RAY & GILLILAND, P.C.

PRINT DATE 9-8-2014

DRAWN BY	R.S.
CHECKED BY	D.R.M.
DATE	JULY 18, 2014
SCALE	1" = 50'
JOB NO.	2014-1

POOR QUALITY

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: NOLAND HEALTH SERVICES, INC

JULY 2014

LOCATED WITHIN THE CITY LIMITS OF MONTEVALLO ALABAMA

0' 200' 400' 600'

SCALE 1"=200'

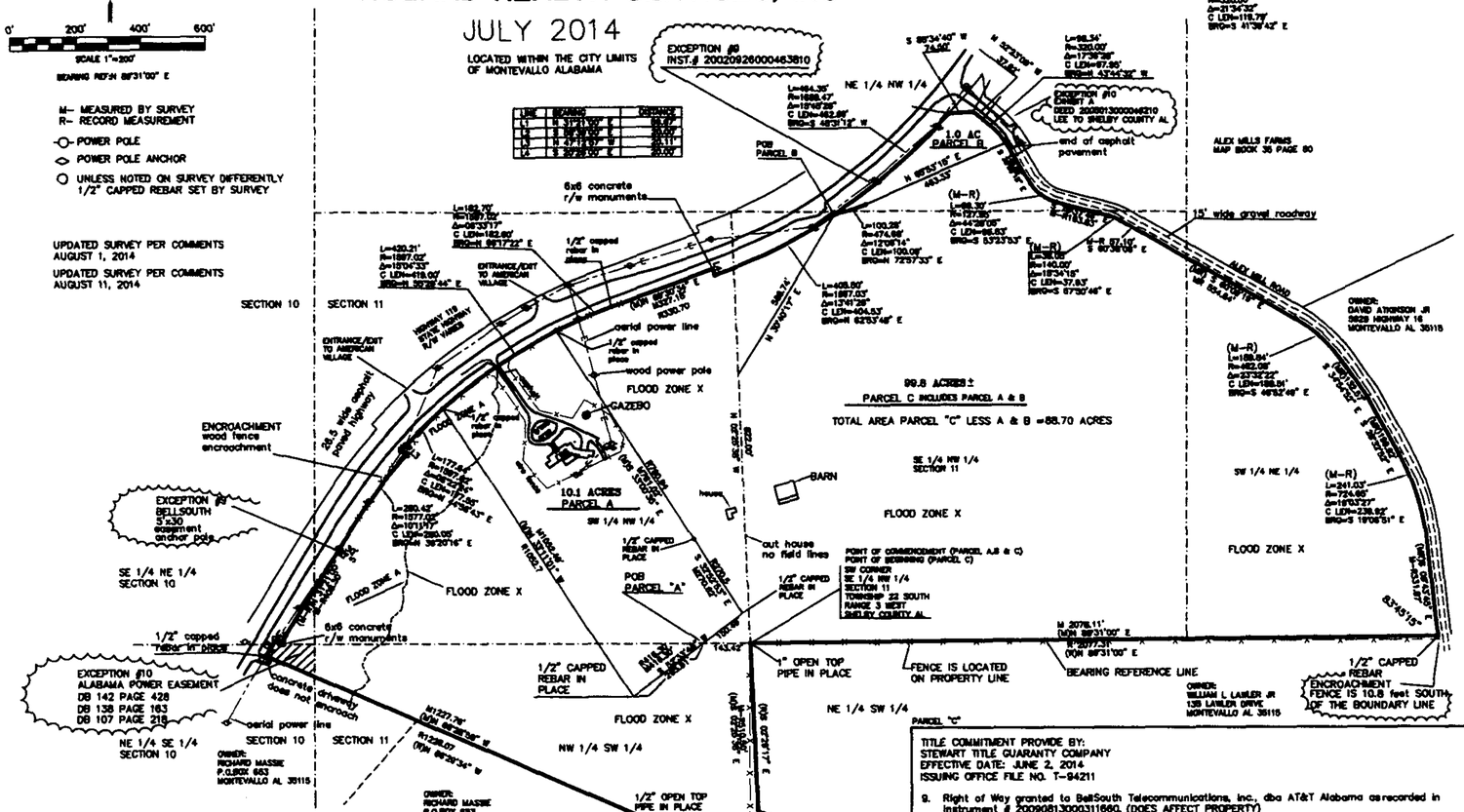
BEARING REF'N 88°31'00" E

M- MEASURED BY SURVEY
R- RECORD MEASUREMENT
POWER POLE
POWER POLE ANCHOR
UNLESS NOTED ON SURVEY DIFFERENTLY 1/2" CAPPED REBAR SET BY SURVEY

