



20180815000292170 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
08/15/2018 02:28:32 PM FILED/CERT

*****RE-RECORD TO ADD LEGAL DESCRIPTION*****

DOCUMENT TYPE: SURVEY

DATED: APRIL 20, 2018

RECORDED: JUNE 29, 2018

Punctual Abstract Co., Inc.

3705 Day Street • Harvey, LA 70058

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Toll free fax: 1-888-341-7911 • Toll free phone: 1-800-588-0046

Email: customerservices@punctualabstract.com • Website: www.punctualabstract.com

20180629000232160 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/29/2018 08:33:56 AM FILED/CERT

Date: 06/27/2018

Client File #: 10674435

Request to have document(s) recorded

Request sent by: Punctual Abstract Co., Inc.

(client name)

Contact Person: Erika Lapeyrouse

(name)

recordings@punctualabstract.com

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504-341-7900 ext.23

(phone number)

Parish/County of Recording: Shelby, AL

Document Type(s) to be recorded: Land Survey

Borrower name (first/last): Joseph Tingle

Address: 30 Springbrook Lane, Montevallo, AL 35115

Street Name City Zip Code

Check Enclosed: YES* ☒ NO ☐

*If Yes, Please include Check #:

Check \$

IMPORTANT: Please note we will need a Stamped copy returned to our offices in the provided UPS envelope. Please be sure all documents are returned together in this envelope.

PLEASE FAX A COPY OF DOCUMENT UPON RECORDING.

Notes:

