

*(Recording Date)*

**E-4493**

**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        )**

**SHELBY COUNTY            )**

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That the undersigned, **Tommy Gates and Joyce Gates, Husband and Wife** (the "**GRANTOR**"), for and in consideration of the sum of **Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00)** 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 SHELBY 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. The Property is conveyed subject to all easements, encumbrances, exceptions, restrictions, and reservations of public record.

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.

Tommy Gates and Tommy E. Gates is one and the same grantee in that certain Deed as recorded in Instrument#: 20030214000094300, in the Probate Office of Shelby County, Alabama.

Joyce Gates and Joyce Elaine Gates is one and the same grantee in that certain Deed as recorded in Instrument#: 20030214000094300, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said GRANTEE, its successors and assigns, in fee simple, **FOREVER**.

**AND** the GRANTORS do for themselves, and their heirs, personal representatives and assigns, covenant with the said GRANTEE, its successors and assigns, that the GRANTORS are lawfully seized in fee simple of the Property; that the said Property is free from all encumbrances, unless otherwise noted above; that the GRANTORS have a good right to sell and convey the said Property as aforesaid; and that the GRANTORS will, and their 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 GRANTORS.

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>
Tommy Gates and Joyce Gates P.O. Box 338 Wilton, Alabama 35187	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 4 002 015.000 Shelby County, Alabama
Date of Transfer:	3-25-2025
Total Purchase Price:	\$3,300.00
The Purchase Price can be verified by:	Option Agreement

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IN WITNESS WHEREOF, GRANTORS have executed and delivered this deed of conveyance under seal effective this 25th day of March, ~~2024~~ 2025

