

20240411000103730 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/11/2024 11:48:26 AM FILED/CERT

PERMANENT EASEMENT

THIS PERMANENT EASEMENT, made and entered into this 15th day of March, 2024, by and between **CENTRAL OF GEORGIA RAILROAD COMPANY**, a Virginia corporation, Grantor, and **SHELBY COUNTY HIGHWAY DEPARTMENT**, an Alabama governmental entity, Grantee:

WITNESSETH: That the said Grantors, for and in consideration of the sum of TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00), and other valuable consideration, paid by Grantee to Grantor, which receipt thereof is hereby acknowledged, does by these presents, GRANT unto Grantee, a permanent easement over specific property of Grantor located in Sterrett, Shelby County, Alabama, as described and depicted on the Exhibits, attached hereto and made a part hereof.

This Permanent Easement is granted upon the following terms and conditions:

1. The Easement is granted for the purpose of Grantee, or its authorized representative, agent or assignee, utilizing the easement for access purposes.
2. All reasonable care shall be exercised to protect Grantor's property and Grantee shall be responsible for all necessary maintenance and repair of the Easement Area related to Grantee's use of the Easement.
3. Grantee hereby agrees to indemnify and save harmless Grantor from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including attorneys' fees) for personal injury (including death) and/or property damage to whomsoever or whatsoever occurring, arising from or growing out of, directly or indirectly, the presence of Grantee its agents, servants or employees upon or about the property of Grantor or in connection with the privileges herein granted.
4. No drainage conditions shall be created or allowed to exist which would be adverse to Grantor's property.
5. The license and permission hereby granted is for the sole benefit of Grantee, and Grantor is to receive no benefit therefrom nor any consideration therefor except the covenants, promises and agreements set forth in this easement agreement.



20240411000103730 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/11/2024 11:48:26 AM FILED/CERT

6. Grantor shall not be required to assume any expense in connection with or incident to Grantee's use of Grantor's property and shall be exempt from any and all charges, costs or assessments of any kind or character on account of such use.

(Remainder of Page Intentionally Left Blank)



20240411000103730 3/5 \$35.00
 Shelby Cnty Judge of Probate, AL
 04/11/2024 11:48:26 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor hereto has executed this Permanent Easement in duplicate as of the date first hereinabove written.

Witness:

Central of Georgia Railroad Company, a Virginia corporation

Gashella Church

As to Grantor

Kristi Glahn

Real Estate Manager

STATE OF GEORGIA)

) SS:

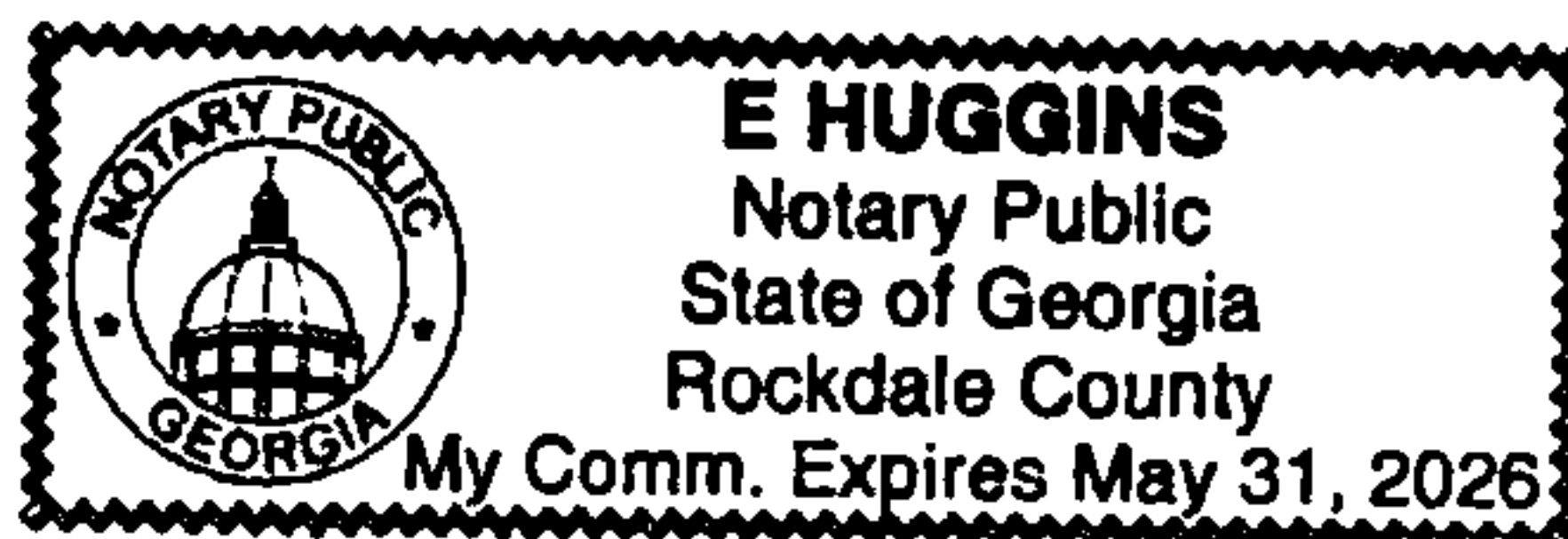
COUNTY OF FULTON)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Kristi Glahn, the duly authorized Real Estate Manager of CENTRAL OF GEORGIA RAILROAD COMPANY, a Virginia corporation, who executed the foregoing instrument on behalf of such entity and acknowledged the signing and execution of said instrument to be her voluntary act and deed on behalf of such entity for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal this 12th day of March, 2024.

