

STATE OF ALABAMA)
)
SHELBY COUNTY)


20130220000072110 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/20/2013 02:37:47 PM FILED/CERT

DECLARATION OF VACATION

KNOW BY ALL MEN BY THESE PRESENTS, THAT, WHEREAS, Win Investments, LLC (incorrectly identified in the subject plat as “Win Investments, Inc.”) is the owner of all the property herein described as:

Lot 1, according to the Final Plat Win Investments, as the same is found of record in the Probate Office of Shelby County, Alabama, in Map Book 36, Page 126 (the “Final Plat”);

and as such owner is desirous of vacating the foregoing Final Plat, as provided for by Alabama Code, Section 35-2-53.

NOW, THEREFORE, the undersigned, being the owner of all the lands dedicated as set out in the aforesaid Final Plat, more particularly described as:

A Parcel of land situated in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the said Southwest quarter of said Section 31; thence run in a Westerly direction along the North line of said Southwest quarter for a distance of 301.28 feet to a point; thence turn a deflection angle to the left of 51 degrees 49 minutes 38 seconds and run in a Southwesterly direction a distance of 180.00 feet to a point, said point being the point of beginning of the parcel herein described; thence run a deflection angle to the left of 57 degrees 00 minutes 00 seconds and run in a Southeasterly direction a distance of 395.80 feet to a point, said point being on the Northwest right-of-way of proposed and soon to be dedicated Southgate Drive; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southwesterly direction along said right-of-way a distance of 168.14 feet to a point, said point being the beginning of a curve to the right; thence run along the arc of said curve, having a central angle of 60 degrees 31 minutes 55 seconds and a radius of 35.00 feet, in a Southwesterly to Westerly to Northwesterly direction a distance of 36.98 feet to a point, said point being a point on the East side of Allen Road, being a road of possible prescriptive right-of-way; thence continue tangent to last described curve in a Northwesterly direction and along Allen Road a distance of 213.33 feet to a point; thence turn an interior angle of 77 degrees 49 minutes 02 seconds and run to the right in a Northeasterly direction a distance of 15.00 feet to a point, said point being a 1-inch crimp iron found; thence turn an interior angle of 195 degrees 42 minutes 53 seconds and run to the left in a Northeasterly direction a distance of 344.87 feet to the point of beginning;

and,

A parcel of land situated in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 31. Township 19 South, Range 2 West. Shelby County, Alabama. and more particularly described as follows:

Commence at the Northeast corner of the said Southwest 1/4 of said Section 31; thence run in a Westerly direction along the North line of said SW 1/4 for a distance of 301.28 feet to a point, thence turn a deflection to the left of 51 deg. 49 min. 38 sec. and run in a Southwesterly direction a distance of 150.00 feet to a point, said point being the Point of Beginning of the Parcel herein described; thence turn a deflection angle to the right of 91 deg 10 min 21 sec. and run in a Northwesterly direction a distance of 186.00 feet to a point, thence turn an interior angle 219 deg 20 min 43 sec and run to the left in a westerly direction a distance of 173.94 feet to a point; thence turn an interior angle of 92 deg. 34 mm. 40 sec. and run to the right in a Northerly direction a distance of 105.16 feet to a point, said point being on the South line of Cahaha Valley Park North, as recorded in Map Book 13 at page 140 A & B, Shelby County. Alabama; thence turn an interior angle of 87 deg. 21 min. 43 sec. and run to the right in an Easterly direction a distance of 283.40 feet to a point, thence turn an interior angle of 108 deg. 53 min. 15 sec. and run to the right in a Southeasterly direction a distance of 635.86 feet to a point, said point being on the Northerly right of way line of Southgate Drive as recorded in Map Book 22 at page 91, Shelby County, Alabama, and also being on a curve to the left, thence turn an interior angle of 87 deg. 11 min.. 12 sec. to tangent and run to the right along the arc of said curve, having a central angle of 2 deg. 48 min. 48 sec. and a radius of 280.00 feet, in a southwesterly direction along said right of way an arc distance of 13.75 feet to a point; thence continue tangent to last described curve, in a southwesterly direction, along said right of way, a distance of 46.26 feet to a point, thence turn an interior angle of 90 deg. 00 min. 00 sec. and leaving said right of way, run to the right in a Northwesterly direction, a distance of 395 80 feet to a paint, thence turn an angle of 123 deg. 00 min. 00 sec. and run to the right in a Northeasterly direction a distance of 30.00 feet to the point of beginning;

does hereby declare the above Final Plat vacated, and all public rights and easements therein divested of the property; subject, however, to all existing rights-of-way or easements for public utilities and to all utility facilities presently situated in said area vacated hereby.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument the 15th day of February, 2013.

Win Investments, LLC
an Alabama limited liability company

By: _____

William S. Windle

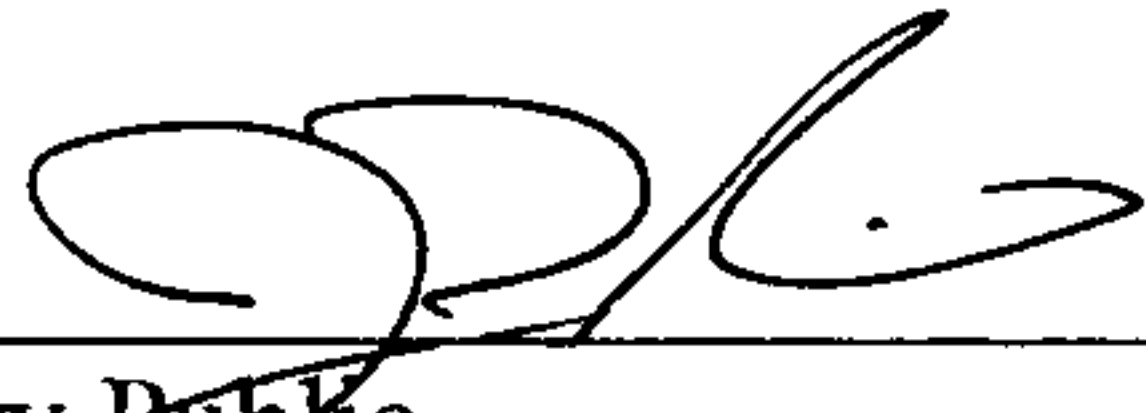
Its: Sole Member


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STATE OF ALABAMA)
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SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S. Windle, whose name as sole member of Win Investments, LLC, a limited liability company, is signed to the foregoing Declaration of Vacation, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 15 day of FEBRUARY, 2013.



Notary Public

My Commission Expires: JUNE 7, 2014


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