PLEASE CONTACT ME WITH ANY QUESTIONS OR CONCERNS

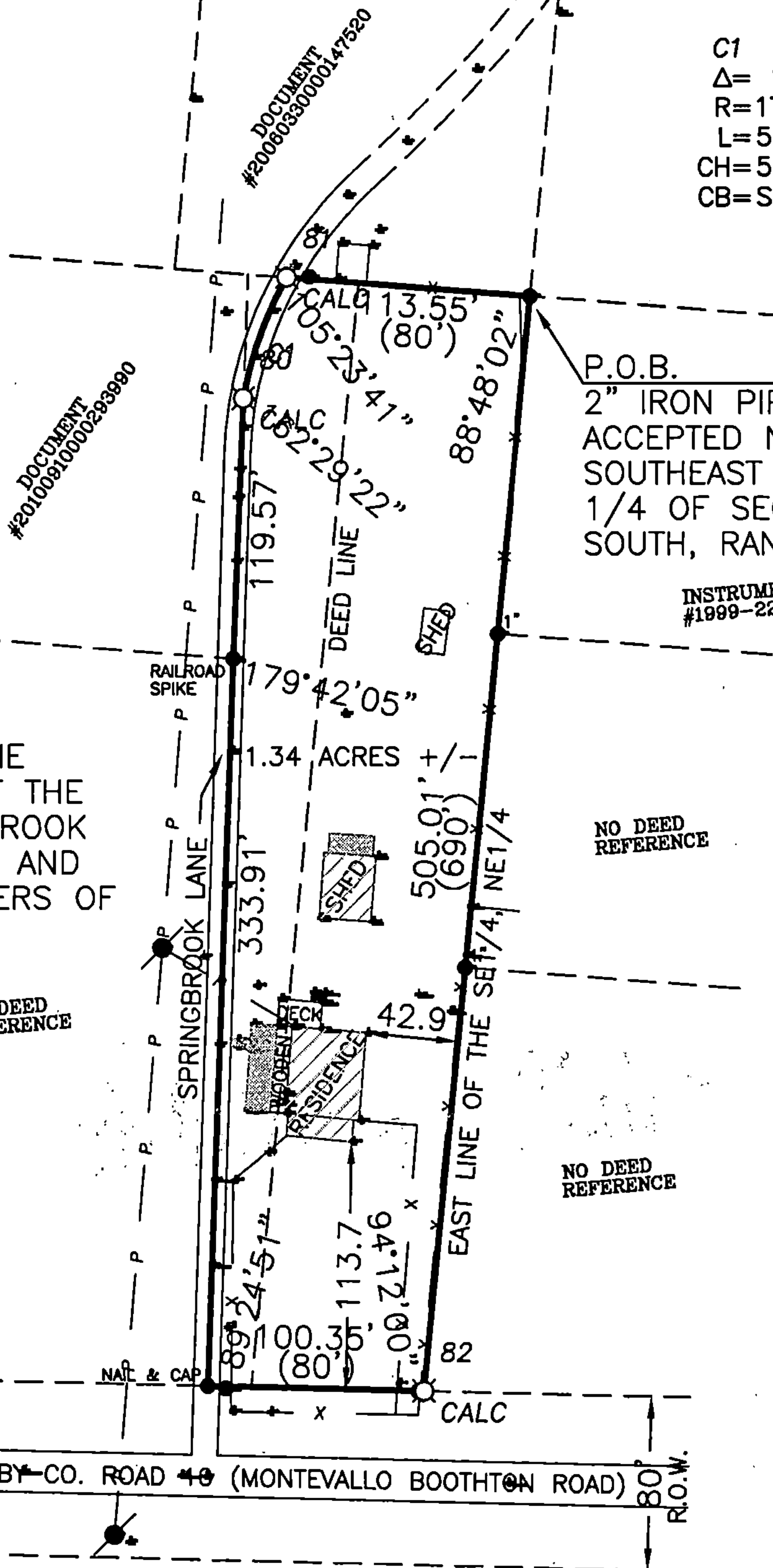
IF WE ARE SHORT ON FEES, PLEASE CONTACT ME BEFORE

RETURNING THE DOCUMENTS SO THAT WE CAN ADD THE FUNDS.

20180815000292170 2/6 \$30.00
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C1
Δ= 19°01'41"
R=178.99
L=59.44
CH=59.17
CB=S 19°45'13" W



NOTE: AREA WEST OF THE DEED LINE AND EAST OF THE CENTERLINE OF SPRINGBROOK LANE APPEARS TO USED AND OCCUPIED BY THE OWNERS OF 30 SPRINGBROOK LANE.

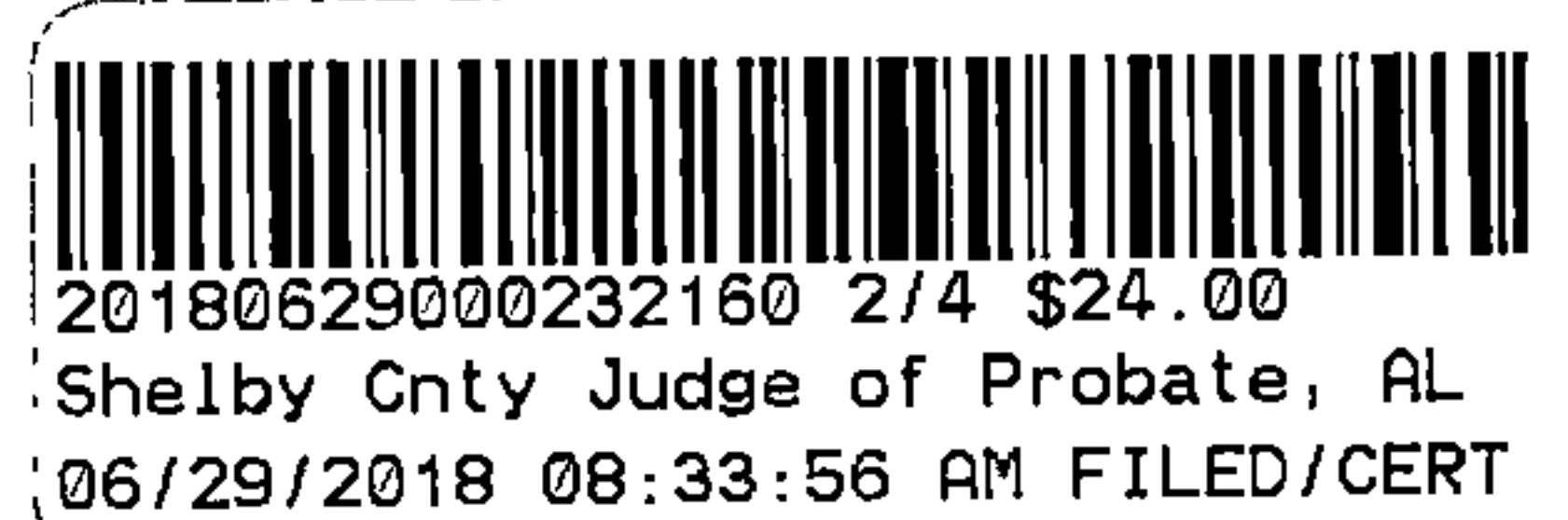
P.O.B.
2" IRON PIPE FOUND
ACCEPTED NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY CO., AL.

