



LINE	BEARING	DISTANCE
L1	S 05°08'43" E	27.40'
L2	S 83°56'19" E	32.08'

REBAR 9.00' m
ON-LINE

I, Rodney Sniffett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or insitaled at all lot corners. 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, the correct legal description being as follows:

LOT 1
SHANE ACRES
MB 7, PG 144

Commence the NE Corner of the SE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence S00°01'36"E a distance of 39.24'; thence S89°25'24"W a distance of 249.58' to the POINT OF BEGINNING; thence continue S89°25'24"W a distance of 203.60'; thence S05°08'43"E a distance of 27.40'; thence S83°56'19"E a distance of 32.08'; thence S01°45'32"E a distance of 176.20'; thence N89°28'34"E a distance of 166.00'; thence N00°36'06"W a distance of 207.34' to the POINT OF BEGINNING.

Said Parcel containing 0.82 acres, more or less.

PARCEL 2

Commence at the NE Corner of the SE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence S00°01'36"E a distance of 39.24'; thence S89°25'24"W a distance of 453.18' to the POINT OF BEGINNING; thence continue S89°25'24"W a distance of 177.94'; thence S00°00'00"E a distance of 207.00'; thence N89°28'34"E a distance of 217.71'; thence N01°45'32"W a distance of 176.20'; thence N83°56'19"W a distance of 32.08'; thence N05°08'43"W a distance of 27.40' to the POINT OF BEGINNING.

Sold Parcel containing 1.00 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0283 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of August 10, 2021

Rodney Shiflet Al. Re **#21784**