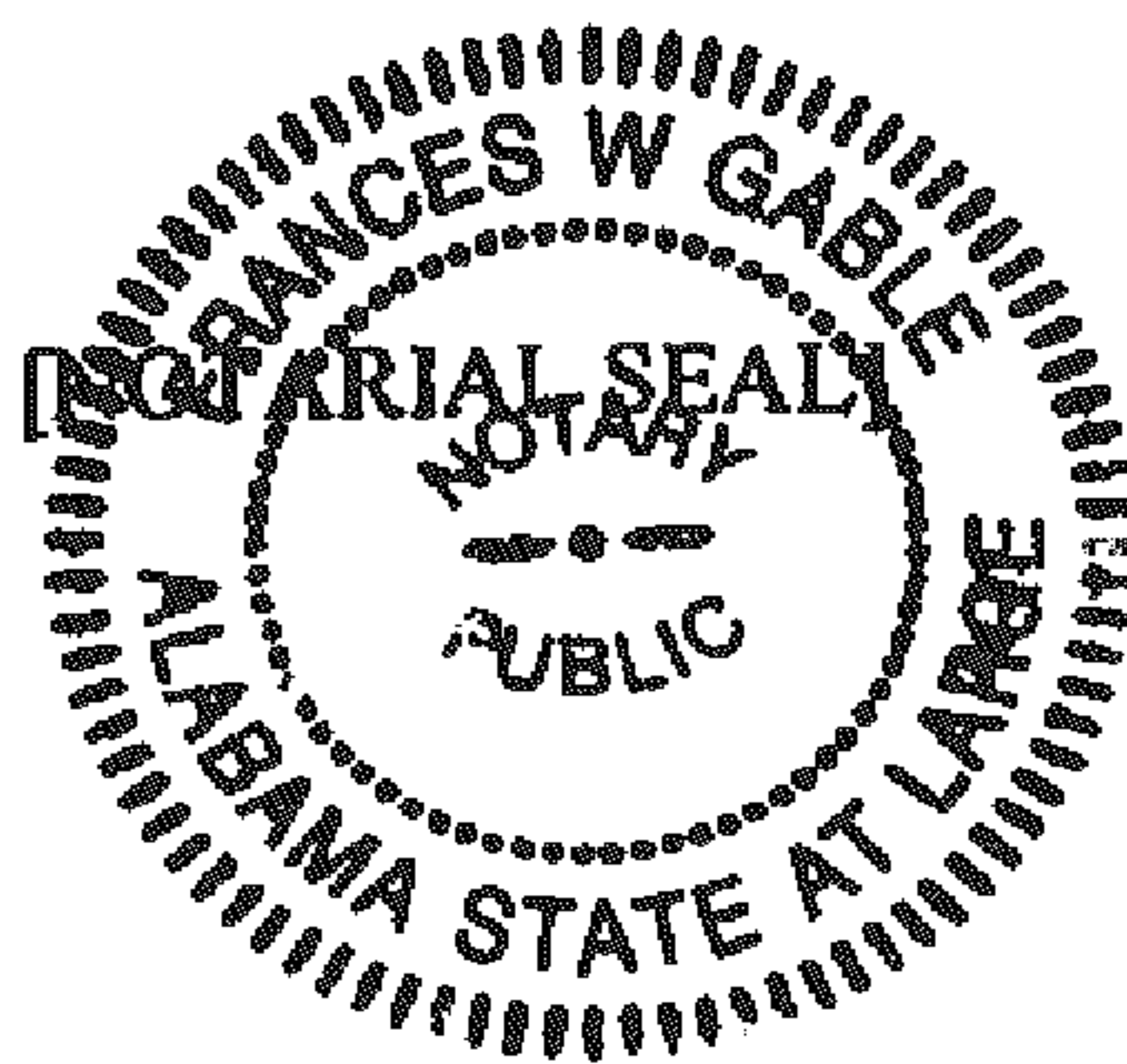
**GRANTOR:**

Tommy Gates  
TOMMY GATES

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for the above State and County, hereby certify that TOMMY GATES, 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 25th day of March, ~~2024~~ 2025



Frances W. Gable  
Notary Public

My commission expires: April 29, 2027

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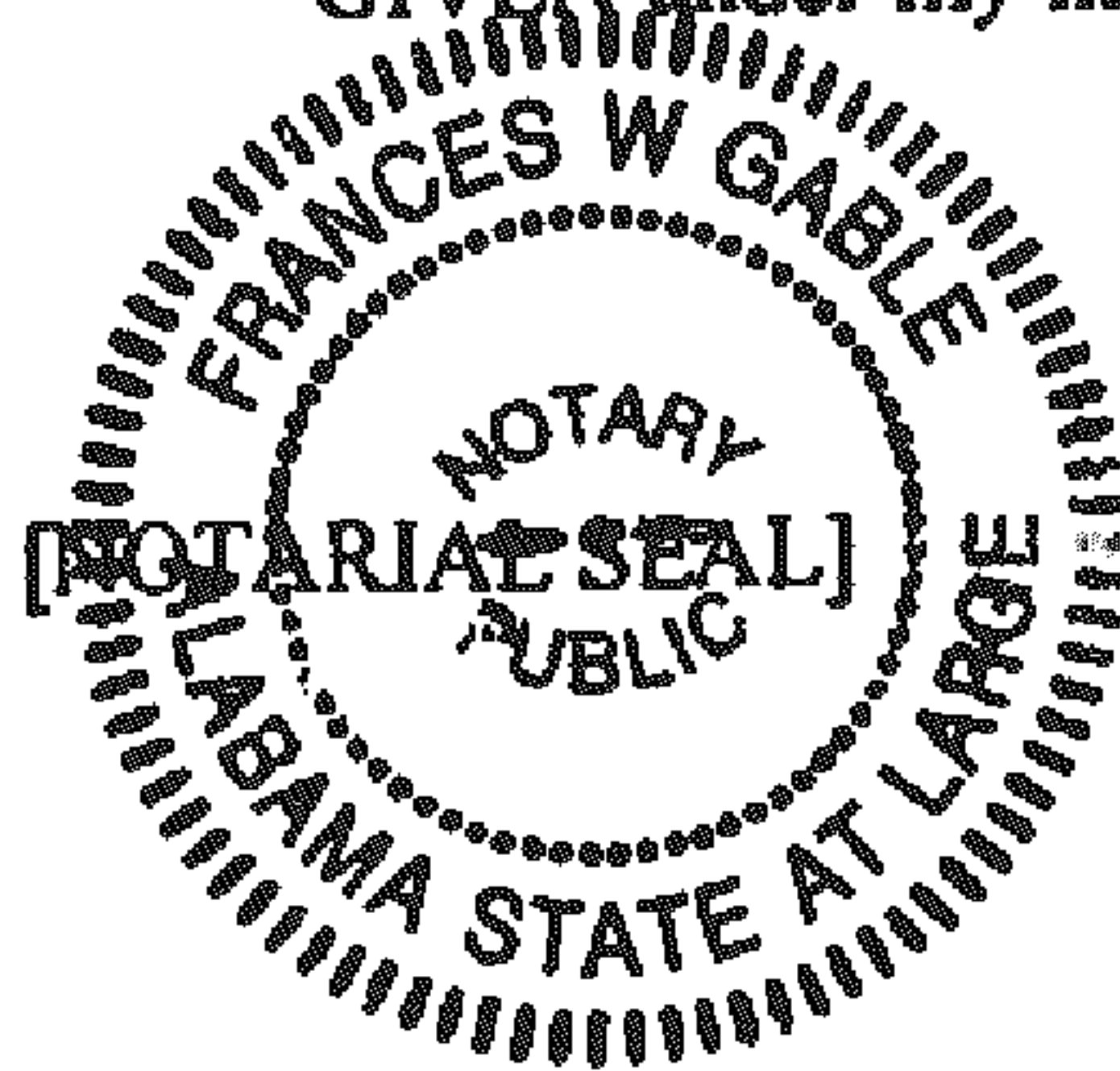
**GRANTOR:**

