

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35186

AFFIDAVIT

Before me the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Prudencio Moises Tovar and Elsa Prisca Mondragon Salas, who after being by me duly sworn, deposes and says on oath as follows:

Our names are, Prudencio Moises Tovar and Elsa Prisca Mondragon Salas, and we are over the age of 21 years of age and we acknowledge receipt of the legal description and survey attached as EXHIBIT A of the property we are purchasing. Property is shown as Parcel B on the survey.

The property taxes for the current year (2024) will be listed as 33-5-15-0-000-013-006 and covers property in addition to caption lands. We acknowledge that the 2025 taxes will be amended, and a new parcel number will be assigned to Parcel B, shown on survey.

Further the affiant say not.

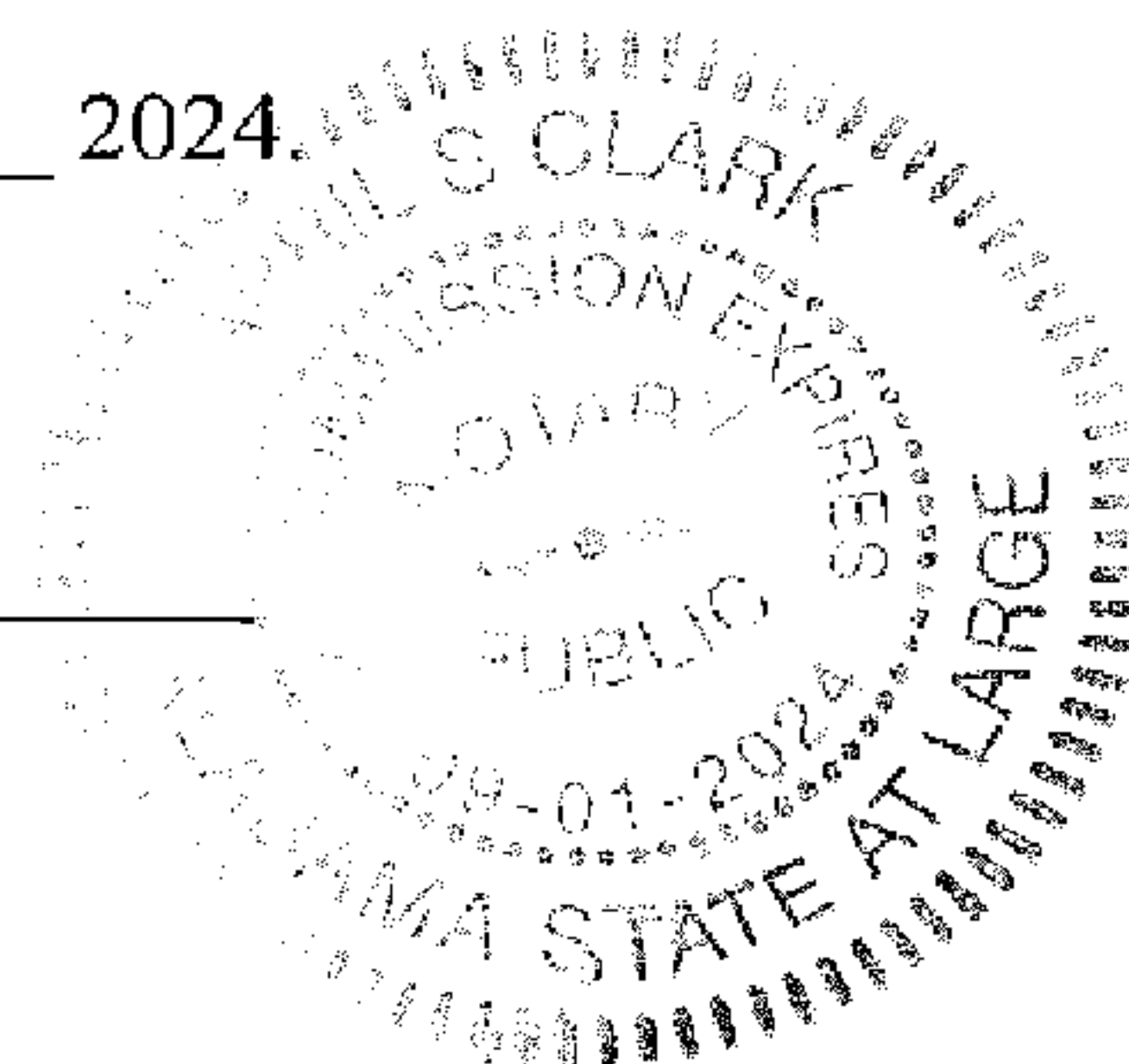
Prudencio
Moises Tovar
Affiant

Elsa Prisca Mondragon Salas
Affiant

Sworn and signed before me this

21st day of March 2024.

