

PERMANENT EASEMENT

THIS PERMANENT EASEMENT, made and entered into this day of s 2025, by and between JANE COLVIN HARRISON, an Alabama individual, Grantor, and NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, Grantee:

WITNESSETH: That the said Grantor, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00), and other valuable consideration, paid by Grantee to Grantors, which receipt thereof is hereby acknowledged, does by these presents, GRANT unto Grantee, a permanent easement over specific property of Grantor to the Premises located in Brantleyville, 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.

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)

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


JANE COLVIN HARRISON

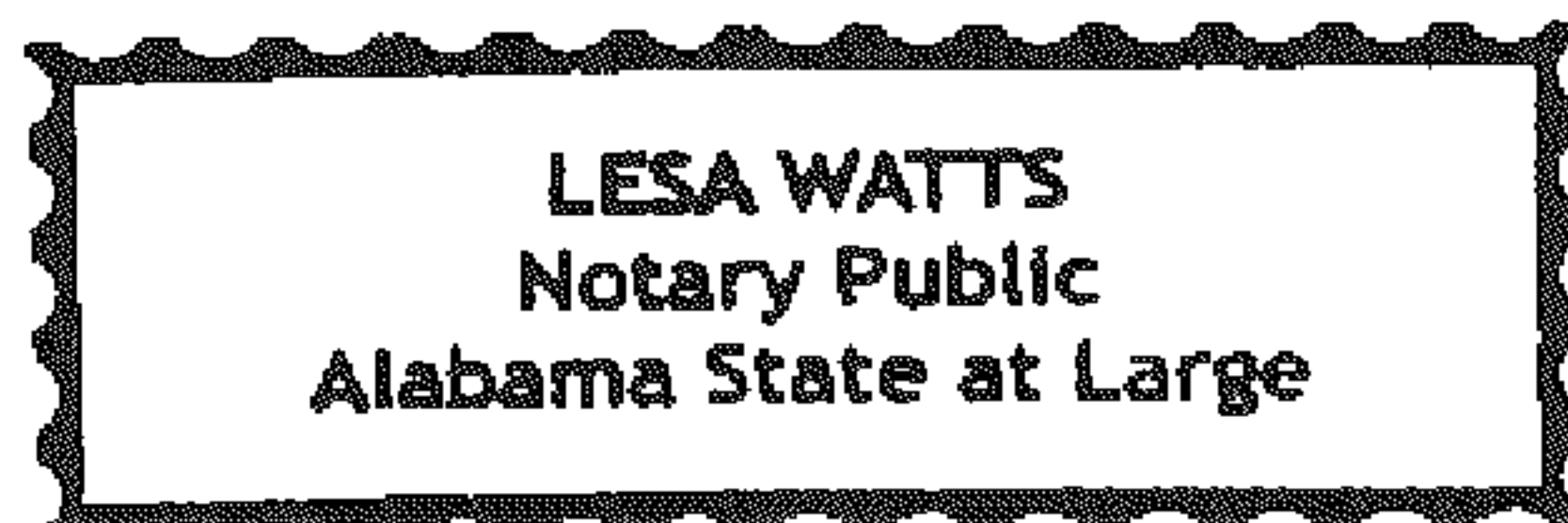
GENERAL ACKNOWLEDGEMENT


STATE OF ALABAMA)

COUNTY OF *Madison*)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane Colvin Harrison whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2025.




NOTARY PUBLIC
My Commission Expires: *Jul 21, 2026*
Lesa Watts

This instrument prepared by:
Howard McFadden
Senior General Attorney — Real Estate
Norfolk Southern Corporation
650 West Peachtree Street, NW
11th Floor
Atlanta, Georgia 30308

EXHIBIT "A" LEGAL DESCRIPTION

NORFOLK SOUTHERN RAILWAY COMPANY PROJECT ID: RD-2024-27

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY – JANE COLVIN HARRISON

PERMANENT EASEMENT AREA 1 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING PIN: 23 4 18 0 000 001.000, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH OPEN TOP PIPE FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1170477.95-FEET, EASTING 2158426.40-FEET, BEING THE NORTHEAST QUARTER CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 18, COMMON WITH THE SOUTH LINE OF SECTION 7, NORTH 88 DEGREES 42 MINUTES 26 SECONDS WEST A DISTANCE OF 5,273.50-FEET TO A POINT, BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG THE SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, BEING PIN: 23 3 07 0 000 001.000, AS DESCRIBED IN INSTRUMENT NUMBER 20140908000281070 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE CONTINUE ALONG SAID NORTH LINE OF SECTION 18, COMMON WITH SAID SOUTH LINE OF SECTION 7, NORTH 88 DEGREES 42 MINUTES 26 SECONDS WEST A DISTANCE OF 58.87-FEET TO A CALCULATED POINT, BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG THE SOUTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, BEING THE POINT AND PLACE OF BEGINNING;

THENCE LEAVING SAID NORTH LINE OF SECTION 18, COMMON WITH THE SOUTH LINE OF SECTION 7, ALONG NEW LINES THE FOLLOWING TWO CALLS;

THENCE SOUTH 58 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 68.40- FEET TO A CALCULATED POINT;

THENCE NORTH 31 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 43.73- FEET TO A CALCULATED POINT, BEING A POINT ALONG SAID NORTH LINE OF SECTION 18, COMMON WITH SAID SOUTH LINE OF SECTION 7, ALSO BEING A POINT ALONG SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC;

THENCE WITH SAID NORTH LINE OF SECTION 18, COMMON WITH SAID SOUTH LINE OF SECTION 7, ALSO BEING SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 81.18- FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,495 SQUARE FEET (0.034 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 3, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF JANE COLVIN HARRISON, PIN: 23 4 18 0 000 001.000, INSTRUMENT NUMBER", DATED JANUARY 6, 2025 BY GPI GEOSPATIAL, INC., AS SHOWN ON NORFOLK SOUTHERN DRAWING NUMBER RD-2024-27.

