

E-6935

This instrument was prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker Road, Suite 201
Helena, AL 35080

Send tax notice to:
Kenneth Earl Malon
23 Tulip Lane
Brantleyville, AL 35114

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIX THOUSAND AND 00/100 Dollars (\$6,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Earl Malone, married man, Kenneth Earl Malone, married man, trustee, and Timothy Shawn Malone, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kenneth Earl Malone** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

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

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY – KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE

PERMANENT EASEMENT 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 KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE, BEING PIN: 23 4 17 0 002 001.000, AS DESCRIBED IN INSTRUMENT NUMBER 19960103000001051 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 2-INCH OPEN TOP PIPE WITH METAL CAP FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1170448.032 FEET, EASTING 2159752.569 FEET, BEING THE NORTHWEST 1/4 CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST;

THENCE ALONG A TIE LINE SOUTH 74 DEGREES 55 MINUTES 48 SECONDS EAST A DISTANCE OF 754.49-FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE, COMMON WITH THE EASTERN CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY ALVIN SIMS AND

TERESA ANN SIMS, BEING PIN: 23 4 17 0 002 002.000 AND LYING ALONG SOUTHERN NORFOLK SOUTHERN RIGHT-OF-WAY, A 100-FOOT RIGHT-OF-WAY;

THENCE ALONG SOUTHERN NORFOLK RIGHT-OF-WAY, A 100-FOOT RIGHT-OF-WAY, COMMON WITH SAID LAND OWNED NOW OR FORMERLY BY KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE, SOUTH 55 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 44.35-FEET, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 550+52.70 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170226.60-FEET, EASTING 2160517.56-FEET, THE POINT AND PLACE OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A 100-FOOT RIGHT-OF-WAY, SOUTH 55 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 20-FEET TO A CALCULATED POINT, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 550+32.70 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170215.21-FEET, EASTING 2160534.00-FEET;

THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A 100-FOOT RIGHT-OF-WAY, WITH NEW LINES, THE FOLLOWING THREE CALLS:

THENCE SOUTH 34 DEGREES 43 MINUTES 46 SECONDS WEST A DISTANCE OF 20-FEET TO A CALCULATED POINT;

THENCE NORTH 55 DEGREES 16 MINUTES 14 SECONDS WEST A DISTANCE OF 20-FEET TO A CALCULATED POINT;

THENCE NORTH 34 DEGREES 43 MINUTES 46 SECONDS EAST A DISTANCE OF 20-FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 400 SQUARE FEET (0.009 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE, LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY AND EASEMENT SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF KENNETH EARL MALONE AND KENNETH EARL MALONE IN TRUST FOR TIMOTHY SHAWN MALONE, PIN: 23 4 17 0 002 001.000, INSTRUMENT NUMBER 19960103000001051", DATED DECEMBER 16, 2024 BY GPI GEOSPATIAL, INC., AS SHOWN ON NORFOLK SOUTHERN DRAWING NUMBER RD-2024-27.

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

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 to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 3rd day of February, 2025.

