


96095



20160713000244000 1/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

THIS INSTRUMENT PREPARED BY
or UNDER THE DIRECTION OF:

Kim Bongiovanni, Esq.
Assistant General Counsel
CSX Transportation, Inc.
500 Water Street
Jacksonville, FL 32202

SEND TAX NOTICE TO:

CSX Transportation, Inc.
Tax Code C-910
500 Water Street
Jacksonville, FL 32202

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Four Hundred Fifty Thousand and NO/100 Dollars (\$450,000.00) to the **CITY OF PELHAM**, an Alabama municipal corporation ("Grantor"), in hand paid by **CSX TRANSPORTATION, INC.**, a Virginia corporation, ("Grantee") the receipt of which is acknowledged, Grantor, under authority given in Resolution and Ordinance attached hereto as Exhibits B and C, respectively, does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns, the real estate described on Exhibit A, which is attached hereto and made a part hereof as if set out *in haec verba* and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the said above described property unto the Grantee, together with all buildings, structures and improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and unto their heirs and assigns forever in fee simple.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property identified in Exhibit "A" as Parcel 1, Parcel 2, and Parcel 4 hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Further, Grantor makes no express or implied warranties of title or otherwise with respect to the property identified in Exhibit "A" as Parcel 3.

SIGNATURES ON THE FOLLOWING PAGE

Shelby County, AL 07/13/2016
State of Alabama
Deed Tax: \$450.00



20160713000244000 2/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto on this the 7th
day of July, 2016

Marsha Yates (Seal)
Marsha Yates, MMC, City Clerk

Gary Waters (Seal)
Gary Waters, Mayor

STATE OF ALABAMA)
SHELBY COUNTY)

I, Paula Holly the undersigned, a Notary Public in and for said County
in said State, hereby certify that Marsha Yates, whose name as City Clerk of the City of Pelham
is 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, she, as such officer, and with full
authority, executed the same voluntarily for and as the act of Shelby County, Alabama, on the
day the same bears date.

Given under my hand and official seal, this the 7th day of July, 2016.

Paula Holly
NOTARY PUBLIC

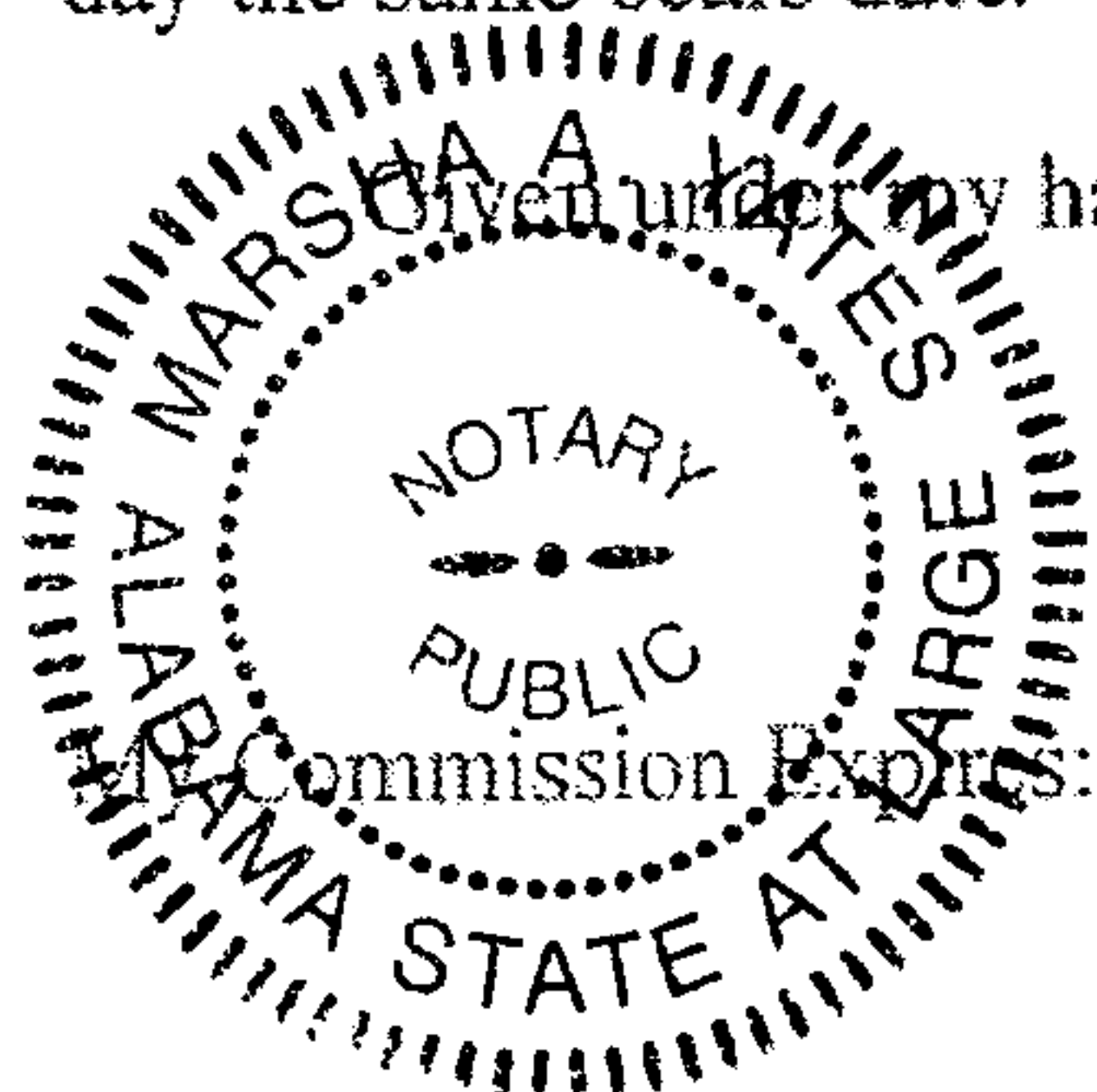
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 26, 2016

STATE OF ALABAMA)
SHELBY COUNTY)

I, Marsha Yates the undersigned, a Notary Public in and for said County
in said State, hereby certify that Gary Waters, whose name as Mayor of the City of Pelham is
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, he, as such officer, and with full
authority, executed the same voluntarily for and as the act of Shelby County, Alabama, on the
day the same bears date.

