

**This instrument was prepared by
and under the direction of:**

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

Return initially to:

The Title Group, Inc.
2101 First Avenue North
Birmingham, AL 35203
File No: T-99156

PERMANENT RAILROAD EASEMENT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Thousand and No/100 Dollars (\$90,000.00)**, and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Blackridge Partners, LLC** (herein referred to as the "Grantor," whether one or more), does hereby grant, bargain, sell and convey to **CSX Transportation, Inc.**, a Permanent Railroad Easement for the purpose of maintaining and operating tracks and related improvements, in and over, under and along the following described strip of land, located in Shelby County, Alabama, to-wit:

See legal description which is attached hereto as Exhibit A and incorporated herein by reference;

Subject to ad valorem taxes for the year 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

Grantor covenants and agrees for Grantor, Grantor's heirs and assigns, that said Grantee, its successors and assigns, shall not be required to erect or maintain a fence along the boundary lines between the Property and the lands of Grantor adjoining the same or any party thereof; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fence or any part thereof; or be liable for any damage, loss, or injury that may result by reason of the nonexistence or the condition of any fence along said boundary lines; it being the intention of the parties that Grantor, for Grantor, Grantor's heirs and assigns, shall assume all liability for the erection and maintenance of any such fence.

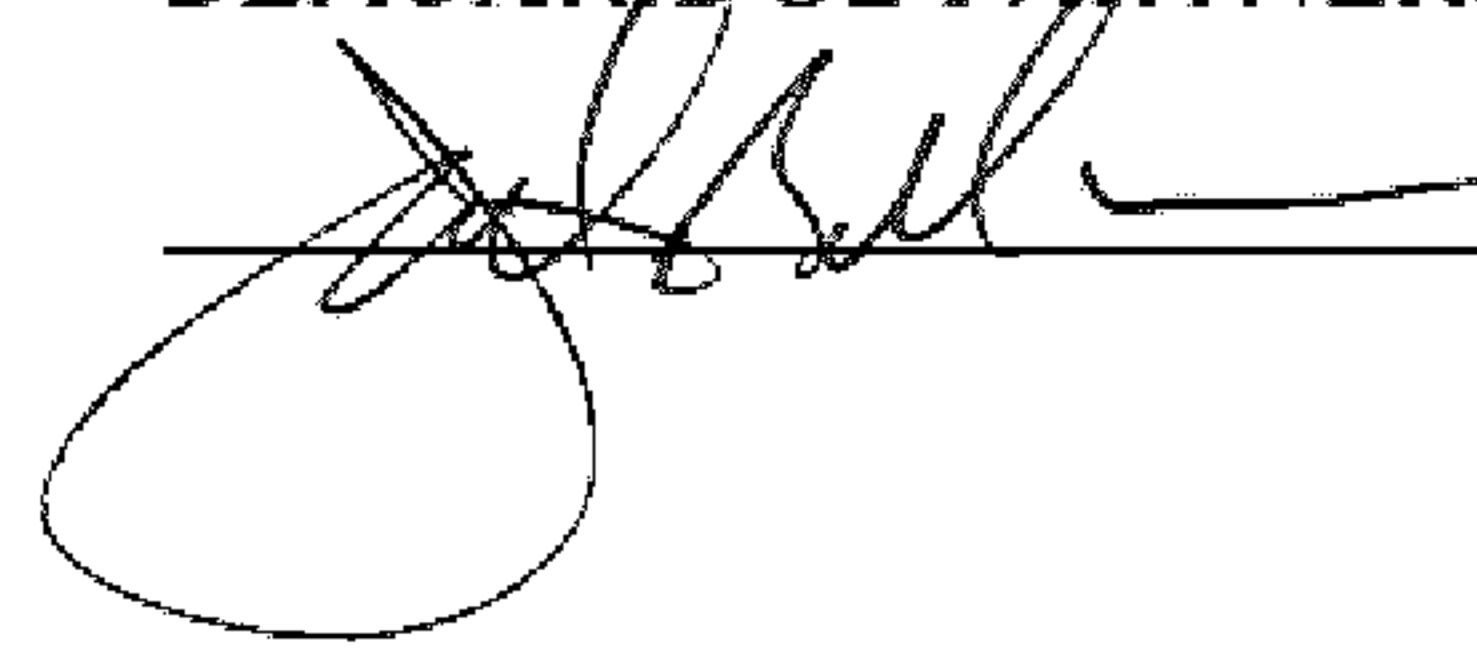
TO HAVE AND TO HOLD to the said Grantee, the Permanent Railroad Easement, its successors and assigns forever, for the purposes above mentioned and for no other purpose.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the

