

**PERMANENT EASEMENT**

THIS PERMANENT EASEMENT, made and entered into this 15<sup>th</sup> day of April, 2025, by and between **VALLEY CREEK LAND & TIMBER, LLC**, a Mississippi limited liability company hereinafter referred to as Grantor, and **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation, hereinafter referred to as Grantee:

WITNESSETH: That the said Grantor, for and in consideration of the sum of TWENTY THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$20,700.00), and other valuable consideration, paid by Grantee to Grantors, which receipt thereof is hereby acknowledged, does by these presents, GRANT unto Grantee, a non-exclusive permanent easement for purposes of engaging in railroad activities on and across the Premises, located in Brantleyville, Shelby County, Alabama, as described and depicted on the Exhibits, attached hereto and made a part hereof (hereinafter, "Permanent Easement", "Easement", or Easement Area").

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. Grantee shall construct and install culverts in the Easement Area which shall at no time be adverse to Grantor's Property, and any disturbance of the Easement Area as a result of the same shall be remediated and repaired to its original condition.

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. Upon termination of this Permanent Easement for any reason, including abandonment, this Permanent Easement and all rights therein shall revert to Grantor, its successors and assigns, and Grantee shall cause the Easement Area to be restored to its original condition.

7. 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.

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

Witness:

VALLEY CREEK LAND & TIMBER, LLC, a Mississippi limited liability company

Rosemary C. Winstead  
As to Grantor

William J. Van Devender, Jr.  
Assistant Manager

STATE OF Mississippi )  
 ) SS:  
COUNTY OF Hinds )

I, the undersigned, a Notary Public in and for the above State and County, hereby certify that **William J. Van Devender, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me as the Assistant Manager of the VALLEY CREEK LAND & TIMBER, LLC, a Mississippi limited liability company, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily as aforesaid.

Witness my hand and Notarial Seal this 4<sup>th</sup> day of April, 2025.

My Commission Expires: 5/18/25

(SEAL)



Connie Black  
Notary Public

Witness:

**NORFOLK SOUTHERN RAILWAY COMPANY, a  
Virginia corporation**

By

*Paul Zuber*

As to Grantee

*Kristi Glahn*

Title: Real Estate Manager

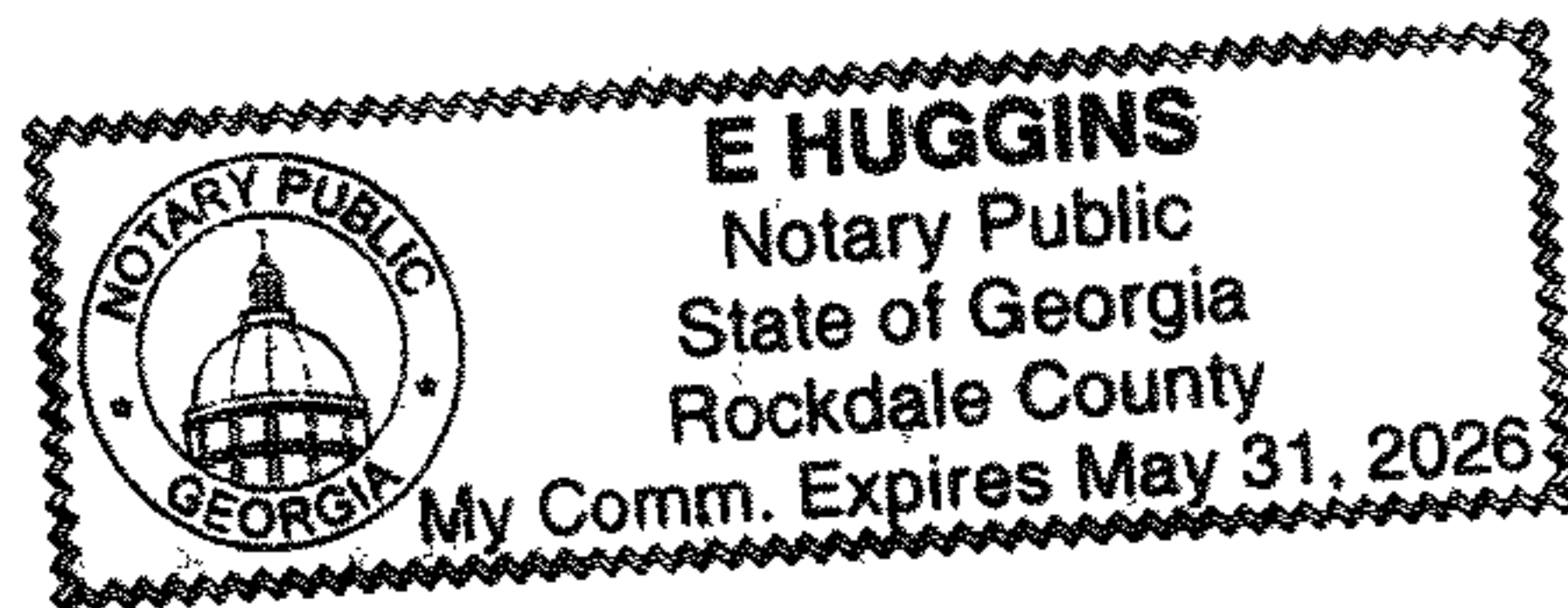
STATE OF GEORGIA )  
 ) SS:  
COUNTY OF FULTON )