INSTRUMENT
#1099-22129

NO DEED
REFERENCE

NO DEED
REFERENCE

NO DEED
REFERENCE



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SEE ATTACHMENT FOR
DESCRIPTION

ADDRESS
30 SPRINGBROOK LANE
MONTEVALLO, ALABAMA 35115

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 20th. day of APRIL, 2018.

Martin McDuff Montgomery, P.L.S.
Alabama License No. 22097

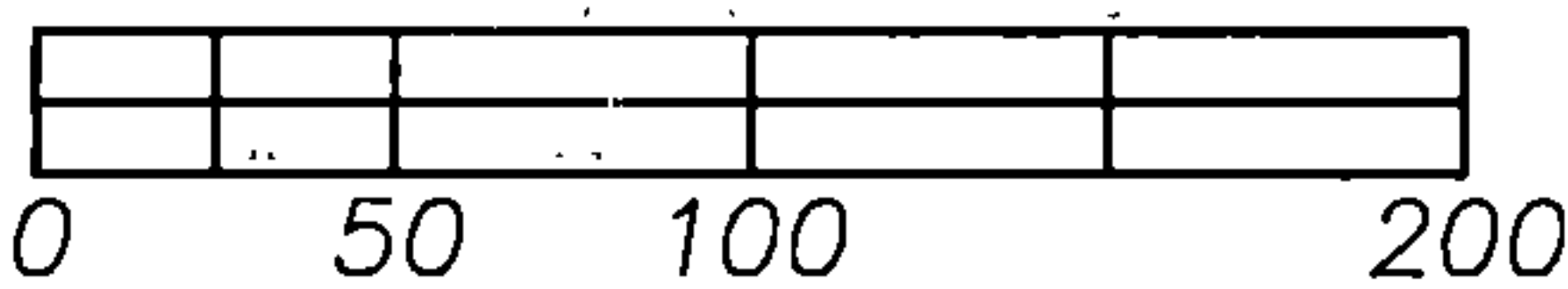
LEGEND

- 1/2" CAPPED REBAR (UNLESS OTHERWISE NOTED)
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- Δ CALCULATED POINT—NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X— FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE W/O GUY WIRE
- P— POWER LINE
- WM WATER METER
- CONCRETE SURFACE



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SCALE: 1"=100 FEET



BASIS OF SURVEY — MAGNETIC NORTH



Drawn By
MMM
Scale
1"=100'