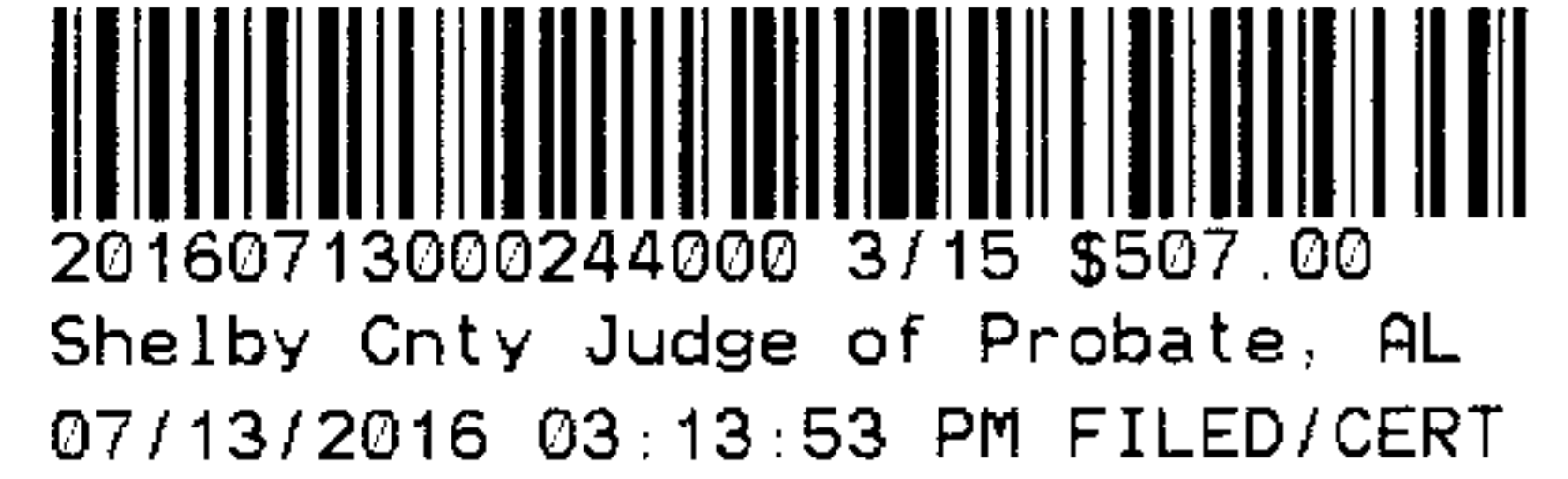
Given under my hand and official seal, this the 7th day of July, 2016.

Marsha A. Yates
NOTARY PUBLIC



8-15-2018

Exhibit "A" Legal Description for
Statutory Warranty Deed from
The City of Pelham to CSX Transportation, Inc.



Parcel 1

Commence at a found 3 inch capped pipe, marking the Southeast Corner of said Section 14;
thence run North 88 degrees 15 minutes 30 seconds West along the South line of said Section 14
for a distance of 304.09 feet to a point;

thence leaving said South line run North 04 degrees 54 minutes 13 seconds West for a distance
of 7.27 feet to a set 5/8 inch capped rebar stamped CA-560LS and the POINT OF BEGINNING
of the property herein described;

thence run North 87 degrees 09 minutes 35 seconds West for a distance of 506.36 feet to a found
3 inch capped pipe on the Northeastern-most right of way of the CSXT Railroad;

thence run North 49 degrees 44 minutes 15 seconds West along said Railroad Right of Way for a
distance of 646.99 feet to a set 5/8 inch capped rebar stamped CA-560LS;

thence leaving said Railroad Right of Way run North 40 degrees 15 minutes 45 seconds East for
a distance of 34.79 feet to a set 5/8 inch capped rebar stamped CA-560LS;

thence run South 49 Degrees 44 Minutes 15 Seconds East for a distance of 136.12 feet to a set
5/8 inch capped rebar stamped CA-560-LS;

thence run North 40 Degrees 15 Minutes 45 Seconds East for a distance of 5.21 feet to a set 5/8
inch capped rebar stamped CA-560-LS;

thence run South 49 Degrees 44 Minutes 15 Seconds East for a distance of 50.63 feet to a set 5/8
inch capped rebar stamped CA-560-LS;

thence run North 23 Degrees 45 Minutes 13 Seconds East for a distance of 43.00 feet to a set 5/8
inch capped rebar stamped CA-560-LS, said point lying on a curve turning to the left having a
radius of 1000.00 feet, a central angle of 13 Degrees 59 Minutes 07 Seconds, a chord bearing of
South 73 Degrees 14 Minutes 21 Seconds East and a chord distance of 243.49 feet;

thence run along the arc of said curve for a distance of 244.09 feet to a set 5/8 inch capped rebar
stamped CA-560-LS;

thence run South 80 Degrees 13 Minutes 54 Seconds East along a line tangent to said curve for a
distance of 65.55 feet to a set 5/8 inch rebar stamped CA-560-LS;

thence run South 10 Degrees 05 Minutes 15 Seconds West for a distance of 25.00 feet to a set
5/8 inch rebar stamped CA-560-LS;



20160713000244000 4/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

thence run South 80 Degrees 13 Minutes 54 Seconds East for a distance of 184.69 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 right having a radius of 800.00 feet, a central angle of 24 Degrees 58 Minutes 10 Seconds, a chord bearing of South 67 Degrees 44 Minutes 49 Seconds East and a chord distance of 345.89 feet;

thence run along the arc of said curve for a distance of 348.64 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the West right of way of CSXT Railroad;

thence run South 25 degrees 48 minutes 49 seconds East along said Railroad Right of Way for a distance of 12.13 feet to a set 5/8 inch capped rebar stamped CA-560LS;

thence run North 88 degrees 15 minutes 30 seconds West along said right of way for a distance of 17.10 feet to a set 5/8 inch capped rebar stamped CA-560LS;

thence run South 29 degrees 15 minutes 39 seconds East along said right of way for a distance of 48.41 feet to a set 5/8 inch capped rebar stamped CA-560LS on the West side of Lee Street;

thence leaving said railroad right of way run South 05 degrees 07 minutes 28 seconds East along the West side of Lee Street for a distance of 71.80 feet to the point of beginning.

