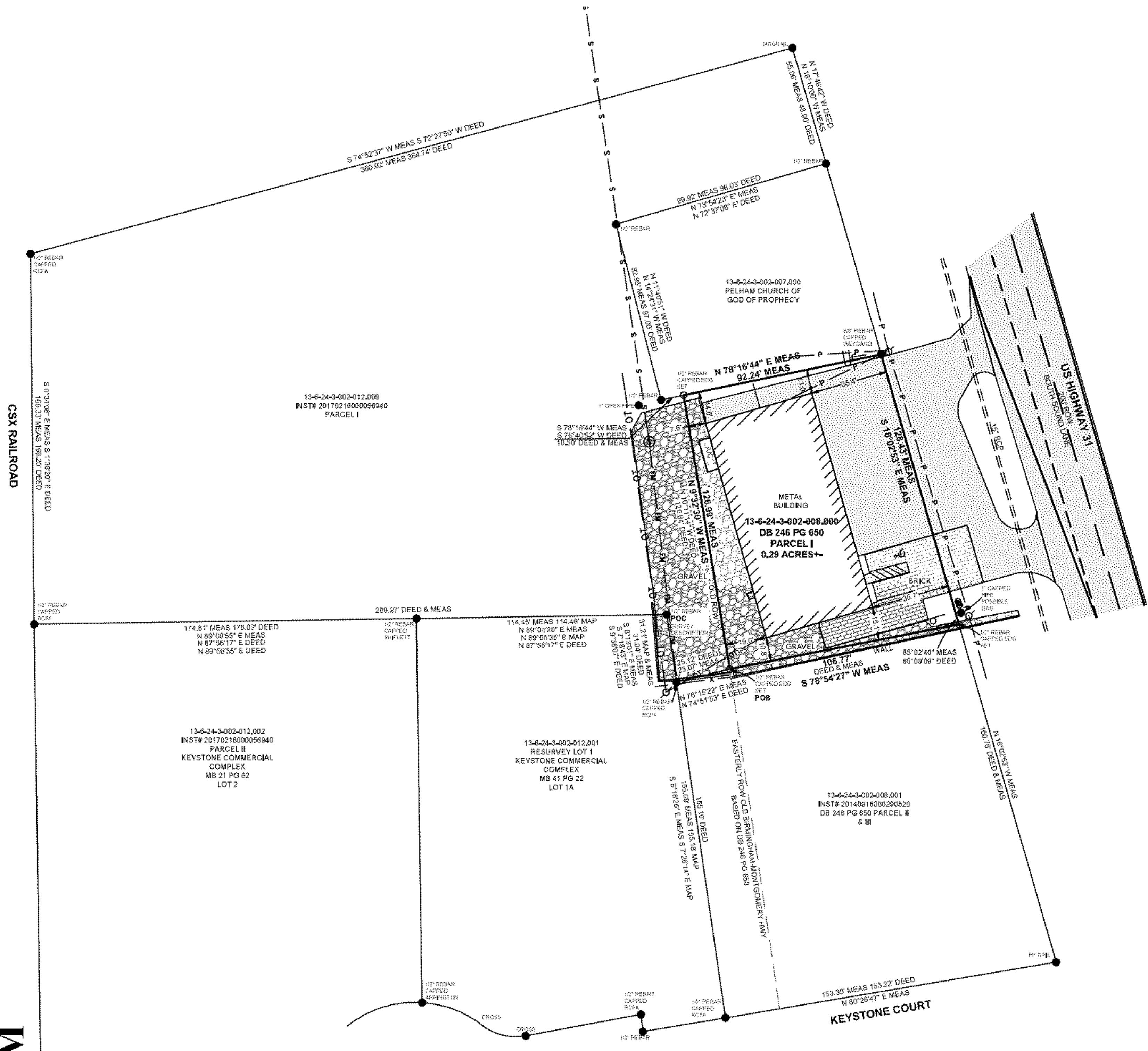
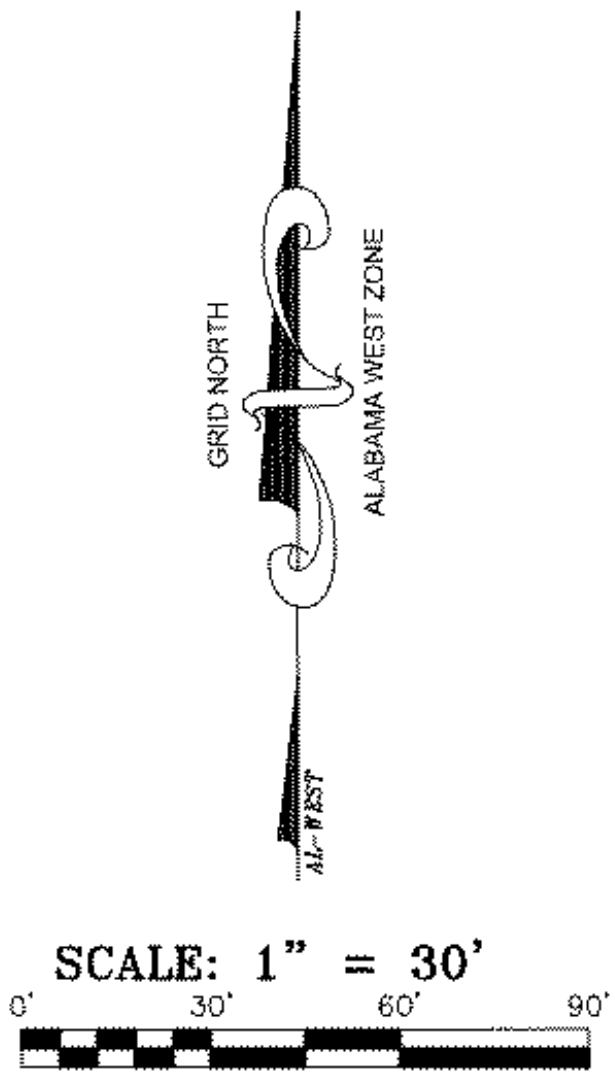