My Commission Expires: 5/31/2026

(SEAL)



E Huggins
 Notary Public

This instrument prepared by:

Howard D. Huggins

(signature)

Senior General Attorney – Real Estate
 Norfolk Southern Corporation
 650 West Peachtree Street, NW
 11th Floor
 Atlanta, Georgia 30308



20240411000103730 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/11/2024 11:48:26 AM FILED/CERT



NOTES: SCALE IN FEET

1. Bearing and distances shown hereon are relative to the Alabama State Plane Coordinate System Grid Azimuth (Alabama West Zone) and were determined utilizing GPS observations.
2. This is a Specific Purpose Survey to show the location and description of said a proposed Easement.
3. This is not a Boundary, Topographic, or ALTA survey.
5. No corners where set for the easement.
6. This description or map is not tied to the Alabama Public Land System therefore it may not meet all the requirements for the Standards of Practice for Surveying in the State of Alabama.
7. The error of closure for this Specific Purpose Survey is 1:179039.

Tract #4 - PCE #1 of #1:

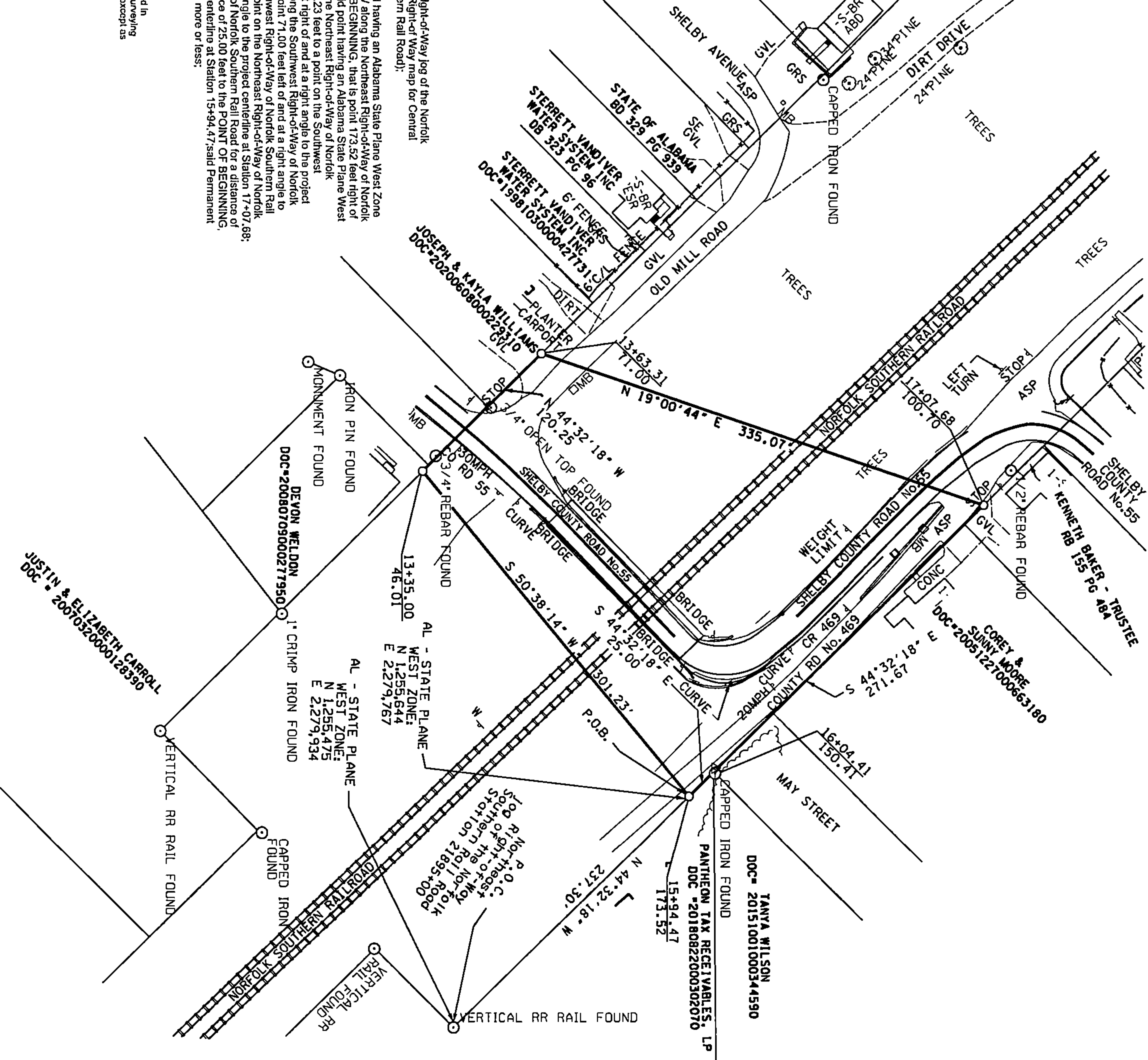
COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way log of the Norfolk Southern Rail Road said being labeled as Station 21895+00, on a Right-of-Way map for Central of Georgia Railway Resurvey (said map provided by Norfolk Southern Rail Road);