Said parcel contains 171,281 square feet or 3.93 acres more or less.

Parcel 2

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

Commence at a found 3 inch capped pipe, marking the Southeast Corner of said Section 14; thence run North 88 degrees 15 minutes 30 seconds West along the South line of said Section 14 for a distance of 304.09 feet to a point, said point marking the Point Of Beginning of the parcel herein described;

thence leaving said South line run North 04 degrees 54 minutes 13 seconds West for a distance of 7.27 feet to a set 5/8 inch capped rebar stamped CA-560LS;

thence run North 05 Degrees 07 Minutes 28 Seconds West for a distance of 71.80 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the Southeastern most Right of Way of CSXT Railroad;

thence run South 28 Degrees 43 Minutes 18 Seconds East along said Right of Way for a distance of 91.08 feet to a point, said point being on the South line of above mentioned Section 14;

thence run North 88 Degrees 15 Minutes 30 Seconds West along said South line for a distance of 36.75 feet to the Point of Beginning.

Said parcel contains 1,441 square feet or 0.03 acres more or less.

Parcel 3

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

Commence at a found 3 inch capped pipe, marking the Southeast Corner of said Section 14; thence run North 88 degrees 15 minutes 30 seconds West along the South line of said Section 14 for a distance of 304.09 feet to a point, said point marking the Point Of Beginning of the parcel herein described;

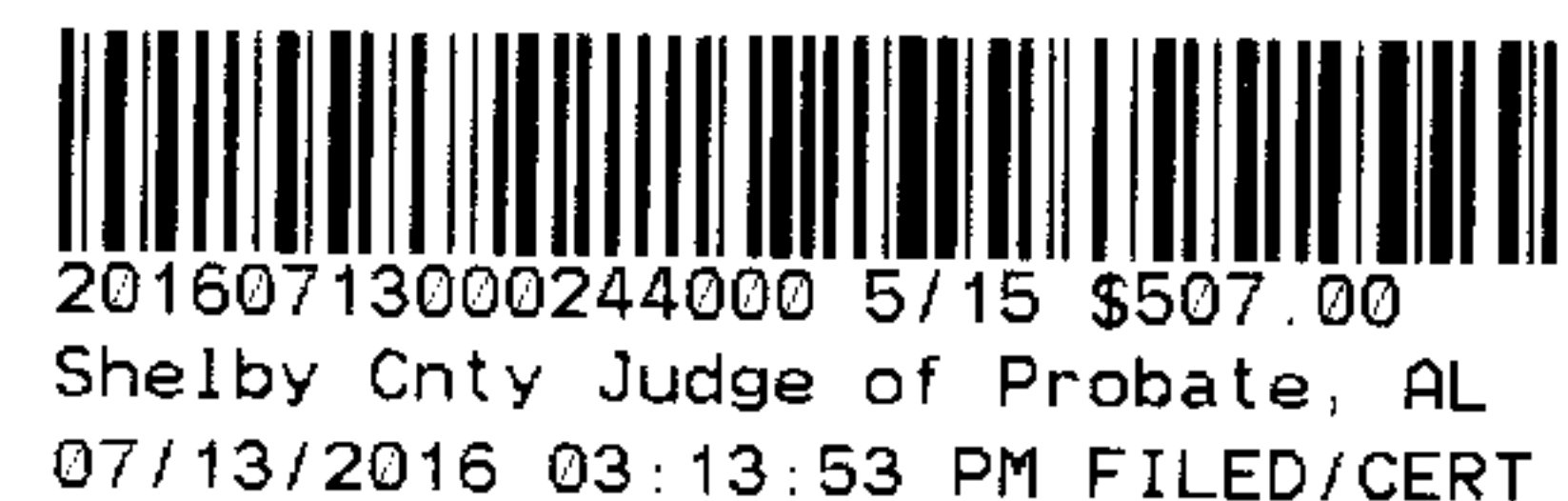
thence run North 88 Degrees 15 Minutes 30 Seconds West along said Section line for a distance of 485.84 feet to a point, said point lying on the Northeastern most Right of Way of CSXT Railroad;

thence run North 49 Degrees 44 Minutes 15 Seconds West along said Right of Way for a distance of 27.18 feet to a found 3 inch capped pipe;

thence leaving said Right of Way run South 87 Degrees 09 Minutes 35 Seconds East for a distance of 506.36 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence run South 04 Degrees 54 Minutes 13 East for a distance of 7.27 feet to the Point of Beginning.

Said parcel contains 5,936 square feet or 0.14 acres more or less.



Parcel 4

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

Begin at a found 1 inch square rod marking the Southwest corner of the Southeast one quarter of the Northwest one quarter of the above mentioned Section 14;

thence run North 00 Degrees 02 Minutes 38 Seconds West along the West line of said quarter Section a distance of 58.90 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence leaving said west line run South 45 Degrees 56 Minutes 13 Seconds East for a distance of 798.27 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point being on the Southwest bank of Buck Creek;

thence run South 37 Degrees 18 Minutes 49 Seconds East along said creek bank for a distance of 57.82 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence run South 66 Degrees 45 Minutes 28 Seconds East along said creek bank for a distance of 24.39 feet to a set 5/8 inch capped rebar stamped CA-560-LS;


thence leaving said creek bank, run South 45 Degrees 56 Minutes 13 Seconds East for a distance of 280.69 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

