

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 16th day of MAY, 2017, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and BLACKRIDGE PARTNERS, LLC, a limited liability company in the State of Alabama, whose mailing address is 3545 Market Street, Hoover, Alabama 35226, 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.)

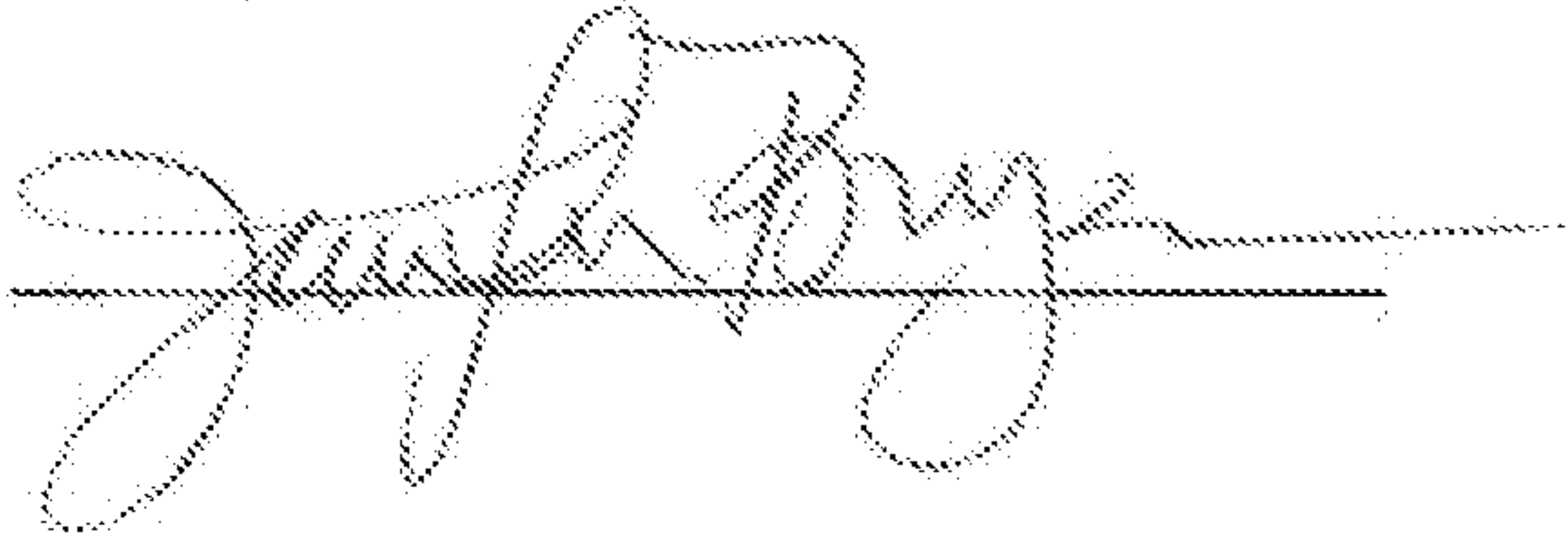
THAT Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at or near Elvira Road, County of Shelby, State of Alabama, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 11.7 acres, more or less.

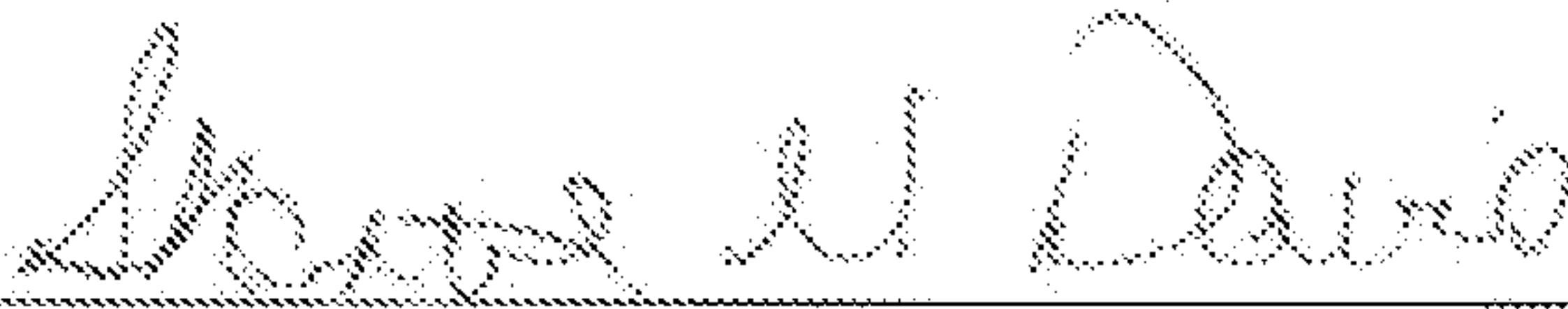
TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever; SUBJECT to reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created.