Kenneth Earl Malone
Kenneth Earl Malone

Timothy Shawn Malone
Timothy Shawn Malone

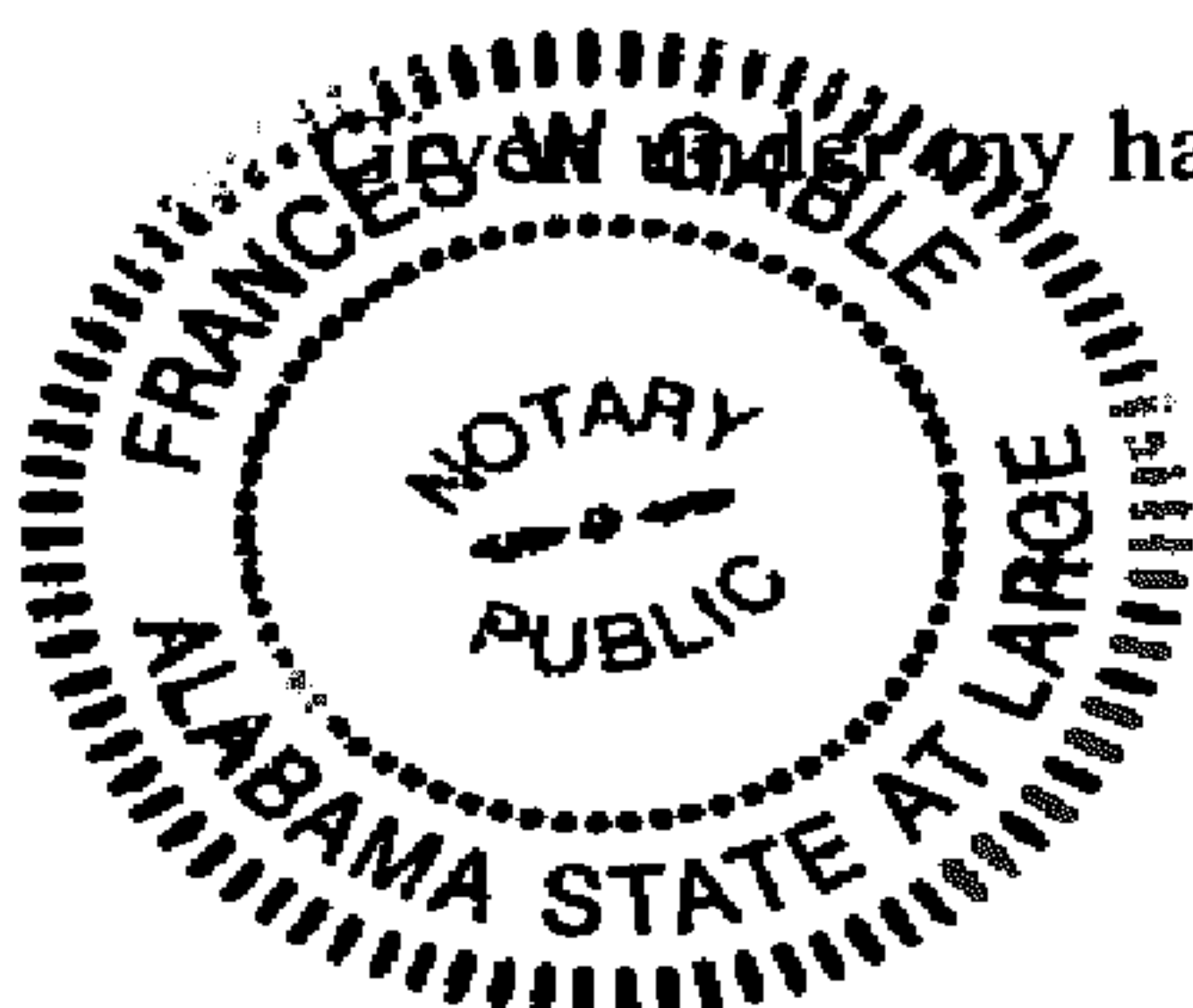
GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Earl Malone and Timothy Shawn Malone, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

I have signed my hand and official seal this 3rd day of February, 2025.



