

(Recording Date)

E-4492

This instrument was prepared by:

Howard D. McFadden
Senior General Attorney-Real Estate
Norfolk Southern Corporation
Peachtree Street NW
Atlanta, Georgia 30308

Please send tax notice to:

Norfolk Southern Railway Company
650 West Peachtree Street NW
Atlanta, Georgia 30308 650 West

STATE OF ALABAMA)

CHILTON COUNTY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned, **REX MCKINNEY, a married man** (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 in CHILTON County 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.

The property herein conveyed X is not part of the homestead of the Grantor nor is it part of the homestead of the grantor’s spouse as term “homestead” is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of the Grantor and the conveyance is joined by both.

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.

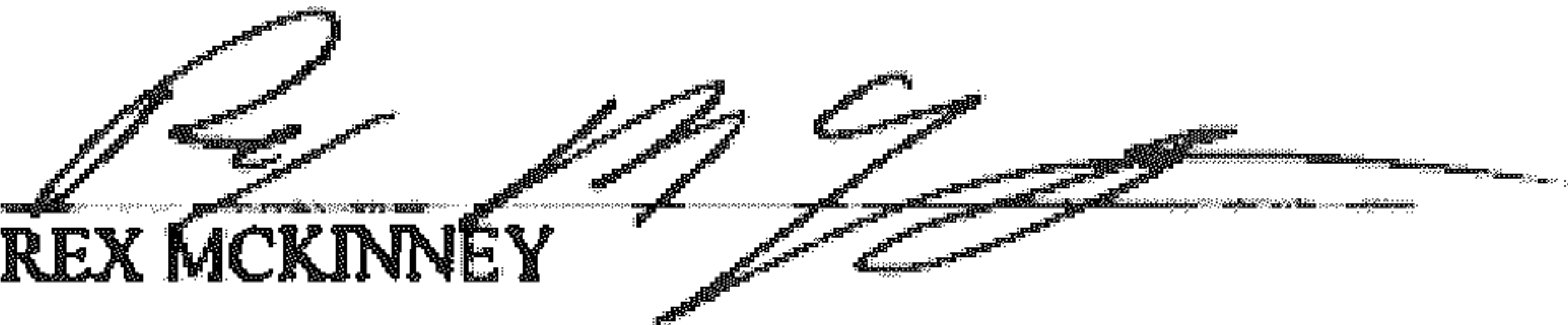
Pursuant to the provisions of Section 40-22-1 of the Code of Alabama (1975), the following information is provided in lieu of submitting Form RT-1 Real Estate Sales Validation Form:

Grantor's Names and Mailing Address:	Grantee's Name and Mailing Address:
Rex McKinney PO Box 194 Montevallo, Alabama 35115	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 4 002 006.000 Shelby County, Alabama
Date of Transfer:	
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 12 day of Feb, 2024.

GRANTOR:


REX MCKINNEY

STATE OF ALABAMA)

COUNTY OF Shelby)

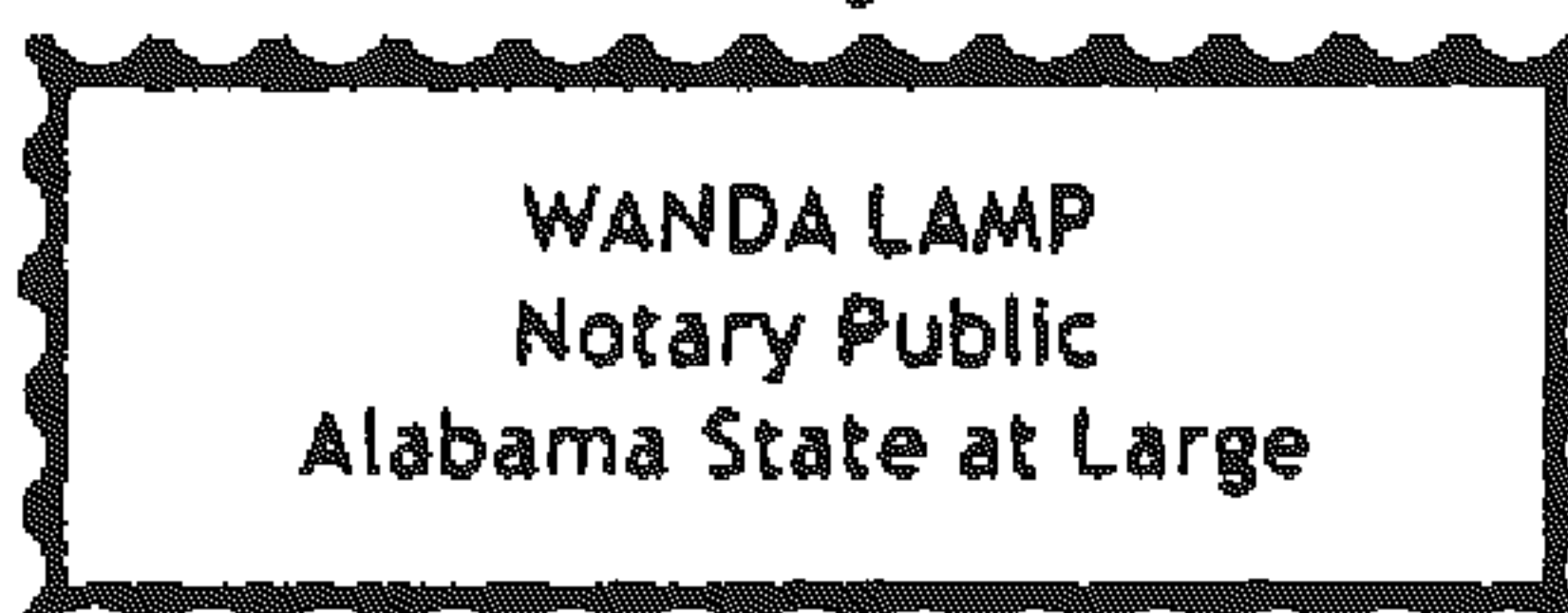
I, the undersigned, a Notary Public in and for the above State and County, hereby certify that REX MCKINNEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily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