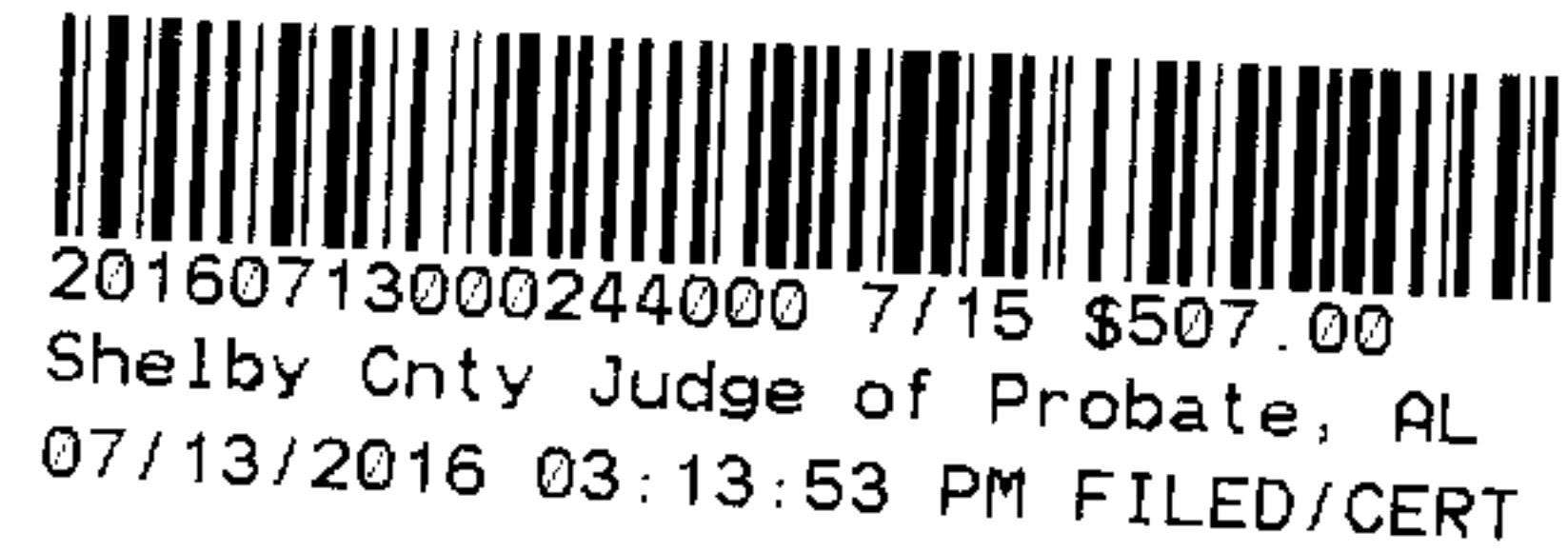
thence run South 40 Degrees 13 Minutes 39 Seconds West for a distance of 13.67 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the Northeastern most Right of Way of CSXT Railroad;

thence run North 49 Degrees 46 Minutes 21 Seconds West along said Right of Way for a distance of 1078.99 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the west line of the Northeast one quarter of the Southwest one quarter of said Section 14;

thence run North 00 Degrees 05 Minutes 49 Seconds West along said west line for a distance of 60.67 feet to the Point of Beginning.

Said parcel contains 56,755 square feet or 1.30 acres more or less.


20160713000244000 6/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT



RESOLUTION 2016-06-20-02

A Resolution Approving an Agreement with CSX Transportation, Inc.

WHEREAS, CSX Transportation, Inc. ("CSXT") is considering whether to construct a new "crossover" rail line that will connect two of its existing rail lines in the corporate limits of the City of Pelham, Alabama (the "Crossover Project"); and,

WHEREAS, CSXT has advised that the Crossover Project will, if completed, lessen the traffic conflicts and traffic delays sometimes caused by train traffic in Pelham and improve the safety warning and traffic control devices which would be a public benefit to Pelham, its residents, and its businesses; and,

WHEREAS, the Crossover Project will require CSXT to purchase certain real property from Pelham on which Pelham will reserve or retain certain rights for a roadway; and

WHEREAS, the Crossover Project will require Pelham to perform certain work to relocate or to enhance and protect in place its water and sanitary sewer utilities; and,

WHEREAS, the Crossover Project will require CSXT or its contractors to perform certain work to: (i) construct a new rail line and railroad bed; (ii) realign, elevate and change the grade of Lee Street and certain intersecting streets in Pelham that are under the maintenance and control of Pelham; and (iii) replace the storm water drainage culvert under Lee Street; and,

WHEREAS, CSXT desires to continue to explore the possibility of commencing and completing the Crossover Project, but it is not required to do so, and the sequence, timing, and obligation to perform various stages and phases of the Crossover Project is only as set forth in a proposed Agreement between the parties, a copy of which is attached to this Resolution (the "Agreement"); and,

WHEREAS, Pelham is willing to take certain actions to accommodate, approve, and facilitate the Crossover Project in consideration of the public benefit to be achieved by the Crossover Project and in consideration of the rights and benefits flowing to Pelham recited in the Agreement; and,

WHEREAS, CSXT is willing to take the actions and perform the obligations contained in the Agreement for the rights and benefits flowing to CSXT in the Agreement and in reliance on the commitments and representations of Pelham recited therein; and

WHEREAS, the Parties wish to enter into the Agreement to document their mutual and complete understanding, rights, benefits, agreements, and obligations concerning the Crossover Project and the activities of the Parties in connection with the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Pelham, Alabama, as follows:

1. That the Agreement between the City of Pelham, Alabama, and CSX Transportation, Inc., a copy of which is attached to this Resolution, is hereby approved.

2. That the Mayor and the City Clerk are hereby authorized and directed to execute the Agreement for and on behalf of the City of Pelham, Alabama, and to execute such other documents and take such other actions as may be necessary to carry out the terms of the Agreement.

THEREUPON Karyl Rice, a council member, moved and Beth McMillan, a council member, seconded the motion that Resolution 2016-06-20-03 be given vote, and said resolution passed by a majority vote of all members of the Council present and the Council President declared the same passed.


ADOPTED this 20th day of June 2016.



ATTEST

Marsha Yates
Marsha Yates, MMC, City Clerk

R. Hayes
Rick Hayes
President of the Council


20160713000244000 8/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

I, the undersigned qualified City Clerk of the City of Pelham, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City Council of the City named herein, at a regular meeting of such Council held on the 20th day of June 2016 and that such resolution is on file in the office of the City Clerk and that no action has been taken to rescind or modify said Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this 20th day of June 2016.