BEFORE ME, a Notary Public in and for said County and State, personally appeared Kristi Glahn, the duly authorized Real Estate Manager of NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, who executed the foregoing instrument on behalf of such entity and acknowledged the signing and execution of said instrument to be his voluntary act and deed on behalf of such entity for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal this 14th day of April 2025.

My Commission Expires: 5/31/2026

(SEAL)



*E Huggins*  
Notary Public

This instrument prepared by:

Howard McFadden  
Senior General Attorney – Real Estate  
Norfolk Southern Corporation  
650 West Peachtree Street, NW  
11<sup>th</sup> Floor  
Atlanta, Georgia 30308

## EXHIBIT A LEGAL DESCRIPTION

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

LEGAL DESCRIPTION FOR NORFOLK SOUTHERN RAILWAY COMPANY - VALLEY CREEK LAND AND TIMBER, LLC.

PERMANENT EASEMENT AREA 1 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ALONG A TIE LINE NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 1,326.50-FEET TO 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 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING THE SOUTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 20100805000250110 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH POINT ON THE WESTERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DIANA MOISA JOHNSON, AS DESCRIBED IN INSTRUMENT NUMBER 20220617000243800 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE WESTERLY ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTH PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JOSEPH E. BIDDY JR. AND SUSAN R. BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 19920814000171401 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY GAIL BOSHELL, AS DESCRIBED IN INSTRUMENT NUMBER 20020115000025711 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, BEING THE SECTION LINE OF SECTION 7 AND 18, TOWNSHIP 21, RANGE 3 WEST, NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 5519.24-FEET TO A 5/8-INCH REBAR AND CAP SET, BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, COMMON WITH A NORTHERN CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 631+61.31 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170602.43-FEET, EASTING 2152908.57-FEET;

THENCE NORTHWESTERLY ALONG A TIE LINE, CROSSING THE NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, NORTH 38 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 101.44-FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG THE NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 631+78.35 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170681.30-FEET, EASTING 2152844.78-FEET,;

THENCE NORTHEASTERLY ALONG SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY THE FOLLOWING NINE CALLS:

THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 263.27-FEET TO A CALCULATED POINT;

THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 234.93-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 353.16-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 53 MINUTES 34 SECONDS EAST 350.05-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 25.00-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 01 MINUTES 18 SECONDS EAST 25.00- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 206.41-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 19 MINUTES 57 SECONDS EAST 205.79- FEET TO A CALCULATED POINT;

THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 39.38- FEET TO A CALCULATED POINT;

THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 142.00- FEET TO A CALCULATED POINT;

THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 139.99- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1077.22- FEET, AN ARC LENGTH OF 342.52- FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 43 MINUTES 47 SECONDS EAST 341.08- FEET TO A CALCULATED POINT, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 613+95.74 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170974.02- FEET, EASTING 2154536.67- FEET, BEING THE POINT AND PLACE OF BEGINNING;

THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, ALONG NEW LINES THE FOLLOWING 5 CALLS:

THENCE NORTH 05 DEGREES 50 MINUTES 19 SECONDS WEST A DISTANCE OF 15.00- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1062.22- FEET, AN ARC LENGTH OF 50.00- FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 48 MINUTES 46 SECONDS EAST 50.00- FEET TO A CALCULATED POINT;

