

*(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, **AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUS**, Wife and Husband (the "**GRANTOR**"), for and in consideration of the sum of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) 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 Brantleyville, 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.

**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:

<b>Grantor's Names and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
Azucena Mayo Chavez and Gregorio Meza Cruz 40 Highway 260 Maylene, Alabama 35114	Norfolk Southern Railway Company 650 West Peachtree Street, 11th Floor Atlanta, Georgia 30308 Attn: Director of Real Estate
Property Address: Land Brantleyville, Alabama	Pin #: 23-04-17-0-001-005.000 Shelby County, Alabama
Date of Transfer:	
Total Purchase Price:	\$320,000.00
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 6 day of December, 2024.

**GRANTOR:**

  
AZUCENA MAYO CHAVEZ


STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for the above State and County, hereby certify that AZUCENA MAYO CHAVEZ, 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, executed the same voluntarily as aforesaid on the day the same bears date.

GIVEN under my hand and official seal this 6 day of December, 2024.

[NOTARIAL SEAL]

  
Notary Public

My commission expires: 02-24-2025

***[Remainder of Page Intentionally Left Blank]***

**GRANTOR:**

  
\_\_\_\_\_  
GREGORIO MEZA CRUZ

STATE OF ALABAMA                    )  
  :  
COUNTY OF Jefferson            )

I, the undersigned, a Notary Public in and for the above State and County, hereby certify that **GREGORIO MEZA CRUZ**, 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, executed the same voluntarily as aforesaid on the day the same bears date.

GIVEN under my hand and official seal this 6 day of December, 2024.

[NOTARIAL SEAL]

  
\_\_\_\_\_  
Notary Public

My commission expires: 02-24-2025

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**EXHIBIT A**

NORFOLK SOUTHERN RAILWAY COMPANY PROJECT ID: RD-2024-7

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY – AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ

FEE ACQUISITION AREA PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, AS DESCRIBED IN INSTRUMENT NUMBER 20181024000376190, DATED OCTOBER 17, 2018 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 1/2-INCH OPEN TOP PIPE FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1170418.10 FEET, EASTING 2161078.31 FEET, BEING THE NORTHEAST 1/4 CORNER OF THE NORTHWEST 1/4 QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST;

THENCE WESTERLY ALONG A SECTION LINE, BEING THE NORTH LINE OF SECTION 17, COMMON WITH THE SOUTH LINE OF SECTION 8, SOUTH 86 DEGREES 36 MINUTES 25 SECONDS WEST A DISTANCE OF 90.90 FEET TO A NUMBER 4 REBAR FOUND, LYING ALONG SAID SECTION LINE, BEING THE NORTHEAST PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170412.72 FEET, EASTING 2160987.58 FEET AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID POINT OF BEGINNING, ALONG THE EASTERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, COMMON WITH THE WESTERN RIGHT-OF-WAY OF COUNTY ROAD 260, A PUBLIC RIGHT-OF-WAY, THE FOLLOWING 5 BEARINGS AND DISTANCES:

THENCE SOUTH 08 DEGREES 06 MINUTES 07 SECONDS EAST A DISTANCE OF 34.02 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 151.16 FEET, AN ARC LENGTH OF 40.89 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 39 MINUTES 09 SECONDS WEST 40.77 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 411.03 FEET, AN ARC LENGTH OF 115.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 57 MINUTES 10 SECONDS WEST 115.12 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE SOUTH 50 DEGREES 17 MINUTES 39 SECONDS WEST A DISTANCE OF 30.76 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 7402.05 FEET, AN ARC LENGTH OF 116.27 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 50

MINUTES 39 SECONDS WEST 116.27 FEET TO A 5/8-INCH REBAR AND CAP SET, BEING THE SOUTHEAST PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, LYING ALONG THE NORTHERN PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 548+12.67 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170172.04 FEET, EASTING 2160771.80 FEET;