Appd. By
MMM
Source of Information
DOCUMENT
#20060206000059200

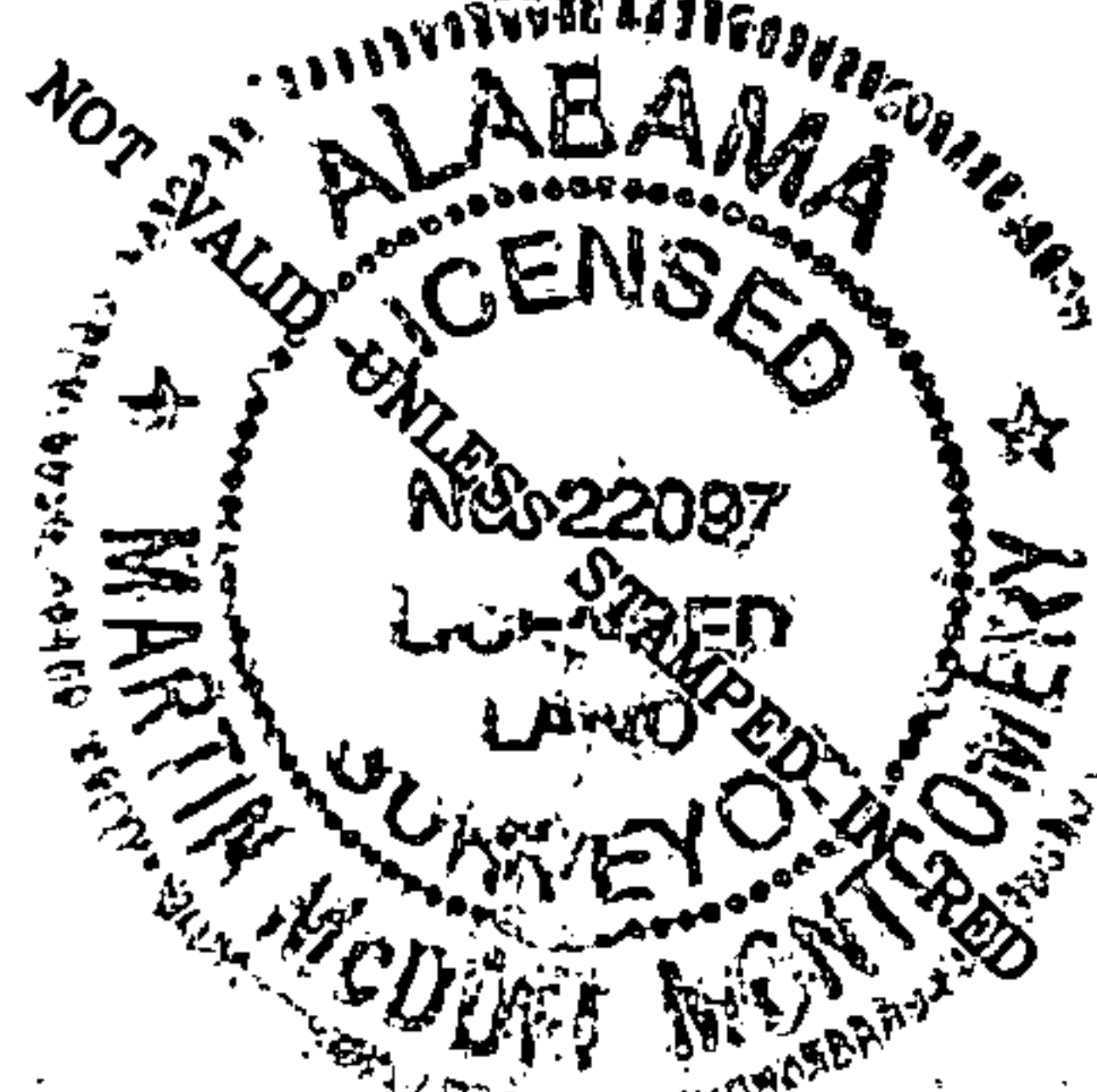
Surveyed By
TE
Survey Type
TITLE

Field Work
4/17/18
Drawing No.
1804-020.DWG

Date
4/20/18
Job No.
1804-020

Montgomery and Hinkle, inc.
Professional Land Surveyors
marty@mhisurvey.com

203 Hargrove Road East
Tuscaloosa, Alabama 35401
205-248-7396
205-248-7398 FAX





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Δ= 19°01'41"
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DOCUMENT
#2010081000028990

DOCUMENT
#2006030000147520

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1/4 OF SECTION 2, TOWNSHIP 22
SOUTH, RANGE 4 WEST, SHELBY CO., AL.

INSTRUMENT
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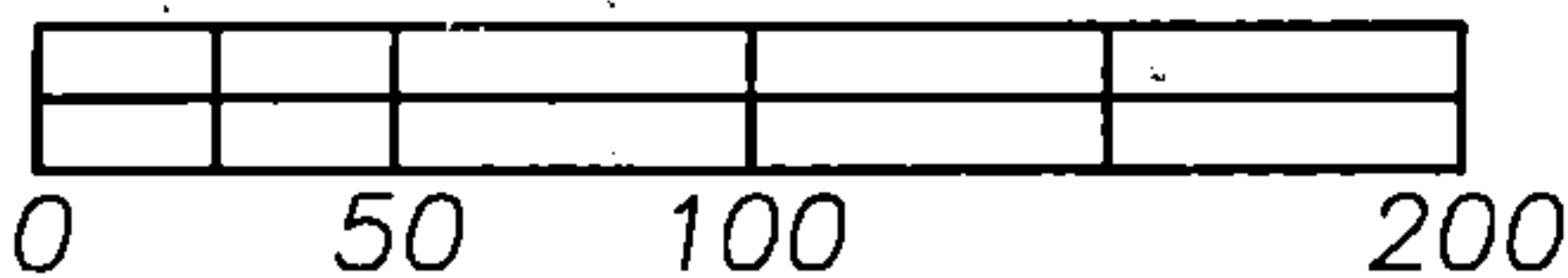
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- WM WATER METER
- CONCRETE SURFACE

BASIS OF SURVEY - MAGNETIC NORTH



Drawn By
MMM
Scale
1"=100'

