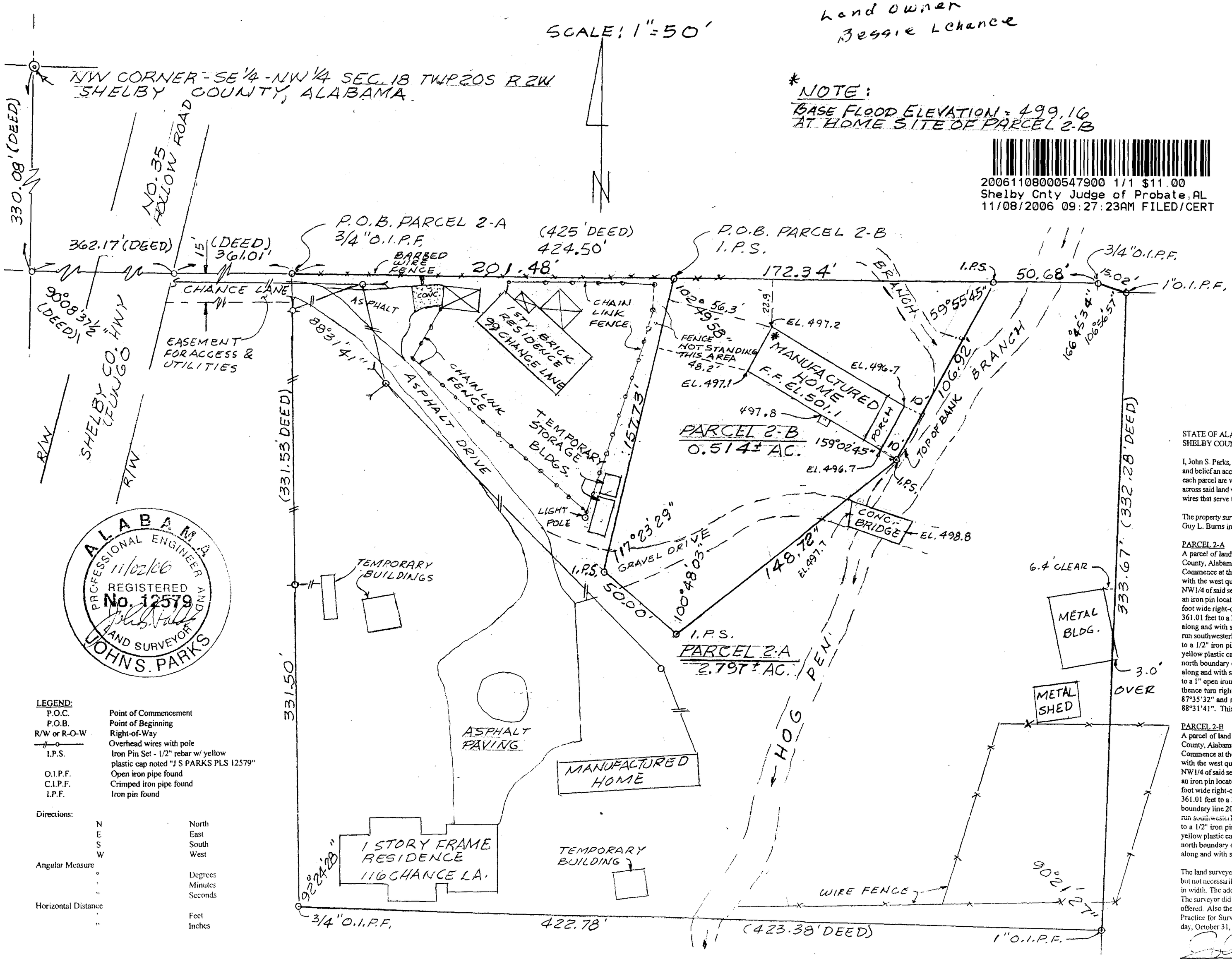
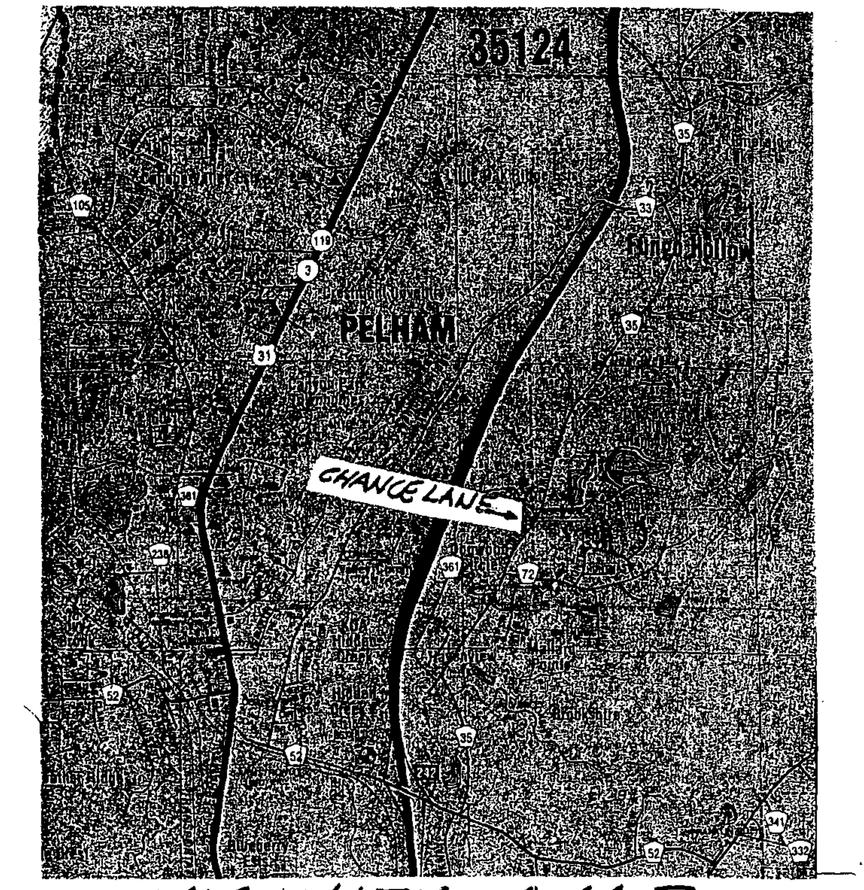
Land Owner
Bessie L Chance