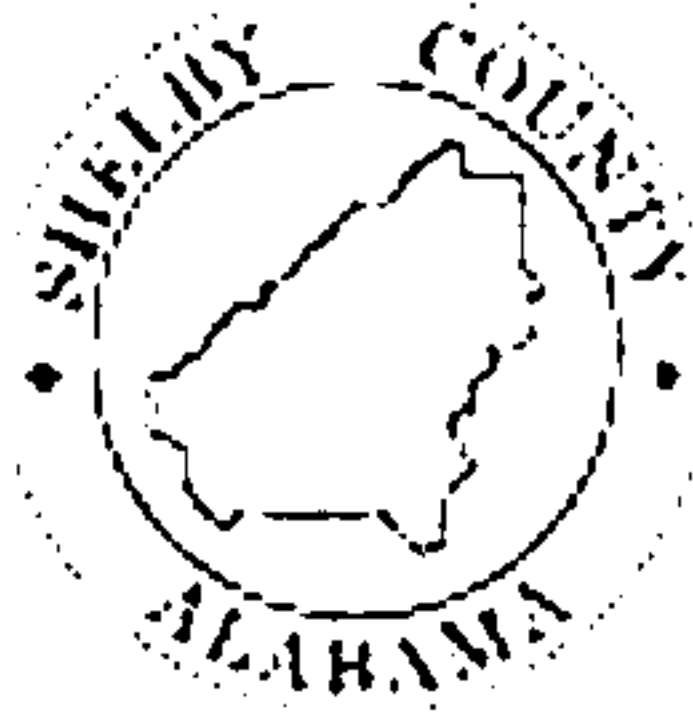
THENCE ALONG A LINE BEING PARALLEL AND 50-FEET (PERPENDICULAR) NORTHERLY OF THE NORFOLK SOUTHERN RAILWAY COMPANY MAINLINE TRACK, NORTH 55 DEGREES 16 MINUTES 14 SECONDS WEST A DISTANCE OF 121.27 FEET TO A FOUND EXISTING IRON PIPE, BEING THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, COMMON WITH THE SOUTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY GENOVEVO RAMIREZ LOPEZ AS DESCRIBED IN INSTRUMENT NUMBER 20221202000439150, DATED OCTOBER 3, 2022 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 549+33.94 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170241.13 FEET, EASTING 2160672.14 FEET;

THENCE LEAVING SAID NORTHERN PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, ALONG THE WESTERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, COMMON WITH THE EASTERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY GENOVEVO RAMIREZ LOPEZ, NORTH 35 DEGREES 28 MINUTES 14 SECONDS EAST A DISTANCE OF 223.84 FEET TO A NUMBER 4 REBAR FOUND IN CONCRETE, BEING THE NORTHWEST PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, COMMON WITH THE NORTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY GENOVEVO RAMIREZ LOPEZ, LYING ALONG THE NORTH LINE OF SECTION 17, COMMON WITH THE SOUTH LINE OF SECTION 8;

THENCE ALONG THE NORTH PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, BEING THE NORTH LINE OF SECTION 17, COMMON WITH THE SOUTH LINE OF SECTION 8, SOUTH 86 DEGREES 42 MINUTES 01 SECONDS EAST A DISTANCE OF 185.86 FEET TO THE POINT AND BEING THE POINT OF BEGINNING.

CONTAINING 42,732 SQUARE FEET (0.981 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, LYING IN SECTIONS 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF AZUCENA MAYO CHAVEZ AND GREGORIO MEZA CRUZ, PIN: 23 4 17 0 001 005.00, INSTRUMENT NUMBER 20181024000376190", DATED AUGUST 12, 2024 BY GPI GEOSPATIAL, INC., AS SHOWN ON NORFOLK SOUTHERN DRAWING NUMBER RD-2024-7





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/09/2024 09:28:44 AM  
 \$360.00 JOANN  
 20241209000377420

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

File #: E-6934

Grantor's Name Azucena Mayo Chavez and Gregorio Meza  
Cruz  
 Mailing Address 50 Highway 260  
Maylene, AL 35114  
 Property Address Land Brantleyville AL  
Brantleyville, AL 00000

Grantee's Name Norfolk Southern Railway  
 Mailing Address 650 West Peachtree Street NW  
Atlanta, GA 30308  
 Date of Sale 12/16/2024  
 Total Purchase Price \$320,000.00  
 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  
☒ 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: December 6, 2024 Print: Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one