

(Recording Data)

This instrument was prepared by:
Howard D. McFadden
Senior General Attorney-Real Estate
Norfolk Southern Corporation
650 West Peachtree Street NW
Atlanta, Georgia 30308

Please send tax notice to:
Norfolk Southern Railway Company
650 West Peachtree Street NW
Atlanta, Georgia 30308

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned, **DANNY F. GRIFFIN** (the "**GRANTOR**"), for and in consideration of the sum of Four Thousand and 00/100 Dollars (\$4,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation (the "**GRANTEE**"), and its successors and assigns, free and clear of all claims, liens and encumbrances of any kind or nature whatsoever, that certain real property situated at or near Wilton, Shelby County, Alabama, and described on Exhibit "A", attached hereto and made a part hereof for all purposes, and the rights, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto, including, but not limited to, all rights of drainage from such property, and all easements, licenses, benefits and rights-of-way appurtenant to such property (hereinafter collectively called the "**Property**").

This conveyance is expressly made by the GRANTOR and accepted by the GRANTEE subject to the following exceptions to title and other matters, but only to the extent the same are valid and subsisting and actually affect the Property.

1. Ad valorem taxes and assessments for the year of closing and subsequent years which are a lien, but not yet due and payable; and
2. Easements, for the installation or maintenance of public utilities serving only the Property.

Danny F. Griffin is a married man. The property being conveyed by this instrument does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, in fee simple, **FOREVER**.

AND the GRANTOR does for himself, and for his heirs, personal representatives and assigns, covenant with the said GRANTEE, its successors and assigns, that the GRANTOR is lawfully seized in fee simple of the Property; that the said Property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the said Property as aforesaid; and that the GRANTOR will, and his heirs, personal representatives and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns, forever, against the lawful claims of all persons

The Property constitutes no part of the homestead of GRANTOR.

Pursuant to the provisions of Section 40-22-1 of the Code of Alabama (1975), the following information is provided in lieu of submitting Form RT-1 Real Estate Sales Validation Form:

Grantor's Names and Mailing Address:	Grantee's Name and Mailing Address:
Danny F. Griffin 156 Arabian Road Columbiana, Alabama 35051	Norfolk Southern Railway Company 650 West Peachtree Street, 11th Floor Atlanta, Georgia 30308 Attn: Director of Real Estate
Property Address: Town of Wilton, Shelby County, Alabama	Pin #: 36 3 08 4 002 015.000 Shelby County, Alabama
Date of Transfer:	February 15, 2024
Total Purchase Price:	\$4,000.00
The Purchase Price can be verified by:	Option Agreement

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IN WITNESS WHEREOF, GRANTOR has executed and delivered this deed of conveyance under seal effective this 15 day of February, 2023.

GRANTOR:


DANNY F. GRIFFIN

STATE OF ALABAMA)

COUNTY OF Jefferson)

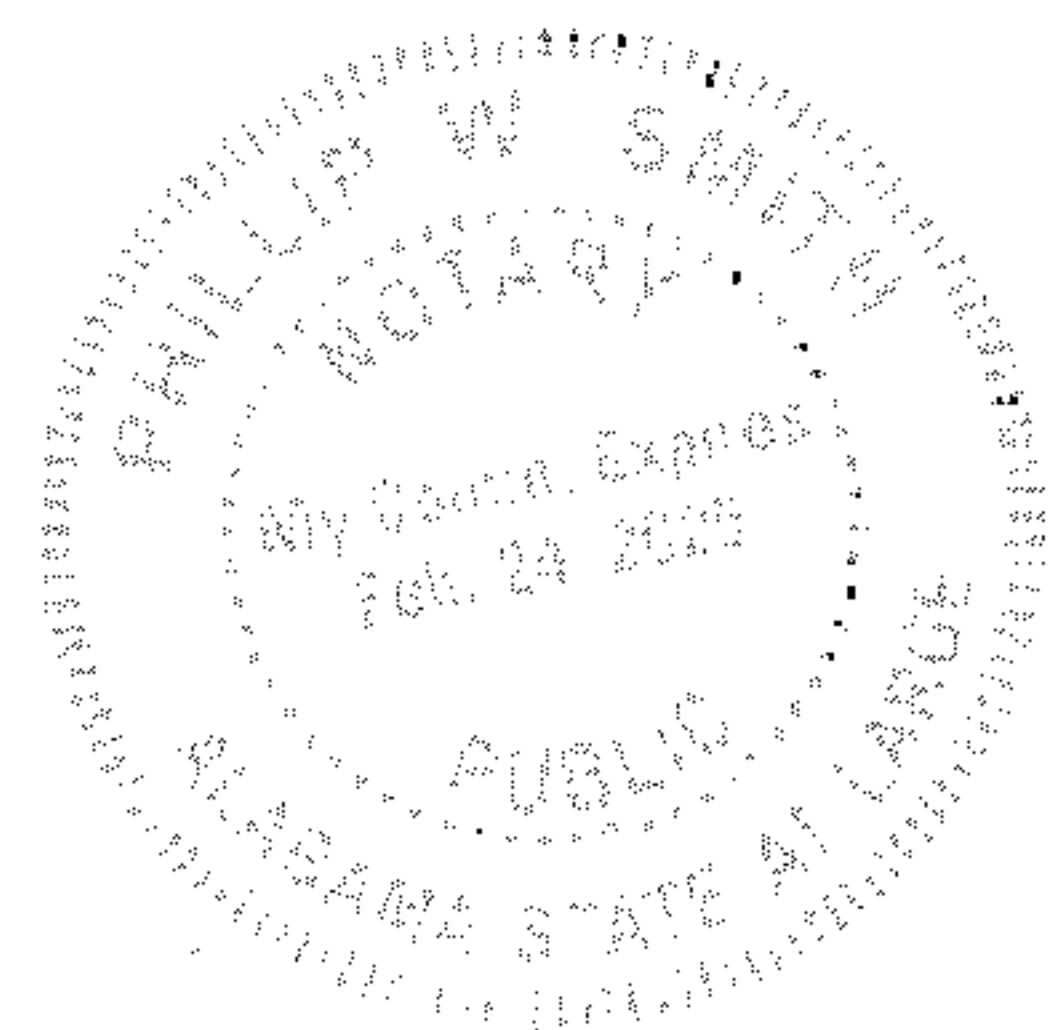
I, the undersigned, a Notary Public in and for the above State and County, hereby certify that **DANNY F. GRIFFIN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily as aforesaid on the day the same bears date.