Joyce Gates  
JOYCE GATES

STATE OF ALABAMA                   )  
  :  
COUNTY OF SHELBY               )

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

GIVEN under my hand and official seal this 25th day of March, ~~2024~~, 2025



Frances W. Gable  
Notary Public

My commission expires: April 29, 2027

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**EXHIBIT "A"**  
**Property Description**

**Closing Date:** March 25, 2025  
**Buyer(s):** Norfolk Southern Railway Company  
**Property Address:** Land, Montevallo, AL 35115

**PROPERTY DESCRIPTION:**

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

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY — TOMMY E. GATES & JOYCE ELAINE GATES 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 TOMMY E. GATES AND JOYCE ELAINE GATES, PER INSTRUMENT NUMBER 20030214000094300, AND IDENTIFIED AS PARCEL NUMBER 36 3 08 4 002 009.000 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, NADS83(2011) STATE PLANE COORDINATES NORTHING 1119265.21 FEET, EASTING 2156569.87 FEET;

THENCE ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 356.94 FEET TO A FOUND RAILROAD SPIKE IN PAVEMENT, BEING THE



SOUTHEASTERLY PROPERTY CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY TOMMY E. GATES AND JOYCE ELAINE GATES, COMMON WITH THE NORTHEASTERLY PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, PER INSTRUMENT NUMBER 20080530000219170, AND BEING 50-FEET RIGHT (PERPENDICULAR) OF STATION 7400+92.12 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA WEST ZONE, NADS83 (2011) STATE PLANE COORDINATES NORTHING 1119553.00 FEET, EASTING 2156781.02 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 TOMMY E. GATES AND JOYCE ELAINE GATES, COMMON WITH THE NORTHERN PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, NORTH 64 DEGREES, 16 MINUTES, 13 SECONDS WEST A DISTANCE OF 35.60 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 TOMMY E. GATES AND JOYCE ELAINE GATES, COMMON WITH SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DANNY FRANK GRIFFIN, ALONG A NEW LINE, PARALLEL WITH SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE 118.00 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE ALONG A NEW LINE, PERPENDICULAR TO THE LAST CALL, SOUTH 53 DEGREES, 43 MINUTES, 58 SECONDS EAST A DISTANCE OF 20.00 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE ALONG A NEW LINE, PERPENDICULAR TO THE LAST CALL, PARALLEL WITH THE SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 36 DEGREES, 16 MINUTES, 02 SECONDS EAST A DISTANCE OF 332.92 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 TOMMY E. GATES AND JOYCE ELAINE GATES, COMMON WITH THE SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY REX MCKINNEY, PER INSTRUMENT NUMBER 20010412000138871;

THENCE WITH SAID NORTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY TOMMY E. GATES AND JOYCE ELAINE GATES, COMMON WITH SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY REX MCKINNEY, SOUTH 50 DEGREES, 54 MINUTES, 58 SECONDS EAST A DISTANCE OF 15.02 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 7396+48.45 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-85, SHEET 1, HAVING ALABAMA WEST ZONE, NADS83(2011) STATE PLANE COORDINATES NORTHING 1119910.72 FEET, EASTING 2157043.47 FEET;

THENCE ALONG SAID WESTERLY PROPERTY LINE OF NORFOLK SOUTHERN RAILWAY COMPANY, SOUTH 36 DEGREES, 16 MINUTES, 02 SECONDS WEST A DISTANCE OF 443.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 9,005 SQUARE FEET (0.21 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY TOMMY E. GATES AND JOYCE ELAINE GATES, 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 TOMMY E. GATES & JOYCE ELAINE GATES", 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  
 03/27/2025 01:48:00 PM  
 \$43.50 JOANN  
 20250327000092370

*Allen S. Bayl*