Appd. By
MMM
Source of Information
DOCUMENT
#20060206000059200

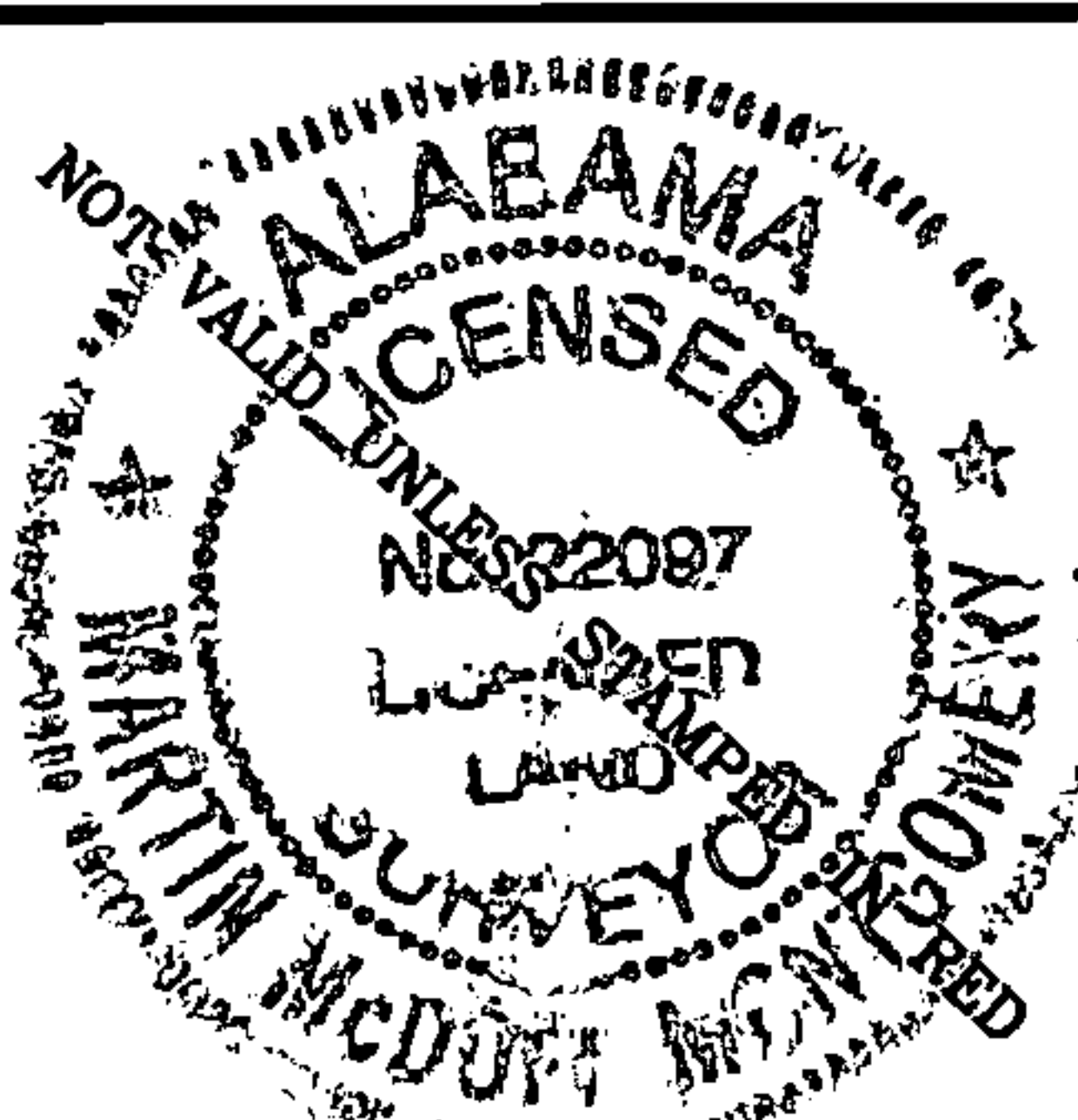
Surveyed By
TE
Survey Type
TITLE

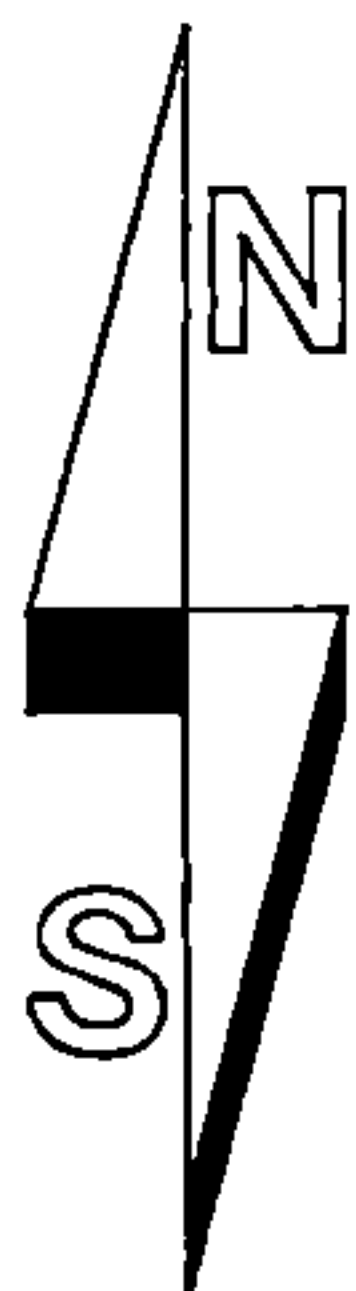
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SHELBY COUNTY