THENCE NORTH 08 DEGREES 32 MINUTES 09 SECONDS WEST A DISTANCE OF 21.00- FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1041.22- FEET, AN ARC LENGTH OF 30.00- FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 38 MINUTES 19 SECONDS EAST 30.00- FEET TO A CALCULATED POINT;

THENCE SOUTH 10 DEGREES 11 MINUTES 12 SECONDS EAST A DISTANCE OF 36.00- FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG SAID NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 613+10.22 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170985.41- FEET, EASTING 2154617.60- FEET;

THENCE WESTERLY ALONG SAID NORTHERN NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1077.22- FEET, AN ARC LENGTH OF 81.75- FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 59 MINUTES 14 SECONDS WEST 81.73- FEET TO A CALCULATED POINT AND BEING THE POINT OF BEGINNING;

CONTAINING 1,854 SQUARE FEET (0.043 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC., LYING IN SECTION 7, TOWNSHIP 21, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY & EASEMENT SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF VALLEY CREEK LAND AND TIMBER, LLC, PIN: 23 3 07 0 000 001.000, INSTRUMENT NUMBER 2014908000281070", DATED 01/16/2025 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 - VALLEY CREEK LAND AND TIMBER, LLC.

PERMANENT EASEMENT AREA 2 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 2-INCH OPEN TOP PIPE FOUND, HAVING ALABAMA WEST ZONE, NAD83(2011) STATE PLANE COORDINATES NORTHING 1170448.032 FEET, EASTING 2159752.569 FEET, BEING THE

NORTHEAST QUARTER CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST;

THENCE ALONG A TIE LINE NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 1,326.50-FEET TO 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 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING THE SOUTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 20100805000250110 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH POINT ON THE WESTERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY DIANA MOISA JOHNSON, AS DESCRIBED IN INSTRUMENT NUMBER 20220617000243800 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE WESTERLY ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTH PROPERTY LINE OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JOSEPH E. BIDDY JR. AND SUSAN R. BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 19920814000171401 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY GAIL BOSHELL, AS DESCRIBED IN INSTRUMENT NUMBER 20020115000025711 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, BEING THE SECTION LINE OF SECTION 7 AND 18, TOWNSHIP 21, RANGE 3 WEST, NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 5519.24-FEET TO A 5/8-INCH REBAR AND CAP SET, BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, COMMON WITH A NORTHERN CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 631+61.31 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170602.43-FEET, EASTING 2152908.57-FEET;

THENCE NORTHWESTERLY ALONG A TIE LINE, CROSSING THE NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, NORTH 38 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 101.44-FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG THE NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 631+78.35 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170681.30-FEET, EASTING 2152844.78-FEET,;

THENCE NORTHEASTERLY ALONG SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY THE FOLLOWING NINE CALLS:

THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 263.27-FEET TO A CALCULATED POINT;  
THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 234.93-FEET TO A CALCULATED POINT;  
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 353.16-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 53 MINUTES 34 SECONDS EAST 350.05-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 25.00-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 01 MINUTES 18 SECONDS EAST 25.00-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 206.41-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 19 MINUTES 57 SECONDS EAST 205.79-FEET TO A CALCULATED POINT;

THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 39.38-FEET TO A CALCULATED POINT, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 620+36.02 AS SAID THAT RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1171053.93-FEET, EASTING 2153920.72- FEET, THE POINT AND PLACE OF BEGINNING;

THENCE LEAVING SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, ALONG NEW LINES THE FOLLOWING FIVE CALLS:

THENCE NORTH 12 DEGREES 22 MINUTES 46 SECONDS EAST A DISTANCE OF 45.00-FEET TO A CALCULATED POINT;  
 THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 42.00-FEET TO A CALCULATED POINT;  
 THENCE SOUTH 12 DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF 30.00-FEET TO A CALCULATED POINT;  
 THENCE SOUTH 77 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 100.00-FEET TO A CALCULATED POINT;  
 THENCE SOUTH 12 DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF 15.00-FEET TO A CALCULATED POINT,  
 BEING A POINT LYING ON SAID NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A  
 VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 618+94.02 AS SAID THAT  
 RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING  
 1171023.49-FEET, EASTING 2154059.42-FEET;

THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, NORTH 77  
 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 142.00-FEET TO THE POINT AND PLACE OF BEGINNING,  
 CONTAINING 3,390 SQUARE FEET (0.078 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW  
 OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC., LYING IN SECTION 7, TOWNSHIP 21, RANGE 3 WEST,  
 SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY & EASEMENT  
 SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF VALLEY CREEK LAND AND TIMBER, LLC, PIN:  
 23 3 07 0 000 001.000, INSTRUMENT NUMBER 2014908000281070", DATED 01/16/2025 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 - VALLEY CREEK LAND AND TIMBER, LLC.

