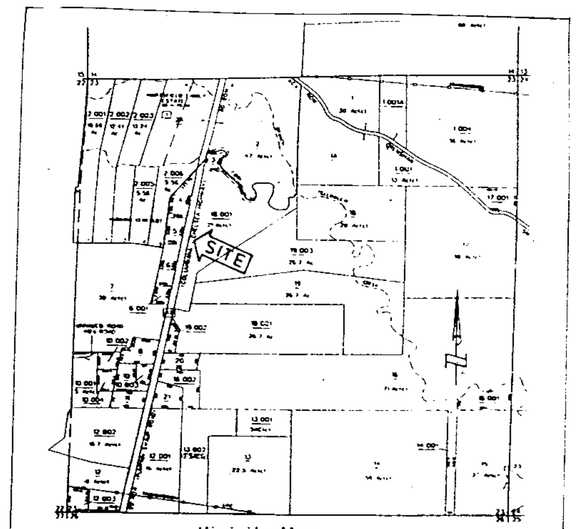
MAP BOOK 22 PAGE 75



Vicinity Map
(NTS)

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

SPRATLIN SURVEY

SITUATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

K. B. WEYGAND & ASSOCIATES, P.C.
Kenneth B. Weygand, Reg. Engr - L.S. #11768
Carl Lionel Moore, L.S. #12139
2233 Cahaba Valley Drive
Birmingham, Alabama 35242-2062
TEL: (205) 991-8065

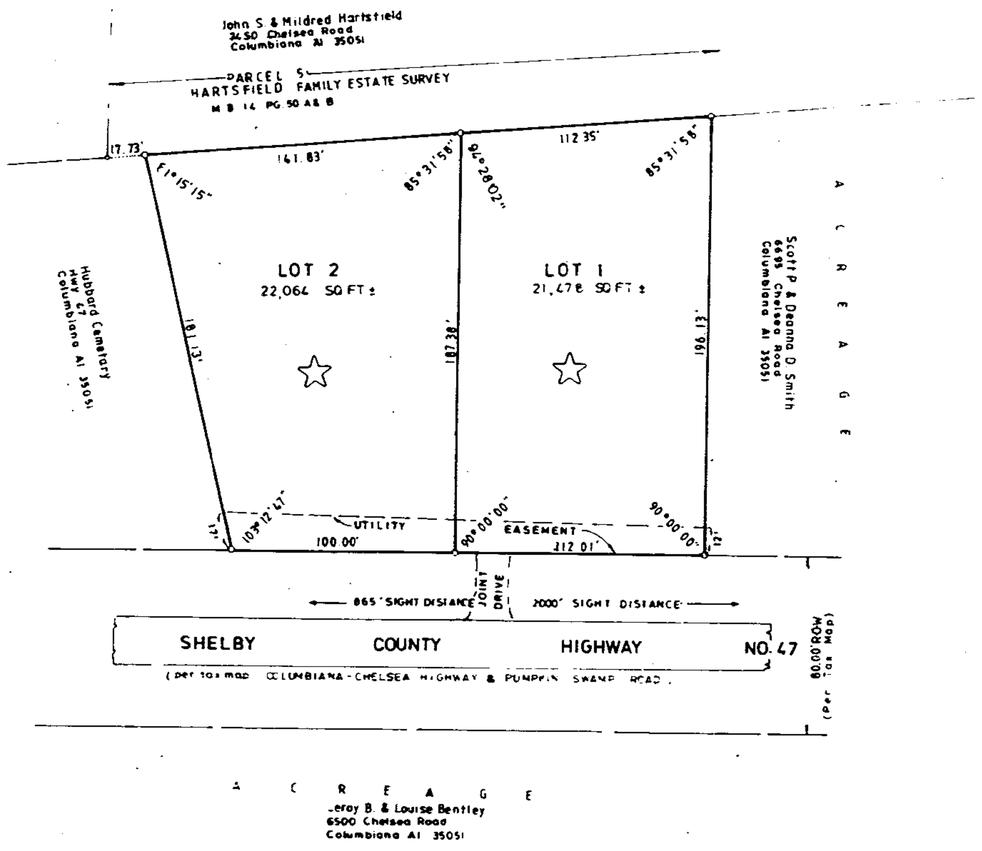
JURISDICTION: SHELBY COUNTY, ALABAMA

40 20 0 20 40 80 120
30 10
GRAPHIC SCALE

DATE: 3-17-97

SCALE: 1"=20'

Inst # 1997-18628
04/23/1997-18628
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00



APPROVED _____ SHELBY COUNTY ENGINEER DATE 4-2-97

APPROVED _____ SHELBY COUNTY PLANNING COMMISSION DATE 4/2/97

APPROVED _____ SHELBY COUNTY HEALTH OFFICER (for recording purposes only) DATE 4-2-97

APPROVED _____ FIRE CHIEF DATE 4-2-97

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION, EXCEPT IN SUBDIVISIONS WITH BIRMINGHAM WATER WORKS & SEWER BOARD'S (BWW&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWW&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWW&SB.

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION."

"SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-C E0 B
EFFECTIVE DATE 9 16 82

☆ DENOTES HEALTH DEPARTMENT TO GIVE INDIVIDUAL APPROVAL ON EACH LOT.

NOTE: DRIVEWAY ACCESS PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF DRIVEWAY. CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Spratlin Construction Company, Inc., Owner, hereby certifies that this plat or map was made pursuant to a survey made by said Engineer-Surveyor, and that said survey and this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of the lands shown thereon and known or to be known as SPRATLIN SURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, width, length and names of each street, as well as the number of each lot and block, and showing the relation of the lands to the Hartsfield Family Estate Survey as recorded in Map Book 14, Page 50 A & B as recorded in the Office of the Judge of Probate, Shelby County, Alabama; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except with SouthTrust Mortgage Corporation.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

DATE: April 2, 1997

BY _____ Kenneth B. Weygand, Reg. Engr -L.S #11768

ALABAMA REGISTERED PROFESSIONAL ENGINEER No. 11768 LAND SURVEYOR KENNETH B. WEYGAND

SPRATLIN CONSTRUCTION COMPANY, INC., Owner
2232 CAHABA VALLEY DR. BIRMINGHAM AL 35242

BY _____ William Spratlin, President

SOUTHTRUST MORTGAGE CORPORATION, Mortgagee
110 OFFICE PARK DR. BIRMINGHAM AL 35223

BY: _____ Its VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Kenneth B. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, on an act of said Engineer-Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 2nd day of April, 1997

BY _____ Notary Public
My commission expires 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that William Spratlin, whose names is signed to the foregoing certificate as President of Spratlin Construction Co., Inc., Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the 1st day of April, 1997

BY _____ Notary Public
My commission expires 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that W. Gray Wren, whose names is signed to the foregoing certificate as Vice President of SouthTrust Mortgage Corporation, Mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the 1st day of April, 1997

BY _____ Notary Public
My commission expires 1-18-2001

1997042300018628 1/1 $.00
Shelby County, Alabama
04/23/1997 02:46:10PM FILED/CERT

MAP CHECKED CDM 3-18-97

BUSINESS RECORDS CORPORATION