[SEAL]

Marsha Yates
Marsha Yates, MMC, City Clerk

Exhibit "C"

20160713000244000 9/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

ORDINANCE NO. 475

AN ORDINANCE APPROVING THE TRANSFER OF SURPLUS REAL PROPERTY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELHAM, ALABAMA, AS FOLLOWS:

Section 1. It is hereby established and declared that the following described real property of the City of Pelham, Alabama, is no longer needed for public or municipal purposes:

Parcels 1, 2, and 3 shown on plat and legal description attached as Exhibit A and the land shown on plat and legal description attached as Exhibit B

Section 2. Pursuant to the authority granted by § 11-47-20, Code of Alabama 1975, the mayor is hereby authorized and directed to execute a statutory warranty deed for Parcels 1 and 2 as shown on Exhibit A and the land shown on Exhibit B, and a quitclaim deed for Parcel 3 as shown on Exhibit A, for the total sales price of \$450,000.00.00 to CSX Transportation, Inc. in accordance with the terms and conditions for such sale set forth in an agreement between the parties to be approved by the Pelham City Council on or before the final passage of this ordinance.

Section 3. This Ordinance shall become effective upon its passage and publication or posting as required by law.

THEREUPON Beth McMillan, a council member moved and Karyl Rice, a council member seconded the motion that Ordinance No. 475 be given vote. The roll call vote on said motion was as follows:

Rick Hayes Council President	<u>yes</u>
Ron Scott Council Member	_____
Beth McMillan Council Member	<u>yes</u>
Maurice Mercer Council Member	<u>yes</u>
Karyl Rice Council Member	<u>yes</u>

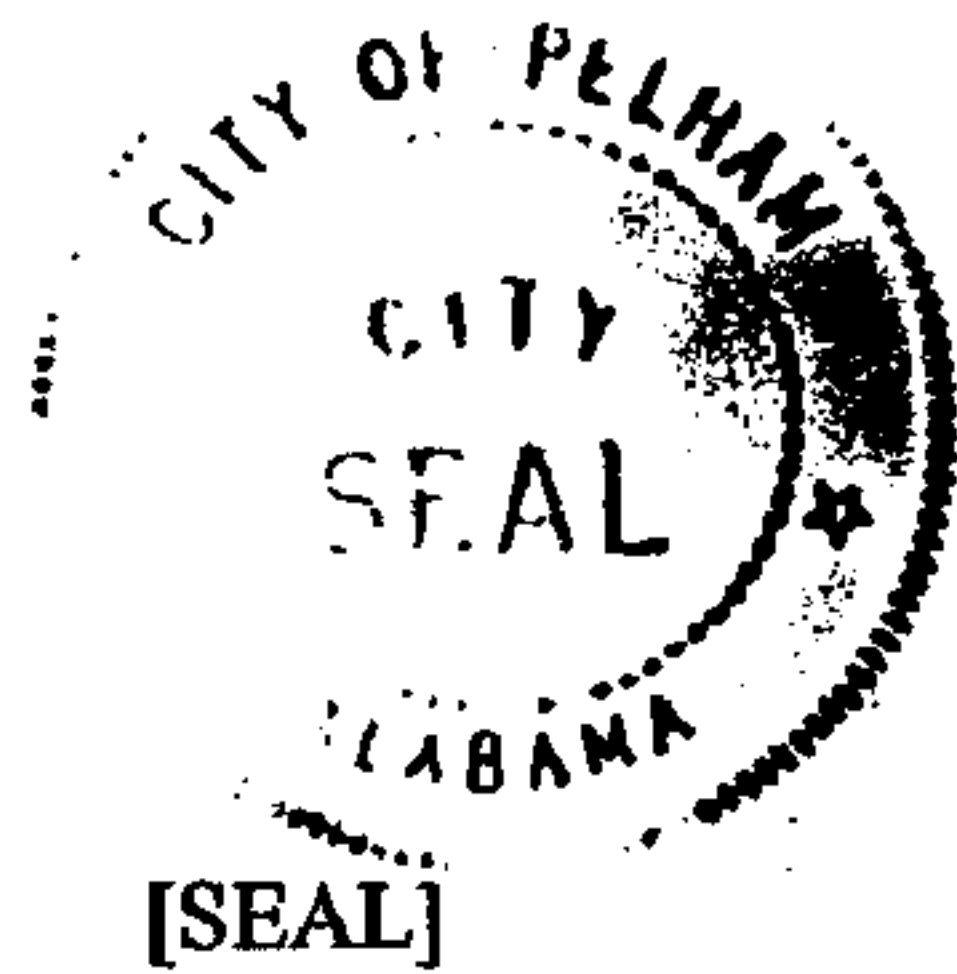
Ordinance No. 475 passed by majority vote of all members of the Council and the Council President declared the same passed.

ADOPTED and approved this 20th day of June 2016.

R. A. Hayes
Rick Hayes, Council President

Ron Scott, Council Member

Beth McMillan
Beth McMillan, Council Member



Maurice Mercer
Maurice Mercer, Council Member

Karyl Rice
Karyl Rice, Council Member



20160713000244000 10/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

ATTEST:

Marsha Yates
Marsha Yates, MMC, City Clerk

APPROVED:

Gary Waters 6/27/16
Gary Waters, Mayor Date

POSTING AFFIDAVIT

I, the undersigned qualified City Clerk of the City of Pelham, Alabama, do hereby certify that the above and foregoing ORDINANCE No. 475 was duly ordained, adopted, and passed by the City Council of the City of Pelham, Alabama at a regular meeting of such Council held on the 20th day of June 2016, and duly published by posting an exact copy thereof on the 21st day of June 2016, at four public places within the City of Pelham, Alabama, including the Mayor's Office at City Hall, City Park, Library, Water Works and www.pelhamonline.com. I further certify that said ordinance is on file in the office of the City Clerk and a copy of the full ordinance may be obtained from the office of the city Clerk during normal business hours.