PERMANENT EASEMENT AREA 3 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE  
 3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ALONG A TIE LINE NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 1,326.50-FEET TO 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 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
 BEING THE SOUTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY  
 CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW  
 OR FORMERLY BY SUSIE HEADLEY BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 20100805000250110 OF THE  
 SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH POINT ON THE WESTERN PROPERTY LINE OF THAT  
 PARCEL OF LAND OWNED NOW OR FORMERLY BY DIANA MOISA JOHNSON, AS DESCRIBED IN INSTRUMENT NUMBER  
 20220617000243800 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

THENCE WESTERLY ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY  
 BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTH PROPERTY LINE OF SAID PARCEL OF LAND  
 OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR  
 FORMERLY BY JOSEPH E. BIDDY JR. AND SUSAN R. BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER  
 19920814000171401 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF  
 LAND OWNED NOW OR FORMERLY BY GAIL BOSHELL, AS DESCRIBED IN INSTRUMENT NUMBER 20020115000025711  
 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR  
 FORMERLY BY JANE COLVIN HARRISON, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE

SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, BEING THE SECTION LINE OF SECTION 7 AND 18, TOWNSHIP 21, RANGE 3 WEST, NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 5519.24-FEET TO A 5/8-INCH REBAR AND CAP SET, BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, COMMON WITH A NORTHERN CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 631+61.31 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170602.43-FEET, EASTING 2152908.57-FEET;

THENCE NORTHWESTERLY ALONG A TIE LINE, CROSSING THE NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, NORTH 38 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 101.44-FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG THE NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 631+78.35 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170681.30-FEET, EASTING 2152844.78-FEET;

THENCE NORTHEASTERLY ALONG SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY THE FOLLOWING NINE CALLS:

THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 263.27-FEET TO A CALCULATED POINT;

THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 234.93-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 766.78-FEET, AN ARC LENGTH OF 353.16-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 53 MINUTES 34 SECONDS EAST 350.05-FEET TO A CALCULATED POINT, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 622+91.55 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1171077.38-FEET, EASTING 2153652.21-FEET AND BEING THE POINT AND PLACE OF BEGINNING;

THENCE LEAVING SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, ALONG NEW LINES THE FOLLOWING TWENTY-TWO CALLS:

THENCE NORTH 04 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 21.53-FEET TO A CALCULATED POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 67.06-FEET TO A CALCULATED POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 87.42-FEET TO A CALCULATED POINT;

THENCE NORTH 59 DEGREES 26 MINUTES 51 SECONDS WEST A DISTANCE OF 49.64-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.18-FEET, AN ARC LENGTH OF 45.88-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 04 MINUTES 10 SECONDS WEST 45.24-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 351.07-FEET, AN ARC LENGTH OF 124.73-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 33 MINUTES 17 SECONDS WEST 124.08-FEET TO A CALCULATED POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 52 SECONDS WEST A DISTANCE OF 53.77-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00-FEET, AN ARC LENGTH OF 69.55-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 07 MINUTES 39 SECONDS EAST 69.03-FEET TO A CALCULATED POINT;

THENCE NORTH 14 DEGREES 12 MINUTES 10 SECONDS EAST A DISTANCE OF 101.66-FEET TO A CALCULATED POINT;

THENCE WITH A TURNING TO THE LEFT, HAVING A RADIUS OF 75.00-FEET, AN ARC LENGTH OF 16.98-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 43 MINUTES 06 SECONDS EAST 16.94-FEET TO A CALCULATED POINT;

THENCE NORTH 01 DEGREES 14 MINUTES 02 SECONDS EAST A DISTANCE OF 116.95-FEET TO A CALCULATED POINT;

THENCE SOUTH 88 DEGREES 45 MINUTES 58 SECONDS EAST A DISTANCE OF 25.00-FEET TO A CALCULATED POINT;