said point being 1607.54 feet Southeast of RR mile marker 415 and having an Alabama State Plane West Zone Coordinate of N 1,255,475 and E 2,279,934; thence N 44°32'18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 237.30 feet to the POINT OF BEGINNING, that is point 173.52 feet right of and at a right angle to the project centerline at Station 15+94.47; said point having an Alabama State Plane West Zone Coordinate of N 1,255,644 and E 2,279,767; thence leaving the Northeast Right-of-Way of Norfolk Southern Rail Road run South 50°38'14" West for a distance of 301.23 feet to a point on the Southwest Right-of-Way of Norfolk Southern Rail Road, that is point 46.01 feet right of and at a right angle to the project centerline at Station 13+35.00; thence run North 44°32'18" West along the Southwest Right-of-Way of Norfolk Southern Rail Road for a distance of 120.25 feet to a point, that is point 71.00 feet left of and at a right angle to the project centerline at Station 13+63.31; thence leaving the Southwest Right-of-Way of Norfolk Southern Rail Road run North 19°00'44" East for a distance of 335.07 feet to a point on the Northeast Right-of-Way of Norfolk Southern Rail Road, that is point 100.70 feet left of and at a right angle to the project centerline at Station 17+07.68; thence run South 44°32'18" East along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 271.67 feet to a point; thence run South 44°32'18" East for a distance of 25.00 feet to the POINT OF BEGINNING, that is point 173.52 feet right of and at a right angle to the project centerline at Station 15+94.47; said Permanent Construction Easement containing 62.538 Square feet (1.44 acres) more or less;

SURVEYOR'S STATEMENT

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief except as stated above.

Gay Pitzing, PLS
SAIN ASSOCIATES, INC.
Alabama Reg. No. 13982
Dated: February 23, 2021.



SPECIFIC PURPOSE SURVEY
CR 55 - RR BRIDGE
STERRETT AL
FOR
SHELBY COUNTY HWY. DEPT.
COLUMBIANA AL

SAIN
associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com

REVISIONS			
NO	DESCRIPTION	BY	DATE
1	ADD CLOSURE AND BOY CALL	MLL	04-13-21

S1-R0



20240411000103730 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/11/2024 11:48:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Central of Georgia Railroad Company
Mailing Address Norfolk Southern Corporation
650 West Peachtree Street, NW 11th Floor
Atlanta, Georgia 30308

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address A Permanent Easement along CR 55
over Norfolk Southern Railroad
Sterrett, AL 35147

Date of Sale 3/12/2024
Total Purchase Price \$ 25000.00
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 3/12/2024

Print Mark Endfinger

Unattested
(verified by)

Sign Mark Endfinger
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1