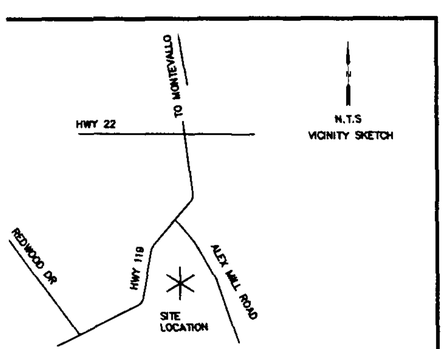
UPDATED SURVEY PER COMMENTS AUGUST 1, 2014

UPDATED SURVEY PER COMMENTS AUGUST 11, 2014

LINE	BEARING	DISTANCE
L1	N 31°21'00" E	69.67'
L2	N 58°39'00" W	30.00'
L3	N 31°21'00" E	30.00'
L4	S 58°39'00" E	30.00'
L5	N 31°21'00" E	30.00'
L6	S 58°39'00" E	30.00'



NOTE: FLOOD ZONE IS SHOWN BASED ON SCALED LIMITS FROM FEMA FLOOD MAP. THIS IS ONLY A APPROXIMATE LOCATION.



PARCEL A: Commence at a 1" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed West along the South boundary of said quarter-quarter section for a distance of 1011.43 feet to the point of beginning. From this beginning point proceed South 52° 33' 49" West for a distance of 388.21 feet to a 5/8" capped rebar in place; thence proceed North 33° 11' 01" West for a distance of 1052.46 feet to a 5/8" capped rebar in place being located on the Southerly right-of-way of Alabama Highway 119; thence proceed Northeasterly along the Southerly right-of-way of said Highway and along the curvature of a concave curve right having a delta angle of 18° 04' 33" and a radius of 1897.02 feet for a chord bearing and distance of North 55° 28' 44" East, 418.0 feet to a 5/8" capped rebar in place; thence proceed South 33°00' 26" East for a distance of 781.02 feet to a 5/8" capped rebar in place; thence proceed South 32° 52' 53" East for a distance of 270.62 feet to a 5/8" capped rebar in place; thence proceed South 52° 33' 49" West for a distance of 180.48 feet to the point of beginning.
The above described land is located in the Southeast one-fourth of the Northwest one-fourth, and the Northwest one-fourth of the Southwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and contains 15.1 acres.

PARCEL B: Commence at a 1" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 02° 28' 38" West along the West boundary of said quarter-quarter section for a distance of 922.00 feet; thence proceed North 30° 49' 17" East for a distance of 998.74 feet to a point on the Southerly right-of-way of Alabama Highway 119 and the point of beginning. From this beginning point proceed Northeasterly along the curvature of a concave curve right having a delta angle of 12° 05' 14" and a radius of 474.06 feet for a chord bearing and distance of North 72° 57' 33" East, 100.09 feet to the P. T. of said curve; thence proceed North 65° 57' 18" East for a distance of 483.33 feet to a point on the Westerly right-of-way of Alex Mill Road; thence proceed Northwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 17° 39' 26" and a radius of 320.0 feet for a chord bearing and distance of North 43° 44' 32" West, 97.80 feet to the P. T. of said curve; thence proceed North 52° 23' 06" West along the Westerly right-of-way of said road for a distance of 37.62 feet to the Bare back of said Alabama Highway 119 ; thence proceed South 80° 34' 40" West along the bare back of said Highway 119 for a distance of 74.30 feet to the P. C. of a concave curve right having a delta angle of 18° 42' 28" and a radius of 1898.47 feet; thence proceed Southwesterly along the Southerly right-of-way of said Highway and along the curvature of said curve for a chord bearing and distance of South 49° 34' 12" West, 493.49 feet to the P. T. of said curve and the point of beginning.
The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and contains 1.0 acre.