THENCE SOUTH 01 DEGREES 14 MINUTES 02 SECONDS WEST A DISTANCE OF 116.95-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00-FEET, AN ARC LENGTH OF 22.64-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 43 MINUTES 06 SECONDS WEST 22.59-FEET TO A CALCULATED POINT;

THENCE SOUTH 14 DEGREES 12 MINUTES 10 SECONDS WEST A DISTANCE OF 101.66-FEET TO A CALCULATED POINT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00-FEET, AN ARC LENGTH OF 59.01-FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 07 MINUTES 39 SECONDS WEST 58.57-

FEET TO A CALCULATED POINT;

THENCE SOUTH 09 DEGREES 56 MINUTES 52 SECONDS EAST A DISTANCE OF 53.77-FEET TO A CALCULATED POINT;  
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00-FEET, AN ARC LENGTH OF 114.73-FEET, AND  
BEING SUBTENDED A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 05 MINUTES 42 SECONDS EAST  
113.73-FEET TO A CALCULATED POINT;

THENCE SOUTH 36 DEGREES 14 MINUTES 33 SECONDS EAST A DISTANCE OF 14.36-FEET TO A CALCULATED POINT;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 234.17-FEET TO A CALCULATED POINT;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 149.22-FEET TO A CALCULATED POINT;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 100.53-FEET TO A CALCULATED POINT;  
THENCE SOUTH 04 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 19.79-FEET TO A CALCULATED POINT,  
BEING A POINT LYING ALONG THE SAID NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A  
VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 622+68.20 AS PER THAT  
RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE  
COORDINATES NORTHING 1171079.12-FEET, EASTING 2153677.15-FEET;

THENCE WESTERLY ALONG SAID NORFOLK SOUTHERN RIGHT-OF-WAY, WITH A CURVE TO THE LEFT, HAVING A  
RADIUS OF 766.78-FEET, AN ARC LENGTH OF 25.00-FEET, AND BEING SUBTENDED A CHORD BEARING AND DISTANCE  
OF SOUTH 86 DEGREES 01 MINUTES 18 SECONDS WEST 25.00-FEET TO THE POINT AND PLACE OF BEGINNING;  
CONTAINING 44,197 SQUARE FEET (1.015 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED  
NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC., LYING IN SECTION 7, TOWNSHIP 21, RANGE 3 WEST,  
SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY & EASEMENT  
SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF VALLEY CREEK LAND AND TIMBER, LLC, PIN:  
23 3 07 0 000 001.000, INSTRUMENT NUMBER 2014908000281070", DATED 01/16/2025 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 - VALLEY CREEK LAND AND TIMBER, LLC.  
PERMANENT EASEMENT AREA 4 PARCEL:

A PORTION OF THAT TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE  
3 WEST, SHELBY COUNTY, ALABAMA, OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ALONG A TIE LINE NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 1,326.50-FEET TO 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 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
BEING THE SOUTHEAST PROPERTY CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY VALLEY  
CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW  
OR FORMERLY BY SUSIE HEADLEY BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 20100805000250110 OF THE  
SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH POINT ON THE WESTERN PROPERTY LINE OF THAT  
PARCEL OF LAND OWNED NOW OR FORMERLY BY DIANA MOISA JOHNSON, AS DESCRIBED IN INSTRUMENT NUMBER  
20220617000243800 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE;

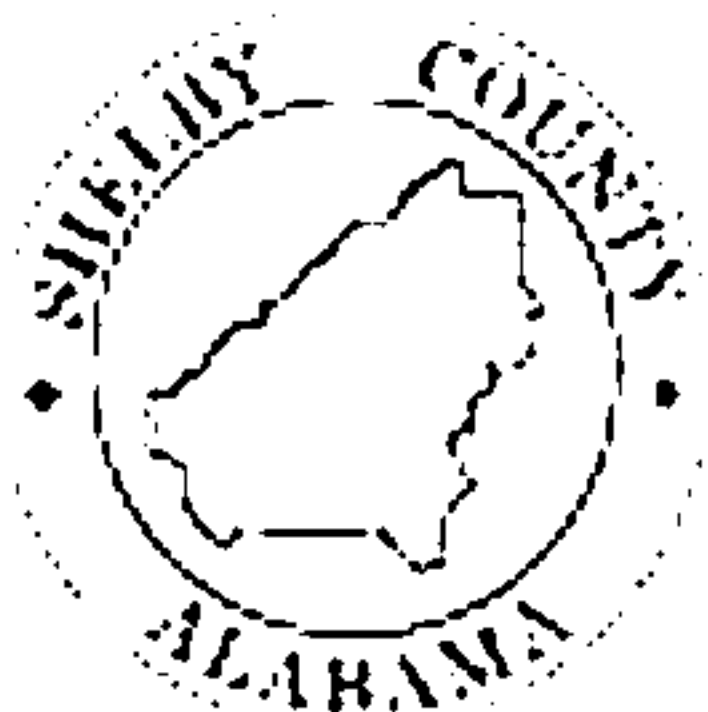
THENCE WESTERLY ALONG SAID SOUTHERN PROPERTY LINE OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY  
BY VALLEY CREEK LAND AND TIMBER, LLC. COMMON WITH THE NORTH PROPERTY LINE OF SAID PARCEL OF LAND  
OWNED NOW OR FORMERLY BY SUSIE HEADLEY BIDDY, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR

FORMERLY BY JOSEPH E. BIDDY JR. AND SUSAN R. BIDDY, AS DESCRIBED IN INSTRUMENT NUMBER 19920814000171401 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY GAIL BOSHELL, AS DESCRIBED IN INSTRUMENT NUMBER 20020115000025711 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, COMMON WITH THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, AS DESCRIBED IN INSTRUMENT NUMBER 20121227000493980 OF THE SHELBY COUNTY, ALABAMA PROBATE'S OFFICE, BEING THE SECTION LINE OF SECTION 7 AND 18, TOWNSHIP 21, RANGE 3 WEST, NORTH 88 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 5519.24-FEET TO A 5/8-INCH REBAR AND CAP SET, BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, COMMON WITH A NORTHERN CORNER OF SAID PARCEL OF LAND OWNED NOW OR FORMERLY BY JANE COLVIN HARRISON, BEING 50.00 FEET LEFT (PERPENDICULAR) OF STATION 631+61.31 AS PER THAT RIGHT-OF-WAY AND TRACK MAP, VALUATION SECTION V-86, SHEET 3, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170602.43-FEET, EASTING 2152908.57-FEET;

THENCE NORTHWESTERLY ALONG A TIE LINE, CROSSING THE NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, NORTH 38 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 101.44-FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG THE NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 631+78.35 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170681.30-FEET, EASTING 2152844.78-FEET, THE POINT AND PLACE OF BEGINNING; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY COMPANY, ALONG NEW LINES THE FOLLOWING FIVE CALLS:

THENCE NORTH 88 DEGREES 42 MINUTES 20 SECONDS WEST A DISTANCE OF 44.25-FEET TO A CALCULATED POINT; THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 297.23-FEET TO A CALCULATED POINT; THENCE NORTH 31 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 35.00-FEET TO A CALCULATED POINT; THENCE NORTH 58 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 60.00-FEET TO A CALCULATED POINT; THENCE SOUTH 31 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 60.00-FEET TO A CALCULATED POINT, BEING A POINT LYING ALONG THE NORTHERN RIGHT-OF-WAY OF NORFOLK SOUTHERN, A VARIABLE WIDTH RIGHT-OF-WAY, BEING 50.00 FEET RIGHT (PERPENDICULAR) OF STATION 628+56.35 AS PER SAID RIGHT-OF-WAY AND TRACK MAP, HAVING ALABAMA WEST ZONE STATE PLANE COORDINATES NORTHING 1170846.53-FEET, EASTING 2153118.76-FEET;

THENCE SOUTHWESTERLY ALONG SAID NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, SOUTH 58 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 263.27-FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 10,521 SQUARE FEET (0.242 ACRES) MORE OR LESS, BEING A PORTION OF THE PROPERTY OWNED NOW OR FORMERLY BY VALLEY CREEK LAND AND TIMBER, LLC., LYING IN SECTION 7, TOWNSHIP 21, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING SHOWN ON THAT CERTAIN MAP ENTITLED "BOUNDARY & EASEMENT SURVEY FOR NORFOLK SOUTHERN RAILWAY COMPANY, PROPERTY OF VALLEY CREEK LAND AND TIMBER, LLC, PIN: 23 3 07 0 000 001.000, INSTRUMENT NUMBER 2014908000281070", DATED 01/16/2025 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  
 04/28/2025 08:50:05 AM  
 \$53.00 JOANN  
 20250428000123990

*Allen S. Bayl*