same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

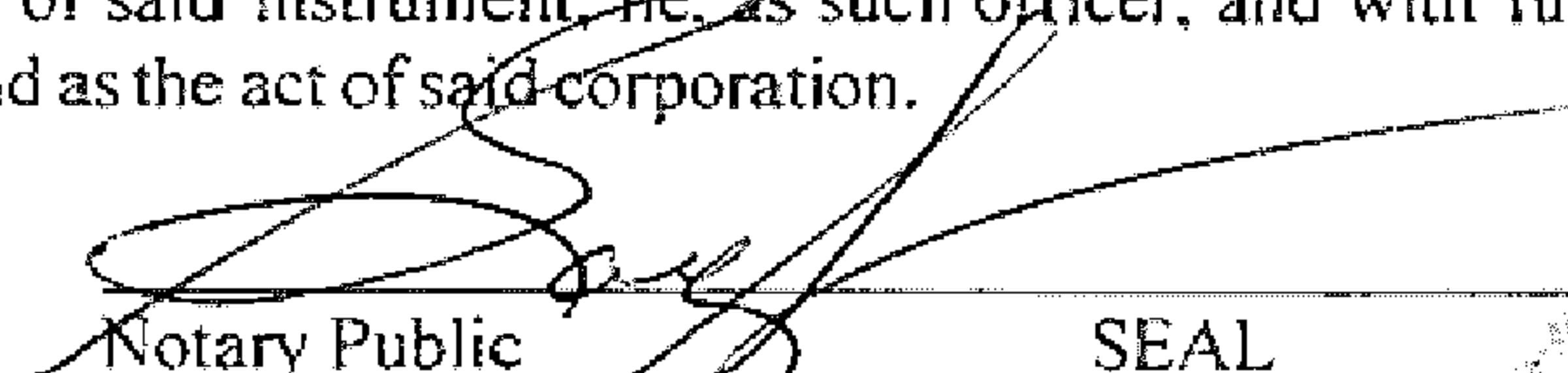
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17 day of May, 2017.

BLACKRIDGE PARTNERS, LLC



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, GARY JONES, a Notary Public in and for said County in said State, hereby certify that JONATHAN BELCHER whose name as PRESIDENT of Blackridge Partners, LLC, an Alabama Limited Liability Company is signed to the foregoing and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.


Notary Public SEAL
My commission expires:

GARY JONES
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 05, 2020

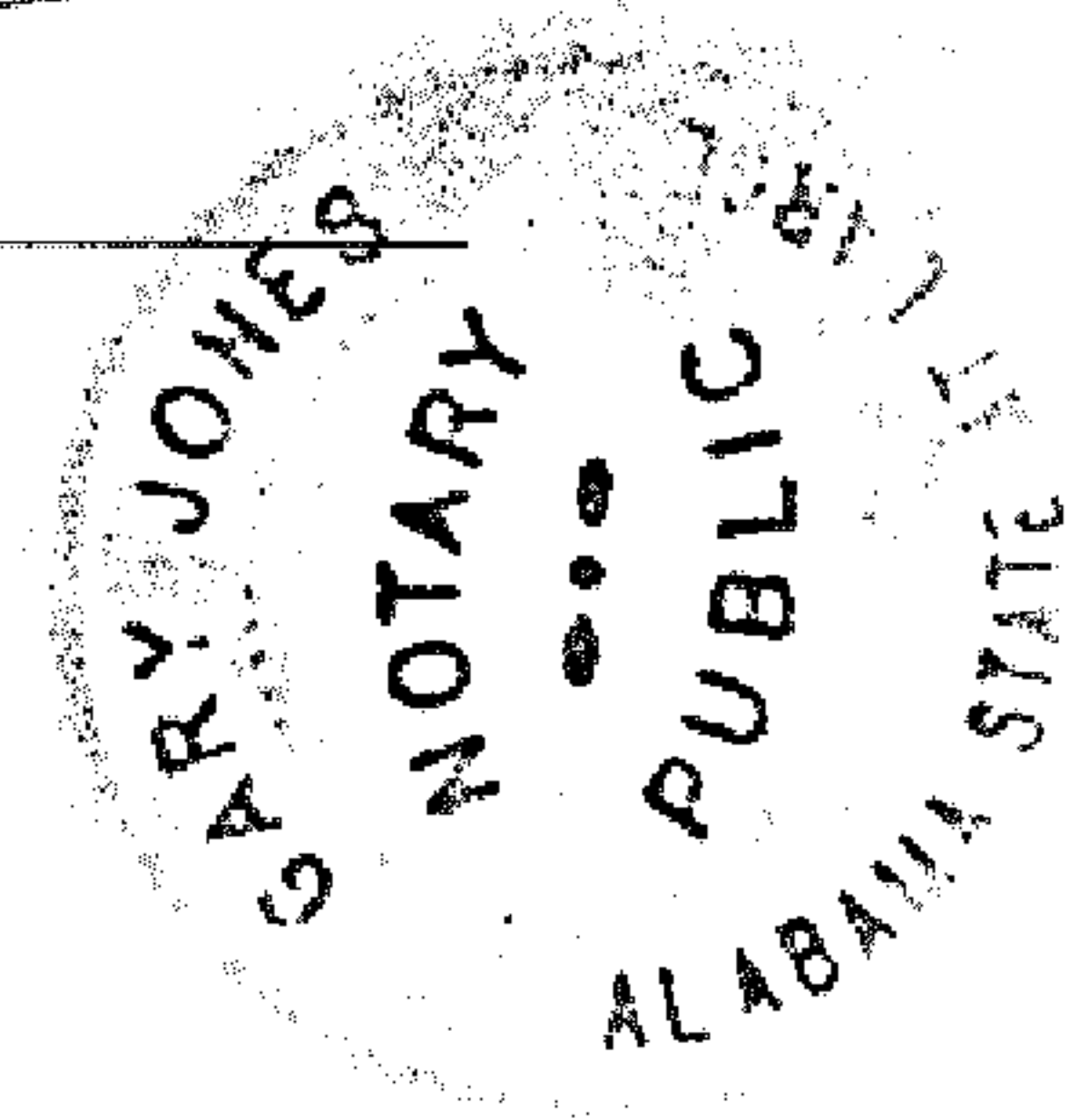


Exhibit "A" to Permanent Railroad Easement conveyed
from Blackridge Partners, LLC, to CSX Transportation, Inc.

A parcel of land located in the West half of Section 9, Township 20 South, Range 3 West Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at a found 3 inch capped pipe marking the Southwest corner of said Section 9; thence run North 00 Degrees 07 Minutes 42 Seconds East along the West line of said Section 9 for a distance of 1703.85 feet to a point;

thence leaving said West line run South 89 Degrees 52 Minutes 18 East for a distance of 1446.71 to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the East right of way of CSXT Railroad, said point also marking the POINT OF BEGINNING of the parcel herein described;

thence run North 41 Degrees 21 Minutes 03 Seconds West along said right of way for a distance of 312.90 feet to a found capped rebar stamped SSI, said point marking the beginning of a tangent curve turning to the right having a radius of 1472.00 feet, a central angle of 34 Degrees 50 Minutes 36 Seconds, a cord bearing of North 23 Degrees 55 Minutes 45 Seconds West and a chord distance of 881.44 feet;

thence run along the arc of said curve and along said right of way for a distance of 895.17 feet to a found capped rebar stamped SSI;

thence run North 06 Degrees 30 Minutes 34 Seconds West along said right of way for a distance of 316.80 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence leaving said right of way run North 83 Degrees 29 Minutes 26 Seconds East for a distance of 100.00 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence run South 40 Degrees 11 Minutes 58 Seconds East for a distance of 180.28 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence run South 06 Degrees 30 Minutes 34 Seconds East for a distance of 166.80 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the beginning of a curve turning to the left having a radius of 1272.00 feet, a central angle of 34 Degrees 50 Minutes 36 Seconds, a chord bearing of South 23 Degrees 55 Minutes 45 Seconds East and a chord distance of 761.68 feet;

thence run along the arc of said curve for a distance of 773.54 feet to a set 5/8 inch capped rebar stamped CA-560-LS;

thence run South 41 Degrees 21 Minutes 03 Seconds East along a line tangent to said curve for a distance of 312.90 feet to a set 5/8 inch rebar stamped CA-560-LS;

thence run South 48 Degrees 38 Minutes 57 Seconds West for a distance of 200.00 feet to the POINT OF BEGINNING. Said parcel contains 285.312 square feet or 6.55 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 Blackridge Partners, LLC
 Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name CSX Transportation, Inc.
 Mailing Address 500 Water Street
Jacksonville, FL 32202

Property Address 6.55 acre Railroad Easement
Hoover, AL 35226
Shelby County, Alabama

Date of Sale 05/17/2017
 Total Purchase Price \$ 90,000.00
 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 ☐ 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 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 May 17, 2017

Print Jonathan Belcher

Unattested


 (verified by)

Sign


 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

[illegible]