NORFOLK SOUTHERN RAILWAY COMPANY PROJECT ID: RD-2024-27

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY – JANE COLVIN HARRISON

PERMANENT EASEMENT AREA 2 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING PIN: 23 4 18 0 000 001.000, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH OPEN TOP PIPE FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1170477.95-FEET, EASTING 2158426.40-FEET, BEING THE NORTHEAST 1/4 CORNER OF THE NORTHWEST 1/4 QUARTER OF THE NORTHWEST 1/4 SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 18, COMMON WITH THE SOUTH LINE OF SECTION 7, NORTH 88 DEGREES 42 MINUTES 26 SECONDS WEST A DISTANCE OF 5,273.50-FEET TO A POINT, BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG THE SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, BEING PIN: 23 3 07 0 000 001.000, AS DESCRIBED IN INSTRUMENT NUMBER 20140908000281070 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE CONTINUE ALONG SAID NORTH LINE OF SECTION 18, COMMON WITH SAID SOUTH LINE OF SECTION 7, NORTH 88 DEGREES 42 MINUTES 26 SECONDS WEST A DISTANCE OF 245.66-FEET TO A CALCULATED POINT, BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A 100-WIDTH RIGHT-OF-WAY, ALSO BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG THE SOUTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 631+61.23 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170602.47-FEET, EASTING 2152908.64-FEET, BEING THE POINT AND PLACE OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF SECTION 18, COMMON WITH SAID SOUTH LINE OF SECTION 7, SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 47.56-FEET TO A CALCULATED POINT, BEING A POINT ALONG SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC;

THENCE LEAVING SAID NORTH LINE OF SECTION 18, COMMON WITH THE SOUTH LINE OF SECTION 7, ALONG NEW LINES THE FOLLOWING SEVEN CALLS;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1507.69-FEET, AN ARC LENGTH OF 299.53-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 30 MINUTES 13 SECONDS WEST 299.04-FEET TO A CALCULATED POINT;

THENCE SOUTH 19 DEGREES 48 MINUTES 17 SECONDS EAST A DISTANCE OF 15.00- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1522.69-FEET, AN ARC LENGTH OF 298.28-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 48 MINUTES 25 SECONDS WEST 297.80- FEET TO A CALCULATED POINT;

THENCE SOUTH 81 DEGREES 25 MINUTES 08 SECONDS WEST A DISTANCE OF 141.72- FEET TO A CALCULATED POINT;

THENCE NORTH 08 DEGREES 39 MINUTES 16 SECONDS WEST A DISTANCE OF 15.00- FEET TO A CALCULATED POINT;

THENCE SOUTH 81 DEGREES 25 MINUTES 08 SECONDS WEST A DISTANCE OF 236.77- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1834.86- FEET, AN ARC LENGTH OF 203.23- FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 14 MINUTES 45 SECONDS WEST 203.13- FEET TO A CALCULATED POINT, BEING A POINT ALONG THE WESTERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG THE EASTERN PROPERTY LINE OF WESTERN REI, LLC, BEING PIN 24 6 13 0 000 001.00, AS DESCRIBED IN INSTRUMENT NUMBER 20240903000273170 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE ALONG SAID WESTERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH A POINT ALONG SAID EASTERN PROPERTY LINE OF WESTERN REI, LLC, NORTH 01 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 26.02- FEET TO A CALCULATED POINT, BEING A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A 100-WIDTH RIGHT-OF-WAY, ALSO BEING A POINT ALONG THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, COMMON WITH THE NORTHEAST CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND & TIMBER, LLC, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 642+70.18, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170328.53- FEET, EASTING 2151827.86- FEET;

THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A 100-WIDTH RIGHT-OF-WAY, THE FOLLOWING THREE CALLS:

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 198.73-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 21 MINUTES 28 SECONDS EAST 198.64-FEET TO A CALCULATED POINT, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 640+66.13, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170368.62-FEET, EASTING 2152022.41-FEET;

THENCE NORTH 81 DEGREES 25 MINUTES 08 SECONDS EAST A DISTANCE OF 378.51- FEET TO A CALCULATED POINT, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 636+87.63, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170425.09-FEET, EASTING 2152396.68-FEET;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.69- FEET, AN ARC LENGTH OF 544.73- FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 53 MINUTES 27 SECONDS EAST 541.82- FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 35,314 SQUARE FEET (0.811 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 3, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF JANE COLVIN HARRISON, PIN: 23 4 18 0 000 001.000, INSTRUMENT NUMBER", DATED JANUARY 6, 2025 BY GPI GEOSPATIAL, INC., AS SHOWN ON NORFOLK SOUTHERN DRAWING NUMBER RD-2024-27.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/10/2025 12:11:13 PM
 \$44.00 PAYGE
 20250210000039290

Alex S. Bayl