GIVEN under my hand and official seal this 12 day of February, 2024.



Notary Public

[NOTARIAL SEAL]



My commission expires: 6/8/25

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EXHIBIT "A" LEGAL DESCRIPTION

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

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY - REX MCKINNEY

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 REX MCKINNEY, PER INSTRUMENT NUMBER 20010412000138871, AND IDENTIFIED AS PARCEL NUMBER 36 3 08 4 002 006.000 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 THE SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 800.61 FEET TO A 5/8-INCH REBAR AND CAP SET, BEING THE

SOUTHEASTERLY PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR
 FORMERLY BY REX MCKINNEY, COMMON WITH THE NORTHEASTERLY PROPERTY
 CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY TOMMY E.
 GATES AND JOYCE ELAINE GATES, PER INSTRUMENT NUMBER 20030214000094300,
 AND BEING 50-FEET RIGHT (PERPENDICULAR) OF STATION 7396+48.45 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
 1119910.72 FEET, EASTING 2157043.47 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 REX
 MCKINNEY, COMMON WITH THE NORTHERN PROPERTY LINE OF SAID PARCEL OF
 LAND OWNED NOW OR FORMERLY BY TOMMY E. GATES AND JOYCE ELAINE
 GATES, NORTH 50 DEGREES, 54 MINUTES, 58 SECONDS WEST A DISTANCE OF 15.02
 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 REX MCKINNEY, COMMON WITH SAID NORTHERN
 PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY
 TOMMY E. GATES AND JOYCE ELAINE GATES, A NEW LINE, PARALLEL WITH SAID
 WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH
 38 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 126.68 FEET TO A 5/8-
 INCH REBAR AND CAP SET, LYING ALONG THE NORTHERN PROPERTY LINE OF
 SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY REX MCKINNEY, COMMON
 WITH THE SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW
 OR FORMERLY BY THE STATE OF ALABAMA, PER INSTRUMENT NUMBER
 19961008000334091;
 THENCE WITH SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND
 OWNED NOW OR FORMERLY BY REX MCKINNEY, COMMON WITH SAID SOUTHERN
 PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY THE

STATE OF ALABAMA, SOUTH 54 DEGREES, 06 MINUTES, 31 SECONDS EAST A
DISTANCE OF 15.00 FEET TO A 5/8-INCH REBAR AND CAP SET, LYING ALONG SAID
WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY BEING
50-FEET RIGHT (PERPENDICULAR) OF STATION 7395+20.93 AS PER SAID RIGHT-OFWAY
AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA
WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1120013.54 FEET,
EASTING 2157118.91 FEET;
THENCE ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN
RAILWAY COMPANY, SOUTH 36 DEGREES, 16 MINUTES, 02 SECONDS WEST A
DISTANCE OF 127.52 FEET TO THE POINT OF BEGINNING;
CONTAINING 1,906 SQUARE FEET (0.04 ACRES) MORE OR LESS, BEING A PORTION
OF THE PROPERTY OWNED NOW OR FORMERLY BY REX MCKINNEY, 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 REX MCKINNEY",
DATED JULY 25, 2023 BY GPI GEOSPATIAL, INC., ALSO IDENTIFIED AS NORFOLK
SOUTHERN RAILWAY COMPANY PROJECT ID: RA-2022-7.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2025 10:43:46 AM
\$41.00 JOANN
20250213000044210

Allen S. Bayl