Frances W. Gable
NOTARY PUBLIC

My Commission Expires: April 29, 2027

Kenneth Earl Malone
Kenneth Earl Malone, as Trustee
as trustee

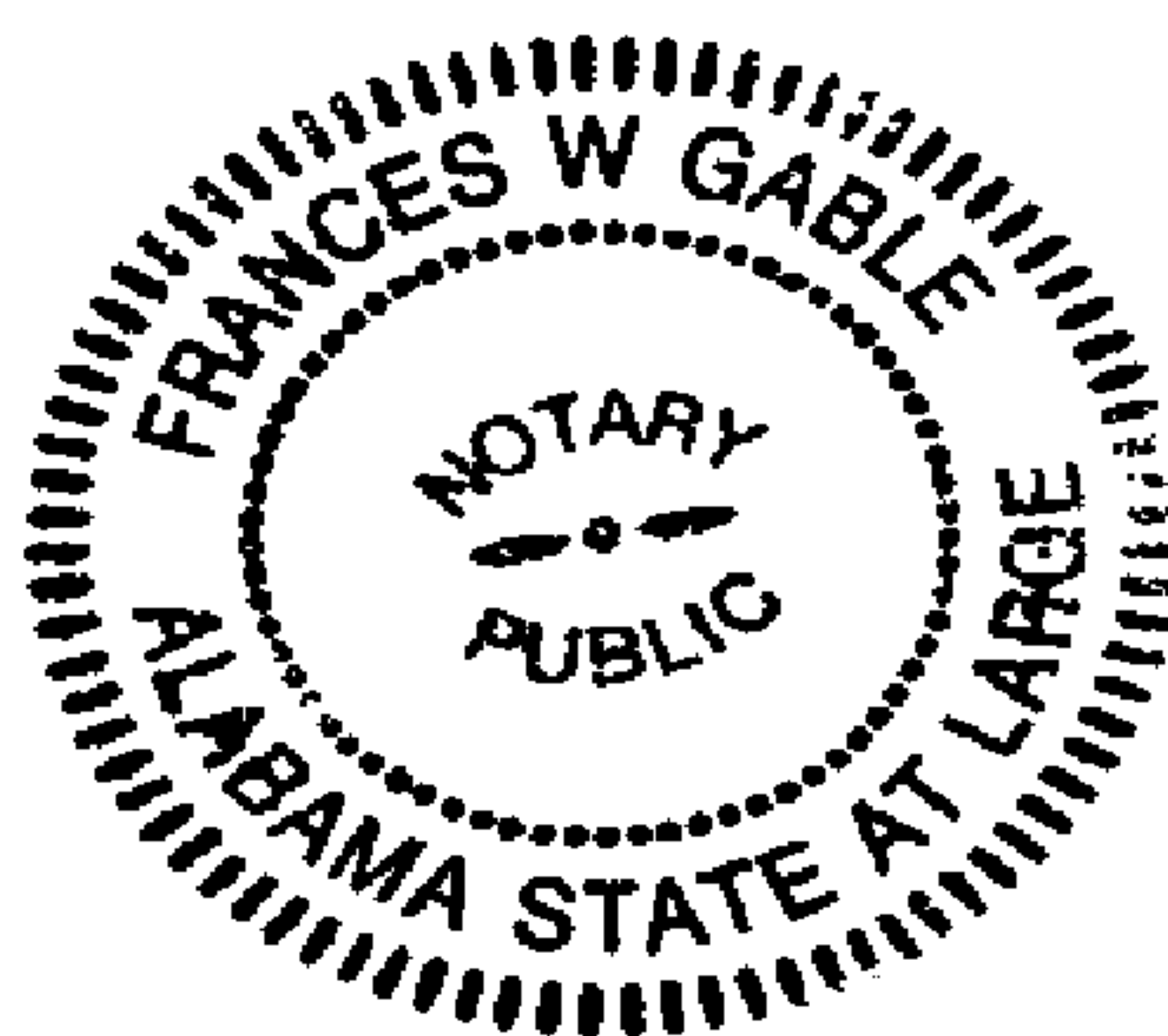
ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Earl Malone whose name as Trustee of Kenneth Earl Malone is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2025.



Frances W. Gable
NOTARY PUBLIC

My Commission Expires: April 29, 2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2025 01:20:55 PM
 \$42.00 JOANN
 20250214000046210

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-6935

Grantor's Name Kenneth Earl Malone & Timothy Shawn Malone

Mailing Address 23 Tulip Lane
Brantleyville, AL 35114

Property Address Brantleyville Lane Shelby Co AL
Brantleyville, AL 00000

Grantee's Name Kenneth Earl Malone

Mailing Address 23 Tulip Lane
Brantleyville, AL 35114

Date of Sale 2 / 3 / 2025

Total Purchase Price \$

Or

1/3 Land Value \$6,000.00

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: February 3, 2025

Print: Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) Circle one