PARCEL C: Commence at the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 02° 22' 38" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 915.55 feet to a 5/8" capped rebar in place; thence proceed South 02° 22' 38" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 611.30 feet (set 1/2" rebar); thence proceed South 87° 41' 37" West for a distance of 350.70 feet (set 1/2" rebar); thence proceed North 03° 21' 05" West for a distance of 611.33 feet to a 5/8" open top pipe in place; thence proceed North 87° 28' 56" West for a distance of 1227.76 feet to a point on the right-of-way of Alabama Highway 119; thence proceed North 31° 21' 00" East along the Southerly right-of-way of said highway for a distance of 165.07 feet; thence proceed South 58° 39' 00" East along the Southerly right-of-way of said highway for a distance of 30.0 feet to a 6" x 6" concrete monument; thence proceed North 31° 21' 00" East along the Southerly right-of-way of said road for a distance of 408.30 feet to the P. C. of a concave curve right having a delta angle of 10° 11' 17" and a radius of 1577.02 feet ; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve and along the chord bearing and distance of North 36° 20' 18" East, 280.06 feet to the P. T. of said curve; thence proceed North 47° 12' 57" West along the Southerly right-of-way of said highway for a distance of 20.11 feet to the P. C. of a concave curve right having a delta angle of 09° 22' 24" and a radius of 1897.02 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 42° 38' 43" East, 177.28 feet to the P. T. of said curve and a 5/8" capped rebar in place, said point also being the P. C. of a concave curve right having a delta angle of 18° 04' 33" and a radius of 1897.02 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 55° 28' 44" East, 418.00 feet to a 5/8" capped rebar in place; thence continue along the Southerly right-of-way of said road and along the curvature of above-described curve for a chord bearing and distance of North 66° 17' 22" East, 183.41 feet to a 5/8" capped rebar in place; thence proceed North 66° 30' 34" East along the Southerly right-of-way of said highway for a distance of 327.16 feet; thence proceed South 30° 29' 00" East along the Southerly right-of-way of said highway for a distance of 20.0 feet to a 6" x 6" concrete monument in place, said point also being the P. C. of a concave curve left having a delta angle of 13° 41' 38" and a radius of 1897.02 feet; thence proceed Northeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 62° 53' 48" East, 404.53 feet to the P. T. of said curve, which point is also the P. C. of a concave curve left having a delta angle of 19° 46' 28" and a radius of 1898.47 feet; thence proceed Northeasterly along the Southerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of North 48° 31' 12" East, 652.89 feet to the P. T. of said curve which is also the point of intersection of said Alabama Highway 119 and Alex Mill Road; thence proceed North 80° 34' 40" East along the bare back of said Highway 119 for a distance of 74.30 feet; thence proceed South 52° 23' 06" East along the Westerly right-of-way Alex Mill Road for a distance of 37.62 feet to the P. C. of a concave curve right having a delta angle of 17° 39' 26" and a radius of 320.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 43° 44' 32" East, 97.80 feet to the P. T. of said curve; thence proceed South 35° 05' 15" East along the Westerly right-of-way of Alex Mill Road for a distance of 148.04 feet to the P. C. of a concave curve left having a delta angle of 44° 28' 06" and a radius of 127.86 feet; thence proceed Southeasterly along the Westerly right-of-way of said road for a chord bearing and distance of South 53° 22' 53" East, 96.53 feet to a the P. T. of said curve; thence proceed South 75° 37' 46" East along the Westerly right-of-way of said highway for a distance of 163.63 feet , said point also being the P. C. of a curve concave curve right having a delta angle of 19° 34' 19" and a radius of 1410.0 feet ; thence proceed Southerly along the Westerly right-of-way and along the curvature of said curve for a chord bearing and distance of South 67° 50' 46" East, 37.63 feet to the P. T. of said curve; thence proceed South 60° 38' 08" East along the Westerly right-of-way of said road for a distance of 67.10 feet; thence proceed South 60° 09' 19" East along the Westerly right-of-way of said road for a distance of 054.84 feet to the P. C. of a concave right having a delta angle of 23° 32' 22" and a radius of 462.08 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 48° 52' 48" East, 188.31 feet to the P. T. of said curve; then proceed South 34° 04' 52" East along the Westerly right-of-way of said road for a distance of 133.57 feet; proceed South 28° 32' 52" East along the Westerly right-of-way of said road for a distance of 198.92 feet to the P. C. of a concave curve right having a delta angle of 19° 03' 27" and a radius of 724.93 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 19° 02' 31" East, 239.92 feet to the P. T. of said curve; thence proceed South 09° 43' 45" East along the Westerly right-of-way of said road for a distance of 331.87 feet to a 5/8" capped rebar in place being located on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 11; thence proceed South 88° 31' West along the South boundary of said Southwest one-fourth of the Northwest one-fourth and along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 2078.11 feet to the point of beginning.
The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth of Section 11, and the Northwest one-fourth of the Southwest one-fourth the Southwest one-fourth of the Northwest one-fourth of Section 10, Township 22 South, Range 3 West, Shelby County, Alabama and contains 88.8 acres more or less.