SCALE: 1" = 50'

*NOTE:
BASE FLOOD ELEVATION = 499.16
AT HOME SITE OF PARCEL 2-B

20061108000547900 1/1 $11.00
Shelby Cnty Judge of Probate, AL
11/08/2006 09:27:23AM FILED/CERT





VICINITY MAP

ALABAMA
PROFESSIONAL ENGINEER AND LAND SURVEYOR
11/02/06
REGISTERED
No. 12579
JOHN S. PARKS

LEGEND:

P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R/W or R-O-W	Right-of-Way
—//—o—	Overhead wires with pole
I.P.S.	Iron Pin Set - 1/2" rebar w/ yellow plastic cap noted "J S PARKS PLS 12579"
O.I.P.F.	Open iron pipe found
C.I.P.F.	Crimped iron pipe found
I.P.F.	Iron pin found

Directions:

N	North
E	East
S	South
W	West

Angular Measure

°	Degrees
'	Minutes
"	Seconds

Horizontal Distance

'	Feet
"	Inches

PARCEL SURVEY AND CERTIFICATE

STATE OF ALABAMA)
SHELBY COUNTY)

I, John S. Parks, a Professional Land Surveyor, do hereby certify that the plat or map hereon is to the best of my professional knowledge and belief an accurate representation of a parcel survey and certificate performed by me. I certify the building and improvements serving each parcel are within the lines of same; that there are no visible encroachments by rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no visible electric or telephone wires or structures therefor (excluding wires that serve the premises only) on or over said premises except as shown.

The property surveyed is a survey into two parcels of Lot 2, which was conveyed to James A. Chance and wife Bessie Lee Chance by Guy L. Burns in Deed Book 277, Page 273 in the office of Probate Judge in Shelby County, Alabama on or about March 23, 1972.