GIVEN under my hand and official seal this 15 day of February, 2023.

[NOTARIAL SEAL]


Notary Public

My commission expires: 2-24-2025



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EXHIBIT "A"

NORFOLK SOUTHERN RAILWAY COMPANY PROJECT ID: RA-2022-7

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY – DANNY FRANK GRIFFIN

FEE ACQUISITION AREA PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN SECTION 8, TOWNSHIP 24 NORTH, RANGE 12 EAST, TOWN OF WILTON, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, PER INSTRUMENT NUMBER 20080530000219170, AND IDENTIFIED AS PARCEL NUMBER 36 3 08 4 002 015.000 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/2 INCH AXLE FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1119258.57 FEET, EASTING 2155233.06 FEET, BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 12 EAST, THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, NORTH 89 DEGREES, 42 MINUTES, 55 SECONDS EAST A TOTAL DISTANCE OF 1336.83 FEET TO AN 1-1/2 INCH OPEN TOP PIPE, BEING THE SOUTHWEST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY MYRA K. LUCAS, PER INSTRUMENT NUMBER 20020830000415170 AND BEING COMMON WITH THE NORTHWEST PROPERTY CORNER OF THAT PARCEL LAND OWNED NOW OR FORMERLY BY MELFORD OLIVER CLEVELAND, C/O TRUSTEE OF MELFORD OLIVER CLEVELAND, PER INSTRUMENT NUMBER 20220614000238860 AND LYING ALONG THE WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, BEING 50-FEET RIGHT (PERPENDICULAR) OF STATION 7404+49.07 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1119265.21 FEET, EASTING 2156569.87 FEET;

THENCE ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 281.97 FEET TO A FOUND RAILROAD SPIKE IN PAVEMENT, BEING THE NORTHEASTERLY PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY MYRA K. LUCAS, COMMON WITH THE SOUTHEASTERLY PROPERTY CORNER OF THE AFORESAID PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, AND BEING 50- FEET RIGHT (PERPENDICULAR) OF STATION 7401+67.10 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA WEST ZONE, NAD83 (2011) STATE PLANE COORDINATES NORTHING 1119492.55 FEET, EASTING 2156736.67 FEET, AND BEING THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, ALONG THE SOUTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, COMMON WITH THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY MYRA K. LUCAS, NORTH 64 DEGREES, 06 MINUTES, 59 SECONDS WEST A DISTANCE OF 35.58 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE LEAVING SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, COMMON WITH SAID NORTHERN PROPERTY LINE OF THAT

PARCEL OF LAND OWNED NOW OR FORMERLY BY MYRA K. LUCAS, A NEW LINE, PARALLEL WITH SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 74.88 FEET TO A 5/8-INCH REBAR AND CAP SET, BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, COMMON WITH THE SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY TOMMY E. GATES & JOYCE ELAINE GATES, PER INSTRUMENT NUMBER 20030214000094300;

THENCE WITH SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, COMMON WITH SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY TOMMY E. GATES & JOYCE ELAINE GATES, SOUTH 64 DEGREES, 16 MINUTES, 13 SECONDS EAST A DISTANCE OF 35.60 FEET TO A FOUND RAILROAD SPIKE IN PAVEMENT, LYING ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY BEING 50- FEET RIGHT (PERPENDICULAR) OF STATION 7400+92.12 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1119553.00 FEET, EASTING 2156781.02 FEET;

THENCE ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, SOUTH 36 DEGREES, 16 MINUTES, 02 SECONDS WEST A DISTANCE OF 74.98 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,622 SQUARE FEET (0.06 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, LYING IN SECTION 8, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF DANNY FRANK GRIFFIN", DATED JULY 25, 2023 BY GPI GEOSPATIAL, INC., ALSO IDENTIFIED AS NORFOLK SOUTHERN RAILWAY COMPANY PROJECT ID: RA-2022-7.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File #: E-4494

Grantor's Name Danny Frank Griffin
 Mailing Address 156 Alabar Road Columbus 35051
 Property Address Land
Montevallo, AL 35115

Grantee's Name Norfolk Southern Railway Company
 Mailing Address 650 West Peachtree St NW
Atlanta, Georgia 30308
 Date of Sale February 15, 2024
 Total Purchase Price \$4,000.00
 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 2-15-2024

Print:

Phillip W. SmithUnattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2024 02:40:09 PM
 \$41.00 BRITTANI
 20240220000044210

Form RT-1

Allen S. Boyd