[SEAL]

Marsha Yates
Marsha Yates, MMC, City Clerk

Exhibit A p.1

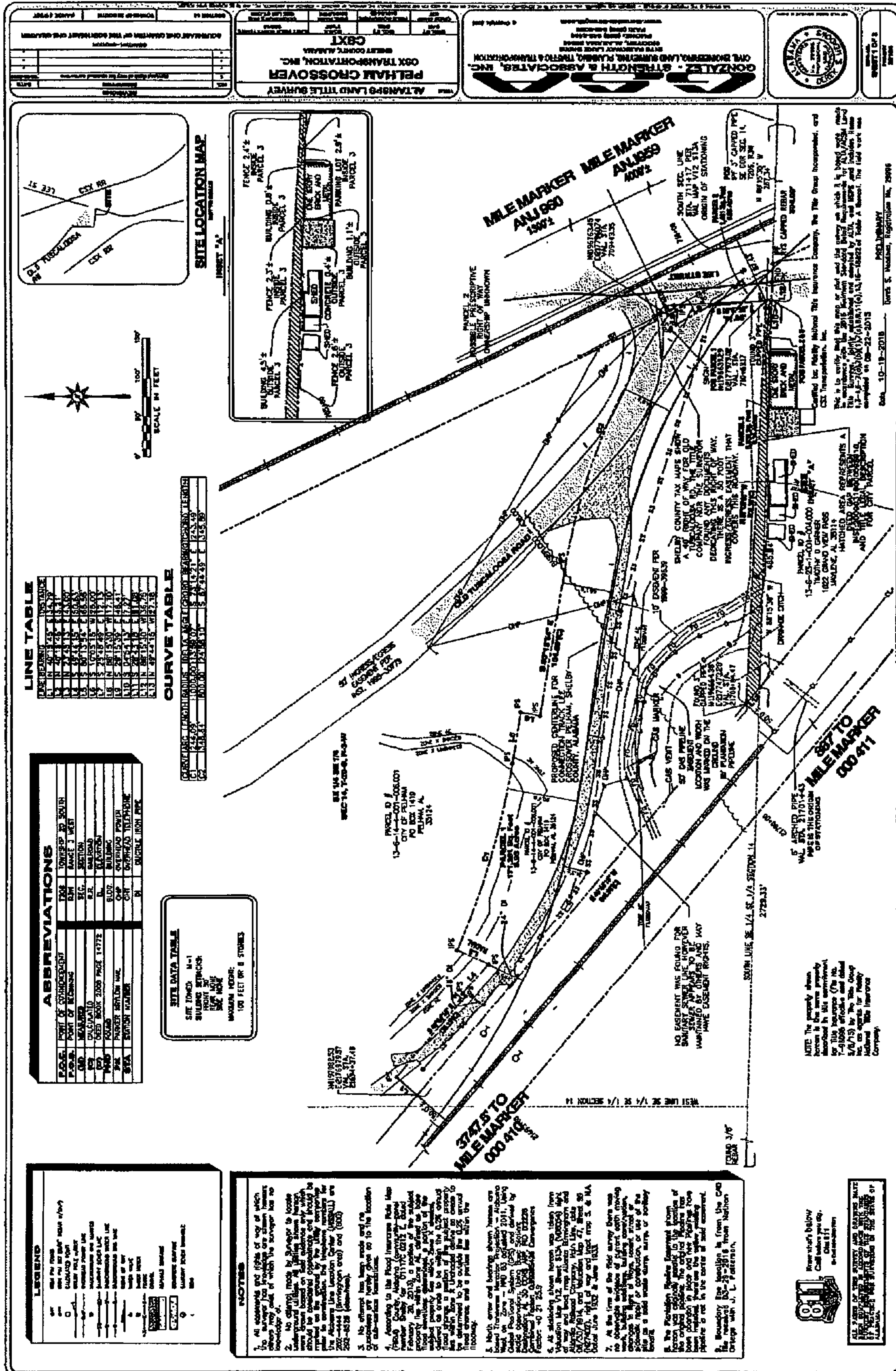
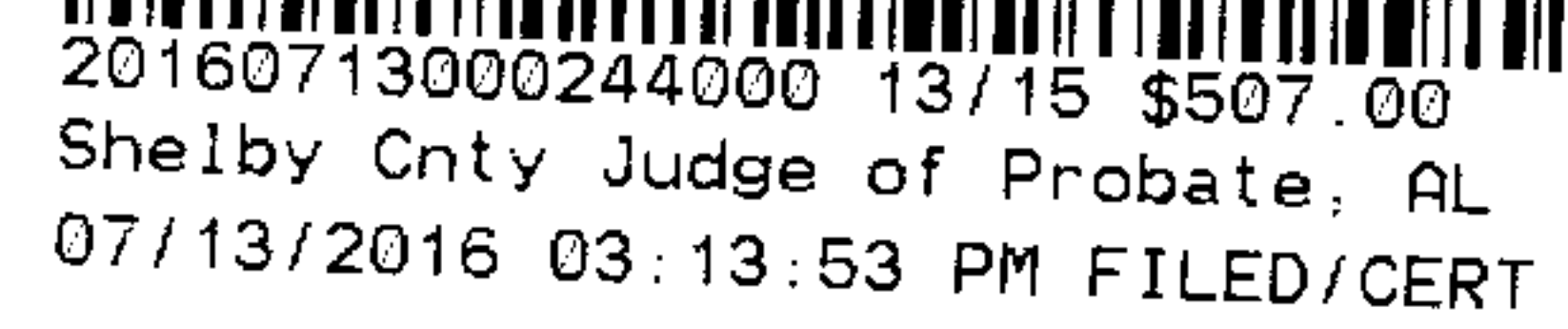