PARCEL 2-A
A parcel of land being located in the S1/2 of the N1/2 of the SE1/4 of NW1/4 of Section 18, Township 20S, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the northwest corner of the SE 1/4 of NW 1/4, Section 18, Township 20 South, Range 2 West, thence south along and with the west quarter line 330.08 feet to an iron pin located on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn an angle of 90°08'37-1/2" to the left and run east along and with said north boundary 362.17 feet to an iron pin located on the east right-of-way line of Shelby County Highway No. 35 (Fungo Hollow Road) and the beginning of a 15-foot wide right-of-way to Lot 2 known as Chance Lane; thence continue east along said north boundary and north line of Chance Lane 361.01 feet to a 3/4" open iron pipe found and the Point of Beginning, also being the northwest corner of Lot 2; thence continue east along and with said north boundary line 201.48 feet to a 1/2" iron pin with yellow plastic cap set; thence turn right 102°49'58" and run southwesterly 157.73 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 62°36'31" and run southeasterly 50.00 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 79°41'57" and run northeasterly 148.72 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 20°57'15" and run northeasterly 106.92 feet to a 1/2" iron pin with yellow plastic cap set on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn right 59°55'45" and run easterly along and with said north boundary 50.68 feet to a 3/4" open iron pipe found; thence turn right 13°14'26" and run easterly 15.02 feet to a 1" open iron pipe found; thence turn right 73°03'03" and run southerly 333.67 feet (332.28 by deed) to a 1" open iron pipe found; thence turn right 89°38'33" and run westerly 422.78 feet (423.38 feet by deed) to a 3/4" open iron pipe found; thence turn right 87°35'32" and run northerly 331.50 feet (331.53 feet by deed) to the Point of Beginning, making a closing left interior angle of 88°31'41". This parcel contains 2.797 acres, more or less.

PARCEL 2-B
A parcel of land being located in the S1/2 of the N1/2 of the SE1/4 of NW1/4 of Section 18, Township 20S, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the northwest corner of the SE 1/4 of NW 1/4, Section 18, Township 20 South, Range 2 West, thence south along and with the west quarter line 330.08 feet to an iron pin located on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn an angle of 90°08'37-1/2" to the left and run east along and with said north boundary 362.17 feet to an iron pin located on the east right-of-way line of Shelby County Highway No. 35 (Fungo Hollow Road) and the beginning of a 15-foot wide right-of-way to Lot 2 known as Chance Lane; thence continue east along said north boundary and north line of Chance Lane 361.01 feet to a 3/4" open iron pipe found, also being the northwest corner of Lot 2; thence continue east along and with said north boundary line 201.48 feet to a 1/2" iron pin with yellow plastic cap set and the Point of Beginning; thence turn right 102°49'58" and run southwesterly 157.73 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 62°36'31" and run southeasterly 50.00 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 79°41'57" and run northeasterly 148.72 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 20°57'15" and run northeasterly 106.92 feet to a 1/2" iron pin with yellow plastic cap set on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn left 120°04'15" and run westerly along and with said north boundary 172.34 feet to the Point of Beginning. This parcel contains 0.514 acre, more or less.

The land surveyed is subject to any and all easements, right-of-way, limitations and/or restrictions of record or applicable law, including but not necessarily limited to an ingress and egress easement from the land to Shelby County Highway No. 35, said easement being 15-feet in width. The address of the property is Chance Lane, Pelham, Alabama 35124.
The surveyor did not perform a title search on this parcel of land and does not certify to same. No opinion of mineral and mining rights is offered. Also the surveyor certifies that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama to my knowledge, information, and belief. The above is according to my survey this day, October 31, 2006.

John S. Parks, P.E. & L.S., Alabama No. 12579
5008 Mineola Lane
Birmingham, Alabama 35244
Tel. No. (205)988-5624

File No. 05-025 Dates of field work: April 29, 2005; October 25 - 31, 2006.
Client: Ray Chance.
Tax parcel identification number 14-4-18-2-000-022.000.