April Clark
Notary Public
My commission expires: 9-1-2024



SURVEYOR'S NOTES:
 SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES).
 NO UNDERGROUND UTILITIES, SEPTIC TANKS, SEPTIC SYSTEMS, UNDERGROUND BROADCASTING, OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
 THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
 THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE RECORD BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.
 THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

LEGAL DESCRIPTION PARCEL A:
 COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA; THENCE S01°17'53"E, 165.65 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S00°46'21"E, 87.19 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S85°14'50"W, 49.76 FEET TO AN ANGLE IRON; THENCE S02°07'13"E, 129.70 FEET TO AN ANGLE IRON; THENCE S72°56'57"W, 83.08 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE N68°51'37"W, 180.01 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" ON THE EAST ROW OF HIGHWAY 47; THENCE ALONG SAID ROW, N00°37'09"W, 307.13 FEET TO A 1/2" REBAR; THENCE LEAVING SAID ROW, N79°33'01"E, 145.01 FEET TO A 1/2" REBAR ON THE WEST ROW OF HIGHWAY 71; THENCE ALONG SAID ROW, S44°44'05"E 235.46 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA AND CONTAINING 2.05 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL B:
 COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA; THENCE S01°17'53"E, 165.65 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S00°46'21"E, 87.19 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S85°14'50"W, 49.76 FEET TO AN ANGLE IRON; THENCE S02°07'13"E, 129.70 FEET TO AN ANGLE IRON; THENCE S72°56'57"W, 83.08 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" AT THE POINT OF BEGINNING; THENCE S18°27'28"W, 147.65 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE N71°18'58"W, 132.88 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" IN A CURVE ON THE EAST ROW OF HIGHWAY 47; THENCE ALONG SAID ROW AND CURVE CONCAVE LEFT WITH A RADIUS OF 544.72 FEET, CH=N00°52'03"E, 21.84 FEET; THENCE N00°18'52"W, 142.18 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE LEAVING SAID ROW, S88°51'37"E, 180.01 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA AND CONTAINING 0.54 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL C:
 COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA; THENCE S01°17'53"E, 165.65 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S00°46'21"E, 87.19 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S85°14'50"W, 49.76 FEET TO AN ANGLE IRON; THENCE S02°07'13"E, 129.70 FEET TO AN ANGLE IRON; THENCE S72°56'57"W, 83.08 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" AT THE POINT OF BEGINNING; THENCE S18°27'28"W, 147.65 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE N71°18'58"W, 132.88 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" IN A CURVE ON THE EAST ROW OF HIGHWAY 47; THENCE ALONG SAID ROW AND CURVE CONCAVE LEFT WITH A RADIUS OF 544.72 FEET, CH=N00°52'03"E, 21.84 FEET; THENCE N00°18'52"W, 142.18 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE LEAVING SAID ROW, S88°51'37"E, 180.01 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA AND CONTAINING 0.60 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL D:
 COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA; THENCE S01°17'53"E, 165.65 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S00°46'21"E, 87.19 FEET TO AN IRON PIN CAPPED "PLS 18399"; THENCE S85°14'50"W, 49.76 FEET TO AN ANGLE IRON; THENCE S02°07'13"E, 129.70 FEET TO AN ANGLE IRON; THENCE S72°56'57"W, 83.08 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587" AT THE POINT OF BEGINNING; THENCE S02°09'34"E, 150.73 FEET TO A 2" OPEN TOP PIPE; THENCE N89°41'05"W, 359.49 FEET TO THE EAST ROW OF HIGHWAY 47; THENCE ALONG SAID ROW IN A CURVE CONCAVE LEFT WITH A RADIUS OF 544.72 FEET, CH=N21°17'59"E, 67.48 FEET TO A CONCRETE MONUMENT; THENCE ALONG SAID ROW, IN A CURVE CONCAVE LEFT WITH A RADIUS OF 544.72 FEET, CH=N00°54'38"E, 149.38 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE LEAVING SAID ROW, S71°18'58"E, 132.88 FEET TO AN IRON PIN CAPPED "JEFFCOAT 9587"; THENCE S83°57'17"E, 179.05 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY COUNTY, ALABAMA AND CONTAINING 1.29 ACRES MORE OR LESS.

LEGEND:
 ● IPS - IRON PIN SET (1/2" IRON WITH PLASTIC ID CAP READING "JEFFCOAT 9587")
 ○ IPF - IRON PIN FOUND
 -X-X- - FENCE LINE
 ▲ - CALCULATED POINT
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R.O.W. - RIGHT OF WAY
 CH - CHORD
 () - PLAT OR DEED CALL
 C.T. - CRIMP TOP PIPE
 O.T. - OPEN TOP PIPE

SCALE: 1" = 100'

SOURCE OF INFORMATION:
 - INS ID: 20200521000202380
 - SHELBY COUNTY TAX MAPS
 - CLIENT INSTRUCTION

SPECIAL NOTE:
 THE SOLE PURPOSE OF THIS REVISION IS TO LOCATE FROM SECTION 19, T-24-N, R-15-E TO SECTION 15, T-24-N, R-15-E.

STATE OF ALABAMA
COUNTY OF SHELBY

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, unless stated hereon.

This the 25TH day of FEBRUARY, 2022.

O. Guthrie Jeffcoat, Jr.
 O. GUTHRIE JEFFCOAT, JR., PLS & PLS
 AL. REG. 9587

PROPERTY BOUNDARY SURVEY
MAP FOR DIAZ PROPERTY,
HIGHWAY 47, SHELBY, AL

ALABAMA
 LICENSED
 SURVEYOR
 O. GUTHRIE JEFFCOAT, JR.

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 928 SOUTH HULL STREET
 MONTGOMERY, AL 36104
 (334) 280-1140
 CLANTON
 (205) 755-3677
 TROY
 (334) 586-0030

REVISED 3/5/24
[Signature]
 FIELD SURVEY: 2/18/22 (JW)
 PROJECT NAME: DIAZ
 PROJECT NO.: 22-80
 DWG NAME: 2280SURVEY.DWG

COGO NAME: 2280.CSV
 DRAWN BY: JL
 LEGAL BY: JL
 DWG PROOFED BY: GJ
 LEGAL PROOFED BY: GJ

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 04/02/2024 12:49:00 PM
 \$25.00 BRITTANI
 20240402000090560



Allen S. Boyd