Exhibit A p.2

SURVEYED LEGAL DESCRIPTION		TITLE POLICY	
<p>Parcel 1</p> <p>Commence at a fixed 3 inch capped pipe, marking the Southeast Corner of said Section 14; thence run North 85 degrees 15 minutes 30 seconds West along the South line of said Section 14 for a distance of 304.08 feet to a point;</p> <p>thence leaving said South line run North 04 degrees 54 minutes 13 seconds West for a distance of 7.27 feet to a set 5/8 inch capped rebar stamped CA-560LS and the POINT OF BEGINNING of the property herein described;</p> <p>thence run North 87 degrees 09 minutes 35 seconds West for a distance of 506.30 feet to a found 3 inch capped pipe on the Northeastern-most right of way of the CSST Railroad;</p> <p>thence run North 49 degrees 44 minutes 15 seconds West along said Railroad Right of Way for a distance of 846.99 feet to a set 5/8 inch capped rebar stamped CA-560LS;</p> <p>thence leaving said Railroad Right of Way run North 40 degrees 18 minutes 45 seconds East for a distance of 34.78 feet to a set 5/8 inch capped rebar stamped CA-560LS;</p> <p>thence run South 49 Degrees 44 Minutes 15 Seconds East for a distance of 136.12 feet to a set 5/8 inch capped rebar stamped CA-560-LR;</p> <p>thence run North 40 Degrees 18 Minutes 45 Seconds East for a distance of 5.21 feet to a set 5/8 inch capped rebar stamped CA-560-LR;</p> <p>thence run South 49 Degrees 44 Minutes 15 Seconds East for a distance of 32.63 feet to a set 5/8 inch capped rebar stamped CA-560-LR;</p> <p>thence run North 53 Degrees 45 Minutes 13 Seconds East for a distance of 43.00 feet to a set 5/8 inch capped rebar stamped CA-560-LR, said point lying on a curve turning to the left having a radius of 1000.00 feet, a central angle of 13 Degrees 58 Minutes 07 Seconds, a chord bearing of South 73 Degrees 14 Minutes 21 Seconds East and a chord distance of 343.46 feet;</p> <p>thence run along the arc of said curve for a distance of 344.89 feet to a set 5/8 inch capped rebar stamped CA-560-LR;</p> <p>thence run South 80 Degrees 13 Minutes 54 Seconds East along a line tangent to said curve for a distance of 65.55 feet to a set 5/8 inch rebar stamped CA-560-LR;</p> <p>thence run South 10 Degrees 05 Minutes 15 Seconds West for a distance of 25.00 feet to a set 3/8 inch rebar stamped CA-560-LR;</p> <p>thence run South 80 Degrees 13 Minutes 54 Seconds East for a distance of 184.88 feet to a set 5/8 inch capped rebar stamped CA-560-LR, said point marking the beginning of a tangent curve turning to the right having a radius of 800.00 feet, a central angle of 24 Degrees 58 Minutes 10 Seconds, a chord bearing of South 87 Degrees 44 Minutes 49 Seconds East and a chord distance of 345.88 feet;</p> <p>thence run along the arc of said curve for a distance of 345.88 feet to a set 5/8 inch capped rebar stamped CA-560-LR, said point lying on the West right of way of CSST Railroad;</p> <p>thence run South 25 degrees 49 minutes 49 seconds East along said Railroad Right of Way for a distance of 12.13 feet to a set 5/8 inch capped rebar stamped CA-560LS;</p> <p>thence run North 85 degrees 15 minutes 30 seconds West along said right of way for a distance of 17.10 feet to a set 5/8 inch capped rebar stamped CA-560LS;</p> <p>thence run South 29 degrees 15 minutes 39 seconds East along said right of way for a distance of 48.11 feet to a set 5/8 inch capped rebar stamped CA-560LS on the West side of Lee Street;</p> <p>thence leaving said railroad right of way run South 05 degrees 07 minutes 38 seconds East along the West side of Lee Street for a distance of 71.80 feet to the point of beginning.</p> <p>Said parcel contains 171,281 square feet or 3.93 acres more or less.</p>		<p>Surveyor's comments on exceptions listed in Schedule B, Section 2 for the commitment for Title Insurance Commitment No. T-80025, and dated MAY 6, 2015, by THE TRU Group Incorporated agents for Fidelity National Title Insurance Company</p> <ol style="list-style-type: none">(a) Taxes or assessments that are not shown as existing here by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.Any funds, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.Any encroachment, easement, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.Any mining or mineral rights leased, granted or retained by current or prior owners.Any lien, or right to a lien, for services, labor, or material furnished or hereafter furnished, imposed by law and not shown by the public records.Taxes or assessments for 2015 and subsequent years not yet due and payable.Right of Way granted to Alabama Power Company as set out in Instrument(s) recorded in Deed Book 76, Page 267; Deed Book 136, Page 304; Deed Book 150, Page 373; Deed Book 101, Page 517; Deed Book 32, Page 258; and Deed Book 76, Page 307. DB 76 PG 297 DOES NOT AFFECT SUBJECT PROPERTY, DB 136 PG 304 DOES NOT AFFECT SUBJECT PROPERTY, DB 150 PG 373 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 101 PG 517 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 32 PG 258 DOES NOT AFFECT SUBJECT PROPERTY, DB 76 PG 307 DOES NOT AFFECT SUBJECT PROPERTY.Right of Way Easement Agreement with Level 3 as recorded in Instrument #1889-38637 and Instrument #1889-38638. INSTRUMENT 1889-38637 DOES NOT AFFECT SUBJECT PROPERTY, INSTRUMENT 1889-38638 DOES AFFECT SUBJECT PROPERTY AS SHOWN.Right of Way granted to Plantation Pipeline Company as shown in Instruments recorded in Deed Book 182, Page 391; Deed Book 112, Page 217; Deed Book 284, Page 623; Deed Book 254, Page 925; Deed Book 324, Page 254; Deed Book 143, Page 382; and Deed Book 212, Page 222. DB 182 PG 391 DOES NOT AFFECT SUBJECT PROPERTY, DB 112 PG 217 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 284 PG 623 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 254 PG 925 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 324 PG 254 DOES NOT AFFECT SUBJECT PROPERTY, DB 143 PG 382 DOES NOT AFFECT SUBJECT PROPERTY, DB 212 PG 222 DOES NOT AFFECT SUBJECT PROPERTY, DB 324 PG 523 DOES NOT AFFECT SUBJECT PROPERTY, DB 254 PG 825 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY.Right of Way granted to the City of Prichard as recorded in Instrument #1194-1288 and Instrument #1194-8308. DOES NOT AFFECT SUBJECT PROPERTY.80 foot Easement for Ingress/Egress as recorded in Instrument #1889-38778. DOES AFFECT SUBJECT PROPERTY AS SHOWN ON BLANKET.Right of way granted to Southern Natural Gas Corporation as recorded in Deed Book 93, Page 259; Deed Book 50, Page 463; Deed Book 142, Page 543; Deed Book 142, Page 542; Deed Book 142, Page 547; Deed Book 267, Page 167; and Deed Book 76, Page 925. DB 93 PG 259 DOES NOT AFFECT SUBJECT PROPERTY, DB 142 PG 543 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 142 PG 542 DOES NOT AFFECT SUBJECT PROPERTY, DB 142 PG 547 IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, DB 267 PG 167 DOES NOT AFFECT SUBJECT PROPERTY, DB 93 PG 259 DOES NOT AFFECT SUBJECT PROPERTY, DB 76 PG 925 DOES NOT AFFECT SUBJECT PROPERTY.Less and except any part of subject property lying within the right of way of a public road.Right of Way granted to South and North Alabama Railroad Company as set out in Deed Book 38, Page 543. DOES NOT AFFECT SUBJECT PROPERTY.	