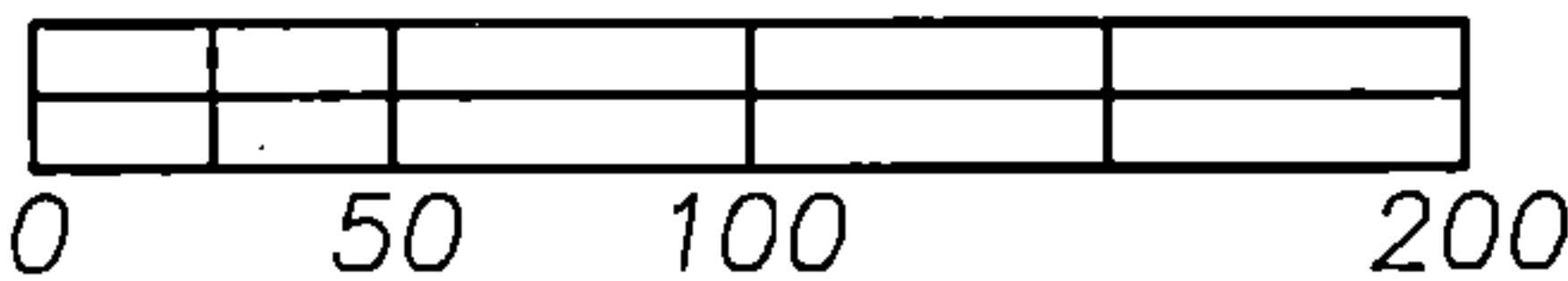
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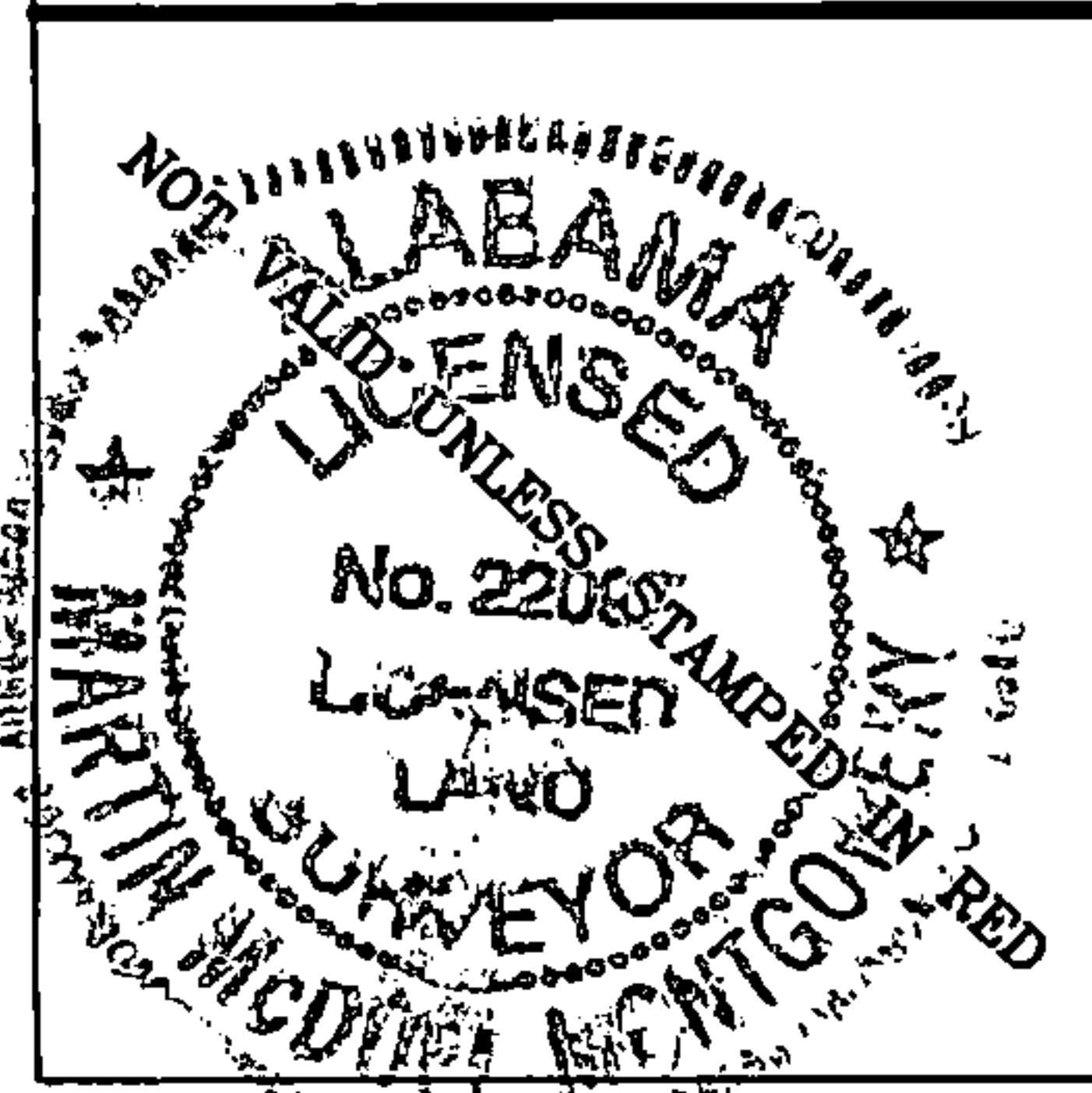
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BASIS OF SURVEY - MAGNETIC NORTH