LEGEND

- road
- water
- vegetation

ABBREVIATIONS		Used for SO ₂	
20.0	Red 4	100	100
10.0	Red 3	50	50
5.0	Red 2	25	25
2.5	Red 1	12.5	12.5
1.25	Red 0	6.25	6.25
0.625	Red -1	3.125	3.125
0.3125	Red -2	1.5625	1.5625
0.15625	Red -3	0.78125	0.78125
0.078125	Red -4	0.390625	0.390625
0.0390625	Red -5	0.1953125	0.1953125
0.01953125	Red -6	0.09765625	0.09765625
0.009765625	Red -7	0.048828125	0.048828125
0.0048828125	Red -8	0.0244140625	0.0244140625
0.00244140625	Red -9	0.01220703125	0.01220703125
0.001220703125	Red -10	0.006103515625	0.006103515625
0.0006103515625	Red -11	0.0030517578125	0.0030517578125
0.00030517578125	Red -12	0.00152587890625	0.00152587890625
0.000152587890625	Red -13	0.000762939453125	0.000762939453125
0.0000762939453125	Red -14	0.0003814697265625	0.0003814697265625
0.00003814697265625	Red -15	0.00019073486328125	0.00019073486328125
0.000019073486328125	Red -16	0.000095367431640625	0.000095367431640625
0.0000095367431640625	Red -17	0.0000476837158203125	0.0000476837158203125
0.00000476837158203125	Red -18	0.00002384185791015625	0.00002384185791015625
0.000002384185791015625	Red -19	0.000011920928955078125	0.000011920928955078125
0.0000011920928955078125	Red -20	0.0000059604644775390625	0.0000059604644775390625
0.00000059604644775390625	Red -21	0.00000298023223876953125	0.00000298023223876953125
0.000000298023223876953125	Red -22	0.000001490116119384765625	0.000001490116119384765625
0.0000001490116119384765625	Red -23	0.0000007450580596923828125	0.0000007450580596923828125
0.00000007450580596923828125	Red -24	0.00000037252902984619140625	0.00000037252902984619140625
0.000000037252902984619140625	Red -25	0.000000186264514923095703125	0.000000186264514923095703125
0.0000000186264514923095703125	Red -26	0.0000000931322574615478515625	0.0000000931322574615478515625
0.00000000931322574615478515625	Red -27	0.00000004656612873077392578125	0.00000004656612873077392578125
0.000000004656612873077392578125	Red -28	0.000000023283064365386962890625	0.000000023283064365386962890625
0.0000000023283064365386962890625	Red -29	0.0000000116415321826934814453125	0.0000000116415321826934814453125
0.00000000116415321826934814453125	Red -30	0.00000000582076609134674072265625	0.00000000582076609134674072265625
0.000000000582076609134674072265625	Red -31	0.000000002910383045673370361328125	0.000000002910383045673370361328125
0.0000000002910383045673370361328125	Red -32	0.0000000014551915228366851806640625	0.0000000014551915228366851806640625
0.00000000014551915228366851806640625	Red -33	0.00000000072759576141834259033203125	0.00000000072759576141834259033203125
0.000000000072759576141834259033203125	Red -34	0.000000000363797880709171295166015625	0.000000000363797880709171295166015625
0.0000000000363797880709171295166015625	Red -35	0.0000000001818989403545856475830078125	0.0000000001818989403545856475830078125
0.00000000001818989403545856475830078125	Red -36	0.00000000009094947017729282379150390625	0.00000000009094947017729282379150390625
0.000000000009094947017729282379150390625	Red -37	0.000000000045474735088646411895751953125	0.00000000004547473508864641189575

ALL PARTS OF THIS SURVEY AND DRAFTING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

SITE DATA TABLE


ZONING: The subject property is currently not zoned

VICINITY MAP

HELENA, ALABAMA

DO NOT WRITE

1



SCALE IN FEET



Know what's below
Call before you dig
Dial 811
Or call 800-283-7411

GONZALEZ - STRENGTH & ASSOCIATES, INC
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 38244
PHONE: (205) 945-3990
FAX: (205) 945-3035
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ALTA/NSPS LAND TITLE SURVEY
CSXT BRIDGE ACCESS-SIGNATURE HOMES
CSXT SITE ID: AL-117-107799
HELENA, ALABAMA
FOR
CSXT

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
CHAPTER - SECTION		
WEST ONE HALF		
SECTION 8	TO WINDMILL 30 SOUTH	PARADE 2 WEST

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Silverco's comments on exceptions listed in Schedule B for the Loan Policy of Title Insurance (File No. T-99156) dated March 28, 2017 by The Title Group Inc., as agent for Fidelity National Title Insurance Company.

- Derek S. Meadows, Registration No. 29996**
Email: dsmeades@gonzowr2-strength.com

OFF. NO.
SHEET 2 OF 2
PROJECT
28746