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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
08/07/2020 07:56:10 AM
\$22.00 CLERK
20200807000337830



Amis Bayl

DEED DESCRIPTION (DB 246 PG 650)
PARCEL I

Part of the SW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 3 West, more particularly described as follows: Beginning at a point on the West right-of-way line of the Birmingham-Montgomery gas Line Highway (before same was widened in 1954); which point is the Southeast corner of the lot formerly known as the T. S. Baker lot, and from said point run South 19 degrees East 97 feet to the Southeast corner of the Fannie and Charlie Hill lot for point of beginning of the lot herein described; from said point of beginning run South 72 degrees 30 minutes West a distance of 165 feet more or less, to the old Birmingham-Montgomery Highway; run thence South 8 degrees East along the East line of old Highway right of way 128 feet; thence North 72 degrees 30 minutes East 203 feet, more or less, to West right-of-way line of the pat. ed Birmingham-Montgomery Highway (before same was widened in 1954); run thence North 18 degrees 30 minutes West 131 feet to point of beginning, bounded on East by Montgomery-Birmingham Highway right of way and on the North by Fannie and Charlie Hill lot, and on the West by old Birmingham-Montgomery Highway, and on the South by lands of Mrs. Jimmie Glenn, Situated in Shelby County, Alabama, EXCEPTING highway right of way for widening of Highway No. 31.

SURVEY DESCRIPTION

A parcel of land situated in SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" rebar at the NE corner of Lot 1A of Resurvey Lot 1 Keystone Commercial Complex as recorded in Map Book 41, Page 22 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 87° 13' 01" E along the east line of Lot 1A and the west line of a parcel of land described in instrument number 20170216000056940 a distance of 31.21 feet to a 1/2" rebar capped K7A at the NW corner of a parcel of land described in instrument number 20140916000028020; thence N 78° 15' 22" E leaving said Lot 1A and along the north and south lines of said parcels a distance of 25.07 feet to a 1/2" rebar capped EDG at the SE corner of instrument number 20170216000056940, said point also being a point on the easterly right of way of Old Birmingham-Montgomery Highway, said point also being the POINT OF BEGINNING; thence N 9° 33' 30" W leaving said parcel in 20140916000028020 and along the east line of said parcel in 20170216000056940 and along said old right of way a distance of 124.95 feet to a 1/2" rebar capped EDG on the south line of a parcel of land owned by the Pelham Church of God of Prophecy and tax id is 13-6-24-3-002-007-000; thence N 78° 16' 44" E leaving said parcel in 20170216000056940 and said old right of way and along the south line of said church parcel a distance of 92.24 feet to a 3/8" rebar capped Weygand on the westerly right of way of U.S. Highway 31; thence S 16° 02' 53" E leaving said church parcel and along said right of way a distance of 128.43 feet to a 1/2" rebar capped EDG at the NE corner of a parcel of land described in instrument number 20140916000028020; thence S 78° 54' 27" W along said north line a distance of 106.77 feet to the POINT OF BEGINNING. Said parcel of land contains 0.29 acres, more or less.

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.

Surveyor's Signature: *[Signature]*
Alabama License Number 28013, Date: May 28, 2020



NOTE:

1. North arrow based on Alabama State Plane Grid West (NAD83)
2. Date of field work (March 24, 2020)
3. Type of survey Boundary Survey.
4. Survey for Fred Johnston
5. Address: 3370 Hwy 31 South Pelham AL 35124.
6. Description in deed describes old right of ways and lot owners that have changed over the years. The east right of way of the old Birmingham-Montgomery Highway was established from the description in Parcel II in DB 246 Page 650. All other boundary lines were established from existing property corners, adjoining deeds, and record maps.
7. Title commitment number 2005006 by Stewart Title Guaranty Company list several exceptions but the documents were not provided. No comment or action can be made on these exceptions.
8. Survey not valid without original signature.

LEGEND	
	UTILITY POLE
	LIGHT POLE
	FLOOD LIGHT
	GUY WIRE
	ELECTRIC BOX
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	GAS METER
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	SIGN
	BOLLARD
	RCP
	REINFORCED CONCRETE PIPE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE LINE
	FIBER OPTIC LINE
	WATER LINE
	GAS LINE
	SANITARY LINE
	FENCE
	UNDERGROUND TELEPHONE
	ASPHALT
	BRICK
	CONCRETE
	GRAVEL
	STORM SEWER PIPE

PROJECT: SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA
DRAWN BY: RES
CHECKED BY: RVC
PROJECT NO.: JCH0001
CAD FILE: JCH0001.PSA
SCALE: 1" = 30'

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
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1 OF 1