	Drawn By MMM	Appd. By MMM	Surveyed By TE	Field Work 4/17/18	Date 4/20/18
	Scale 1"=100'	Source of Information DOCUMENT #20060206000059200	Survey Type TITLE	Drawing No. 1804-020.DWG	Job No. 1804-020
Montgomery and Hinkle, inc. Professional Land Surveyors marty@mhisurvey.com			203 Hargrove Road East Tuscaloosa, Alabama 35401 205-248-7396 205-248-7398 FAX		

STATE OF ALABAMA
SHELBY COUNTY

Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a 2 inch iron pipe found and being accepted as the northeast corner of said Quarter, Quarter; thence run westwardly and along the north line of said Quarter, Quarter 113.55 feet to a ½ inch capped rebar set in the curving centerline of Springbrook Lane, said curve being a curve to the left and having a radius of 178.99 feet, a delta angle of 19 degrees, 01 minutes, 41 seconds, and an arc distance of 59.44 feet; thence with an interior angle right to the chord of 105 degrees, 23 minutes, 41 seconds, run southwestwardly for a chord distance of 59.17 feet to a ½ inch capped rebar set at a point of tangency; thence with an interior angle right to the chord of 162 degrees, 29 minutes, 22 seconds, run southwardly and along said centerline 119.57 feet to a railroad spike found; thence with an interior angle right of 179 degrees, 42 minutes, 05 seconds, run southwardly and along said centerline 333.91 feet to a nail and cap found at the intersection with the north right-of-way of Shelby County Road 10 (Montevallo Boothton Road); thence with an interior angle right of 89 degrees, 24 minutes, 51 seconds, run eastwardly and along said north right-of-way 100.35 feet to a ½ inch capped rebar set at the intersection with the east line of said Quarter, Quarter; thence with an interior angle right of 94 degrees, 12 minutes, 00 seconds, run northwardly and along the east line of said Quarter, Quarter 505.01 feet to the Point of Beginning, thus making a closing interior angle right of 88 degrees, 48 minutes, 02 seconds.

Said parcel contains 1.34 acres, more or less.


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