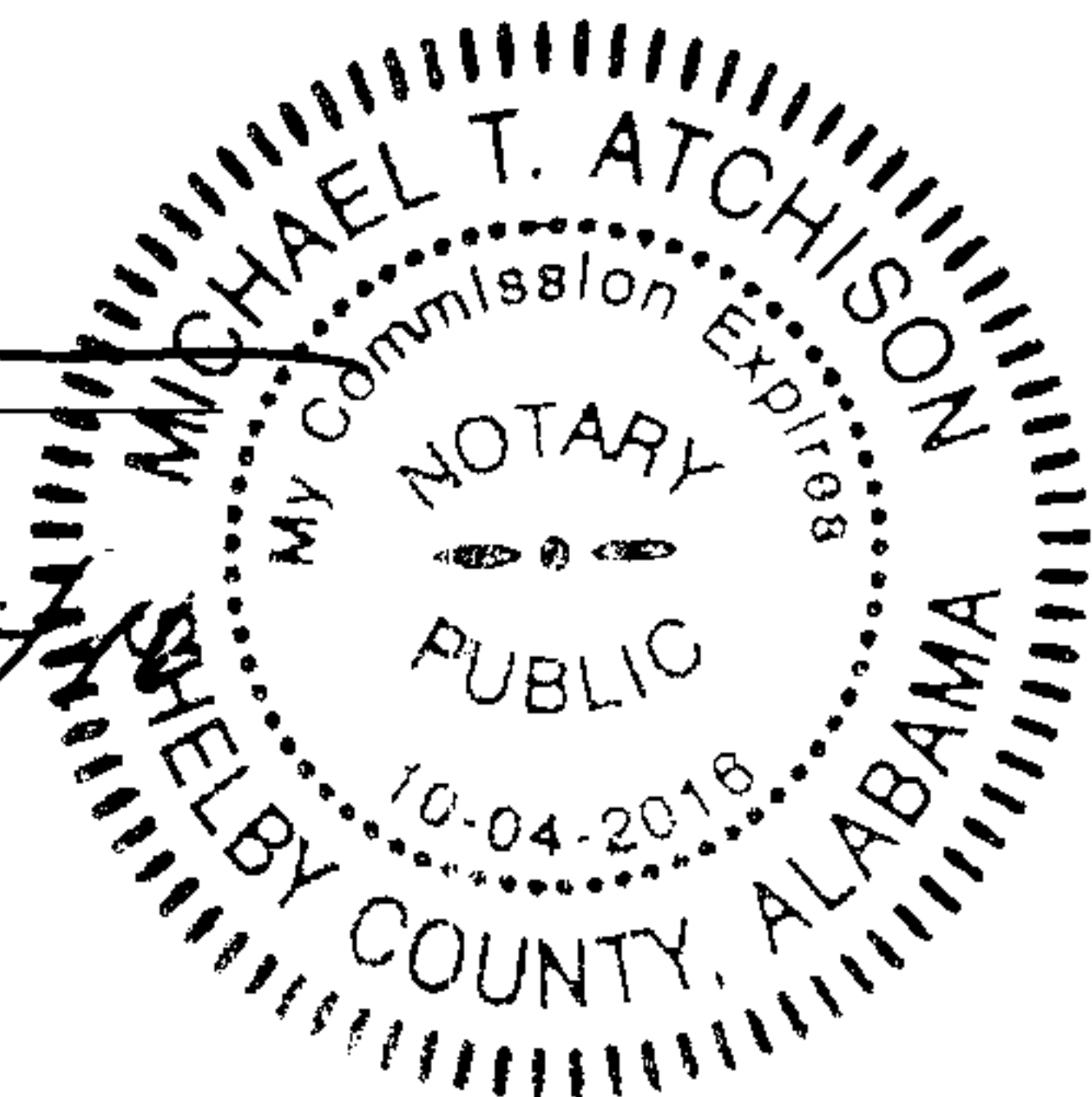
STATE OF ALABAMA
SHELBY COUNTY

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 27th day of January, 2016.

20160128000029040 1/3 \$126.50
Shelby Cnty Judge of Probate, AL
01/28/2016 02:18:21 PM FILED/CERT

Michael T. Atchison
Notary Public
My Commission Expires: 10-04-2018



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

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 2:

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 1 inch square rod marking the Southeast corner of the 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 the South line of said quarter section for a distance of 74.34 feet to a set 5/8 inch rebar stamped CA-560-LS, said point also being on the North right of way of CSXT Railroad; thence run North 49 degrees 53 minutes 58 seconds West along said right of way for a distance of 22.31 feet to a set 5/8 inch rebar stamped CA-560-LS, said point marking the beginning of a curve turning to the left having a radius of 1592.00 feet, a central angle of 27 degrees 08 minutes 23 seconds, a chord bearing North 63 degrees 33 minutes 22 seconds West and a chord distance of 747.06 feet; thence run along the arc of said curve and along said right of way a distance of 754.09 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 77 degrees 02 minutes 55 seconds West along said right of way for a distance of 579.18 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point being on the West line of said Section 14; thence leaving said right of way run North 00 degrees 05 minutes 30 seconds West along said West line for a distance of 212.42 feet, 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 18 degrees 23 minutes 47 seconds, a chord bearing South 80 degrees 10 minutes 02 seconds East and a chord distance of 474.27 feet; thence run along the arc of said curve and along said right of way for a distance of 476.31 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 89 degrees 21 minutes 56 seconds East along said right of way for a distance of 857.35 feet to a set 5/8 inch capped rebar stamped CA-560-LS. said point lying on the East line of the Southwest quarter of the Northwest quarter of said Section 14; thence leaving said right of way run South 00 degrees 02 minutes 38 seconds East along said East line for a distance of 600.80 feet to the Point of Beginning.


20160128000029040 2/3 \$126.50
Shelby Cnty Judge of Probate, AL
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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 Patricia P. Praytor
Mailing Address 49 Greenview Ln.
Oadeville, AL 36853

Grantee's Name CSX Transportation, Inc.
Mailing Address 210 Donna Walker
118 A. West Main St.
Mountain City, TN 37683

Property Address Vacant Property
Helena, AL
Parcel 2

Date of Sale 1/27/2016
Total Purchase Price \$ 106,450.00
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
☐ 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 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 AL
(verified by)

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