PARCEL "C"

TITLE COMMITMENT PROVIDE BY:
STEWART TITLE GUARANTY COMPANY
EFFECTIVE DATE: JUNE 2, 2014
ISSUING OFFICE FILE NO. T-94211

9. Right of Way granted to BellSouth Telecommunications, Inc., dba AT&T Alabama as recorded in instrument # 20090813000311660. (DOES AFFECT PROPERTY)
10. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 142, Page 428; Book 138, Page 163; Book 181, Page 432; and Deed Book 107, Page 218. (DB 142 PAGE 428 DOES AFFECT PROPERTY) (DB 138 PAGE 163 DOES AFFECT PROPERTY) (DB 181 PAGE 432 DOES NOT AFFECT PROPERTY) (DB 107 PAGE 218 DOES AFFECT PROPERTY: BLANKET EASEMENT)
11. Right of Way granted to Shelby County, Alabama for public road as recorded in DeedBook 124, Page 190 and Deed Book 124, Page 189. (DB 124 PAGE 190 DOES NOT AFFECT PROPERTY BLANKET EASEMENT) (DB 124 PAGE 189 DOES NOT AFFECT PROPERTY BLANKET EASEMENT)
12. Agreement between Alabama Power Company and Shelby County, Alabama as recorded in Deed Book 127, Page 89. (DB 127 PAGE 89 DOES NOT AFFECT PROPERTY)
13. Less and except any part of subject property lying within the right of way of a public road. (No part of the property lies in the right of way of a public road)

PARCEL "B"

TITLE COMMITMENT PROVIDE BY:
STEWART TITLE GUARANTY COMPANY
EFFECTIVE DATE: JUNE 2, 2014
ISSUING OFFICE FILE NO. T-94213

SCHEDULE B SECTION II
EXCEPTIONS

9. EASEMENTS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT NUMBER 20020926000463810 AND INSTRUMENT NUMBER 20040102000000790 INST. 20020926000463810 DOES AFFECT PROEPRTY, SHOWN ON SURVEY INST. 20040102000000790 DOES NOT AFFECT PROPERTY.
10. DEED TO SHELBY COUNTY, ALABAMA FOR RIGHT OF WAY RECORDED IN INSTRUMENT NUMBER 20050131000046210
11. LESS AND EXCPET ANY PORTION OF THE LAND LYING WITHIN ANY ROAD AND/OR ROAD RIGHT OF WAY. (No part of the property lies in the right of way of a public road)

PARCEL "A"

TITLE COMMITMENT PROVIDE BY:
STEWART TITLE GUARANTY COMPANY
EFFECTIVE DATE: JUNE 2, 2014
ISSUING OFFICE FILE NO. T-94212

9. Right of Way granted to BellSouth Telecommunications, Inc., dba AT&T Alabama as recorded in instrument # 20090813000311660. (DOES NOT AFFECT PROPERTY)
10. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 142, Page 428; Book 138, Page 163; Book 181, Page 432; and Deed Book 107, Page 218. (DOES NOT AFFECT PROPERTY)
11. Right of Way granted to Shelby County, Alabama for public road as recorded in Deed Book 124, Page 190 and Deed Book 124, Page 189. (DOES NOT AFFECT PROPERTY)
12. Agreement between Alabama Power Company and Shelby County, Alabama as recorded in Deed Book 127, Page 89. (DB 127 PAGE 89 DOES NOT AFFECT PROPERTY)
13. Less and except any part of subject property lying within the right of way of a public road. (No part of the property lies in the right of way of a public road)

To : Noland Health Services, Inc.; Stewart Title Guaranty Company; Cabaniss, Johnston, Gardner, Dumas & O'Neal LLP, The Title Group, Inc. and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6 (a), 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on July 18, 2014.

Date of Plat or Map: August 11, 2014.

Registered Land Surveyor No. 18[illegible]
Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-L[illegible]

TABLE A ITEM #3
FLOOD ZONE INFORMATION
THE PROPERTY IS LOCATED IN ZONE X AND ZONE A AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 01117C0389E REVISED FEBRUARY 20, 2013 SHELBY COUNTY ALABAMA

TABLE A ITEM #6
CURRENT ZONING
AR-1 Agricultural-Residential District
Maximum Height- 35 feet
Front yard setback- 40 feet
Rear yard setback- 40 feet
Side setback- 20 feet

TABLE A

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

20141023000335330 1/1 $14.00
Shelby Cnty Judge of Probate, AL
10/23/2014 12:48:43 PM FILED/CERT