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

CSX TRANSPORTATION, INC.:



By: 
Name: Shantel N. Davis
Title: President - CSX Real Property, Inc., signing
on behalf of CSX Transportation, Inc.

Attest  (SEAL)
Secretary

Print Name: STEVEN ARMBRUST
ASST. CORPORATE SECRETARY

This instrument prepared by
or under the direction of:

Kim R. Bongiovanni
Senior Counsel
Law Department
500 Water Street
Jacksonville, Florida 32202

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, JoAnn S. Pinchard, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Shantel N. Davis (X) to me known, and/or () proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: she is President-CSX Real Property, Inc., signing on behalf of CSX Transportation, Inc., the corporation described in and which executed said instrument; she is fully informed of the contents of the instrument; she knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; she signed her name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 16th day of May, 2017

My commission expires



JoAnn S. Pinchard
NOTARY PUBLIC
STATE OF FLORIDA
Commission #FF246326
Expires 7/1/2019

Notary Public
Print Name: JoAnn S. Pinchard

(SEAL)

EXHIBIT A

Description of property at: Shelby County, State of Alabama
To: Blackridge Partners, LLC
CSXT Deed File No.: 2017-0922

A parcel of land situated in the Southeast 1/4 of Section 5, the South 1/2 of the Southwest 1/4 of Section 5, and the Northwest 1/4 of the Northwest 1/4 of Section 8, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3-inch capped pipe at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, said corner being the Northwest corner of a parcel deeded to Blackridge Partners, LLC as recorded in Inst. # 20160323000093356 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northerly direction along the West-line of said 1/4 -- 1/4 section for a distance of 508.73 feet; thence leaving said West-line, turn an angle to the right of 90°0'0" and run in an Easterly direction for a distance of 885.54 feet to a point on the Western right-of-way of a CSX Railroad according to the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541, said point being the POINT OF BEGINNING of the centerline of a 100 foot wide right-of-way of the Star Cahaba Coal Company Spur Line according to the CSXT Val Map 47-7, said point being in a curve to the right having a central angle of 48°34'58" and a radius of 573.69 feet, said right-of-way lying 50 feet to the left of, to the right of, parallel and abutting, the following described centerline; thence leaving said Western right-of-way of said CSX Railroad, from the last described course turn a deflection angle to the right of 87°15'25" (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve and along said centerline for a distance of 486.44 feet to the P.T. (Point of Tangency) of said curve; thence run tangent from said curve, in a Southwesterly direction, for a distance of 591.00 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 15°29'0" and a radius of 955.37 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 258.17 feet to the P.T. of said curve; thence run tangent from said curve, in a Southwesterly direction, for a distance of 247.00 feet to the P.C. of a curve to the right having a central angle of 59°24'0" and a radius of 478.34 feet; thence run in a Southwesterly thence Westerly direction along the arc of said curve for a distance of 495.91 feet to the P.T. of said curve; thence run tangent from said curve, in a Westerly direction, for a distance of 65.00 feet to the P.C. of a curve to the left having a central angle of 30°29'0" and a radius of 478.34 feet; thence run in a Westerly thence Southwesterly direction, along the arc of said curve for a distance of 254.49 feet to the P.T. of said curve; thence run tangent from said curve, in a Southwesterly direction, for a distance of 189.29 feet to the P.C. of a curve to the right having a central angle of 52°13'11" and a radius of 478.34 feet; thence run in a Southwesterly thence Northwesterly direction along the arc of said curve for a distance of 435.96 feet to the P.T. of said curve; thence run tangent from said curve, in a Northwesterly direction, for a distance of 516.56 feet to the P.C. of a curve to the left having

a central angle of $49^{\circ}06'04''$ and a radius of 945.00 feet; thence run in a Northwesterly thence Southwesterly direction along the arc of said curve for a distance of 809.84 feet to the P.T. of said curve; thence run tangent from said curve, in a Southwesterly direction, for a distance of 751.43 feet to the end of said right-of-way.

Said parcel containing 11.7 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 CSX Transportation, Inc.
 Mailing Address 500 Water Street
 Jacksonville, FL 32202

Grantee's Name Blackridge Partners, LLC
 Mailing Address 3545 Market Street
 Hoover, AL 35226

Property Address 11.7 acres in Hoover, AL
 35226
 Shelby County, Alabama

Date of Sale 05/17/2017
 Total Purchase Price \$

or
 Actual Value \$ 500.00

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/17/2017 03:13:07 PM
 \$30.50 CHERRY
 20170517000171950

[Signature]

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 5-17-17

Print Jennifer Bryan

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1