

BOUNDARY SURVEY CERTIFICATE WITH DESCRIPTION

STATE OF ALABAMA  
SHELBY COUNTY

I, John S. Parks, a Professional Land Surveyor, do hereby certify that the plat or map shown herein is to the best of my professional knowledge and belief an accurate representation of a boundary survey with description performed by me, that the property is vacant except for visible encroachments by structures, paving, petroleum pumps, and fencing across the eastern and northern parcel boundaries that have been shown and noted; that there are no right-of-ways, 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 (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown. Underground features such as utilities were not located and are not shown.

The land surveyed is the property that was conveyed in the warranty deed from A. R. Ray and wife, Mary Pearl Ray to Virginia Maddox, recorded in Deed Book 228 on Pages 49 and 50, dated November 12, 1963. The property description in the above deed appears also in the description of Parcel 1 that was conveyed in the warranty deed from Virginia Maddox, a married person, to Walter C. Maddox, recorded as Instrument No. 20001120000400541, dated November 20, 2000. Both deeds are recorded in the Probate Office of Shelby County, Alabama.

The description of this property according to the above deeds is as follows, to wit:

"That certain parcel of land described as commencing on the North boundary of the right of way of Columbiana-Saginaw Road, known as the old Tuscaloosa Road, at the East abutment of a culvert over a branch to the West of the home lot now occupied by G. C. Ray and wife, Ona Templin Ray, for a point of beginning of the lot herein described and conveyed; Run thence in a Westerly direction along the North right of way line of said public road for a distance of 110 feet; thence an angle of 90 degrees to the right, and run 210 feet; turn thence an angle of 90 degrees to the right and run 110 feet; turn thence an angle of 90 degrees to the right and run 210 feet, more or less, to the point of beginning, and being situated in the Northeast Quarter of the Northwest Quarter of Section 28, Township 21, South, Range 1 West, in the Town of Columbiana, Shelby County, Alabama."

The description of this property according to my field survey is as follows:

**PARCEL 1**  
Begin at a 1/2 inch dia. iron pin with yellow plastic cap set in a branch on the north right-of-way line of Alabama Highway 70 at the east abutment of a drainage culvert, said right-of-way line lying 30-feet north of centerline; thence run along said right-of-way line in a curve to the left, said curve having a radius of 2,893.98 feet and an arc distance of 110.00 feet, a chord bearing of S83°40'01"W and a chord distance of 109.98 feet to a 7/8 inch dia. iron pin found 30-feet left (north) of highway Station 565+93 of Project SACP 459-A on the west property line; thence, leaving said highway, run turn 90° right from tangent and run N7°25'19"W for 210.00 feet to a 1/2 inch dia. iron pin with yellow plastic cap set; thence turn 90° right and run N82°34'41"E for 110.00 feet to 1/2 inch dia. iron pin with yellow plastic cap set; thence turn 90°00'26" right (90° by deed) and run S7°24'53"E for 212.09 feet (210 feet, more or less, by deed) to the Point of Beginning and being situated in the NE 1/4 of the NW 1/4 of Section 28, Township 21, South, Range 1 West, in the City of Columbiana, Shelby County, Alabama.

The property surveyed and described is subject to any and all easements, rights-of-way, limitations and/or restrictions of probated record or applicable law. 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. According to my survey this day, February 28, 2012.

John S. Parks, P.E. & L.S., Alabama No. 12579  
1629 16th Avenue South, Apt. C-4  
Birmingham, Alabama 35205  
Tel. No. (205) 617-7475

4529 Mayland  
Birmingham, AL  
35210

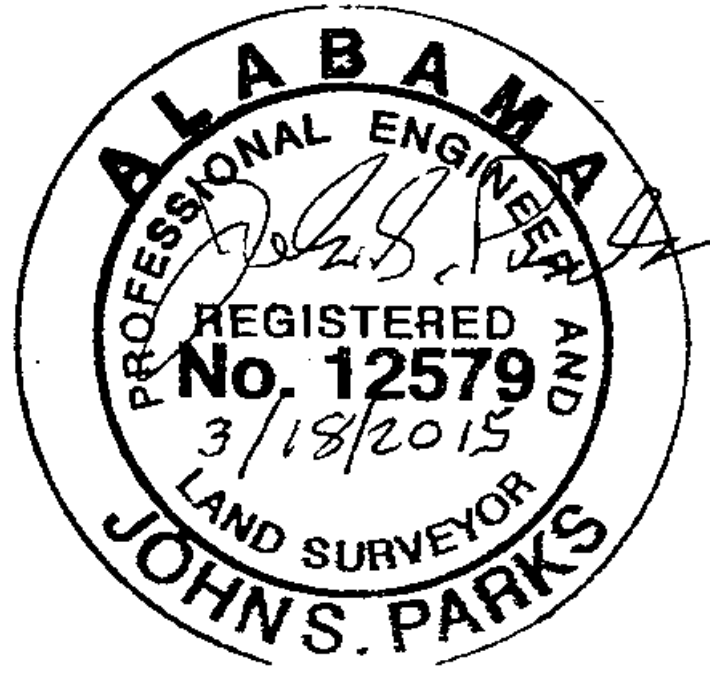
File No. 10-001  
Date: February 28, 2012  
Clients and Owners: Larry C. and Richard M. Maddox

Revised 3/18/2015 to  
change mailing address

LEGEND AND ABBREVIATIONS:

P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R/W or R-O-W	Right-of-Way
— — —	Overhead utility wires with pole
C.M.F.	Concrete Monument Found
I.P.S.	1/2" rebar with plastic cap noted "J S PARKS PLS 12579"
I.P.F.	Iron pin found
O.I.P.F.	Open iron pipe found
Deed	Dimension by deed
Meas.	Dimension measured by survey
Directions:	

N	North
E	East
S	South
W	West
Angular Measure	Degrees Minutes Seconds
Horizontal Distance	Feet Inches



Maddox Columbiana  
Boundary Survey