<p>Parcel 2</p> <p>A parcel of land situated in the Southeast one quarter of the Southeast one quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being particularly described as follows:</p> <p>Commence at a found 3 inch capped pipe, marking the Southeast Corner of said Section 14; thence run North 85 degrees 15 minutes 30 seconds West along the South line of said Section 14 for a distance of 304.08 feet to a point, said point marking the Point of Beginning of the parcel herein described; thence leaving said South line run North 04 degrees 54 minutes 13 seconds West for a distance of 7.27 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 05 Degrees 07 Minutes 28 Seconds West for a distance of 71.80 feet to a set 5/8 inch capped rebar stamped CA-560-LR, said point lying on the Southeastern-most right of way of CSST Railroad; thence run South 29 Degrees 43 Minutes 18 Seconds East along said Right of Way for a distance of 81.08 feet to a point, said point being on the South line of above mentioned Section 14; thence run North 85 Degrees 15 Minutes 30 Seconds West along said South line for a distance of 36.75 feet to the Point of Beginning. Said parcel contains 1,441 square feet or 0.03 acres more or less.</p>		<p>Parcel 3</p> <p>A parcel of land situated in the Southeast one quarter of the Southeast one quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being particularly described as follows:</p> <p>Commence at a found 3 inch capped pipe, marking the Southeast Corner of said Section 14; thence run North 85 degrees 15 minutes 30 seconds West along the South line of said Section 14 for a distance of 304.08 feet to a point, said point marking the Point of Beginning of the parcel herein described; thence run North 05 Degrees 15 Minutes 30 Seconds West along said Section line for a distance of 482.04 feet to a point, said point lying on the Northeastern-most right of way of CSST Railroad; thence run North 48 Degrees 44 Minutes 18 Seconds West along said Right of Way for a distance of 22.18 feet to a found 3 inch capped pipe; thence leaving said Right of Way run South 87 Degrees 09 Minutes 35 Seconds East for a distance of 506.30 feet to a set 5/8 inch capped rebar stamped CA-560-LR; thence run South 04 Degrees 54 Minutes 13 East for a distance of 7.27 feet to the Point of Beginning. Said parcel contains 3,538 square feet or 0.14 acres more or less.</p>	
<p>ALL PARTS OF THIS SURVEY AND BOUNDING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE OF ALABAMA FOR SURVEYS OF THE STATE OF ALABAMA.</p>		<p>A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SMD SECTION 14; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SMD 1/4-1/4 SECTION, A DISTANCE OF 224.42 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 30 DEGREES, 57 MINUTES, 10 SECONDS RIGHT, IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2098.0 FEET; THENCE 37 DEGREES, 16 MINUTES, 34 SECONDS LEFT, IN AN EASTERLY DIRECTION, A DISTANCE OF 308.38 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE LONEHULL ROAD; THENCE 88 DEGREES, 09 MINUTES, 11 SECONDS LEFT, IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 107.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 20 DEGREES, 35 MINUTES LEFT, IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.85 FEET; THENCE 88 DEGREES, 38 MINUTES LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 292.13 FEET; THENCE 12 DEGREES, 05 MINUTES, 30 SECONDS RIGHT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 188.80 FEET; THENCE 27 DEGREES, 08 MINUTES, 18 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 16.41 FEET; THENCE 30 DEGREES, 29 MINUTES, 25 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 207.80 FEET; THENCE 18 DEGREES, 18 MINUTES, 28 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 106.13 FEET; THENCE 15 DEGREES, 53 MINUTES, 30 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 107.50 FEET; THENCE 18 DEGREES, 30 MINUTES, 50 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 308.08 FEET; THENCE 93 DEGREES, 18 MINUTES, 40 SECONDS LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 17.80 FEET; THENCE 88 DEGREES, 38 MINUTES, 30 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 172.86 FEET; THENCE 48 DEGREES, 38 MINUTES, 08 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 408.78 FEET; THENCE 90 DEGREES LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 403.0 FEET TO A POINT IN THE APPROXIMATE CENTER OF BLACK CREEK; THENCE 80 DEGREES, 37 MINUTES, 08 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 167.72 FEET TO A POINT IN THE APPROXIMATE CENTER OF BLACK CREEK; SAID PROPERTY LINE FOLLOWING THE MEANINGFUL CENTER OF BLACK CREEK, CURVING TO THE RIGHT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 118 FEET, MORE OR LESS; THENCE 130 DEGREES, 36 MINUTES, 53 SECONDS RIGHT, IN A WESTERLY DIRECTION, A DISTANCE OF 537.0 FEET TO THE POINT OF BEGINNING.</p> <p>LESS AND EXCEPT THAT PART OWNED BY MARINA ADAMS AND THELMA L. ADAMS UNDER PARCEL NO. 13-6-14-4-001-013 AND PART OWNED BY L & N RAILROAD UNDER PARCEL NO. 13-6-14-4-004-013.</p> <p>SITUATED IN SHELBY COUNTY, ALABAMA.</p>	
<p>811</p> <p>Know what's below. Call before you dig. 811</p>		<p>811</p> <p>Know what's below. Call before you dig. 811</p>	

20160713000244000 12/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

[illegible]

Real Estate Sales Validation Form

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

Grantor's Name City of Pelham
Mailing Address _____
P. O. Box 1419
Pelham, AL 35124

Grantee's Name CSX Transportation, Inc.
Mailing Address _____
500 Water Street, Tax Code C-910
Jacksonville, FL 32202


Property Address at Old Tuscaloosa Road
Pelham, AL 35124

Date of Sale 07/08/2016
Total Purchase Price \$ 450000.00
or
Actual Value \$ _____
or
Assessor's 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 _____


20160713000244000 15/15 \$507.00
Shelby Cnty Judge of Probate, AL
07/13/2016 03:13:53 PM FILED/CERT

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 July 7, 2016

Print GARY W. WATERS

Unattested

Maria Yates
(verified by)

Sign

Gary Waters
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1