

This Instrument Prepared By:
Chad D. Montgomery, Esq.
Garden Street Communities Southeast, LLC
100 West Garden Street, 2nd Floor
Pensacola, Florida 32502

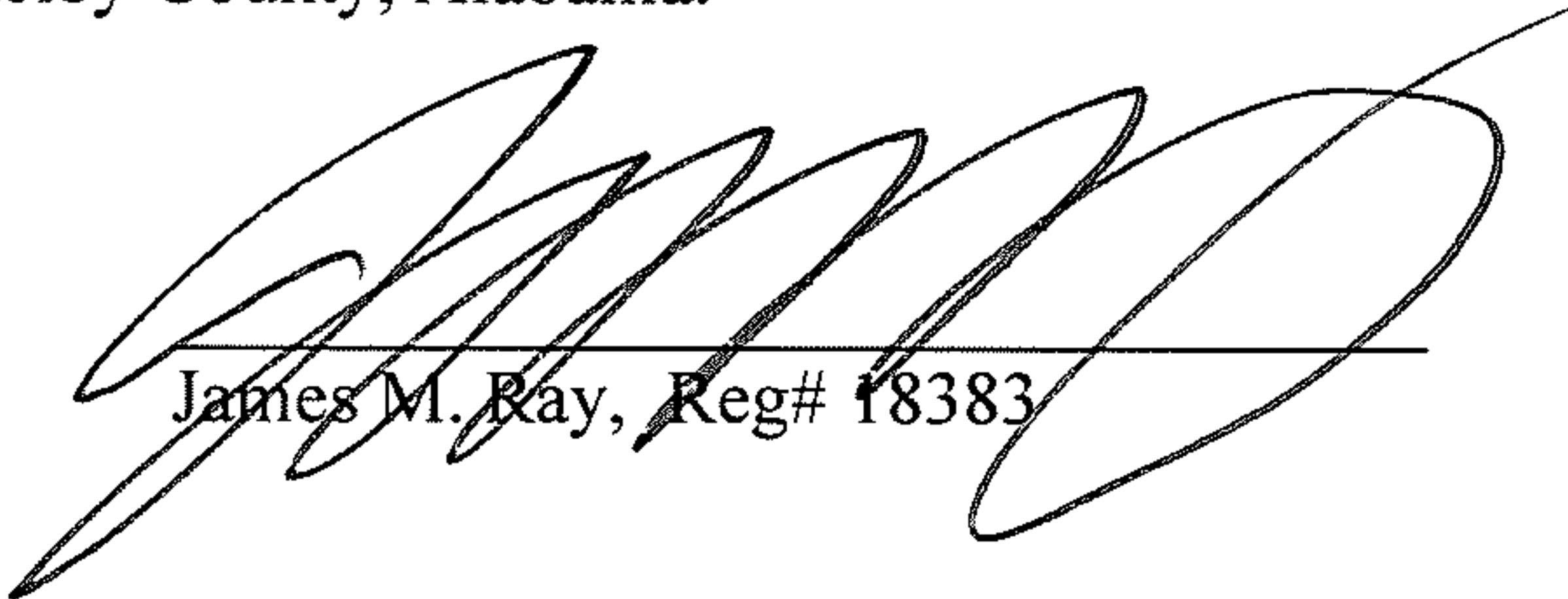
SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Talladega

BEFORE the undersigned authority personally appeared James M. Ray who, after being duly sworn, deposes and says as follows:

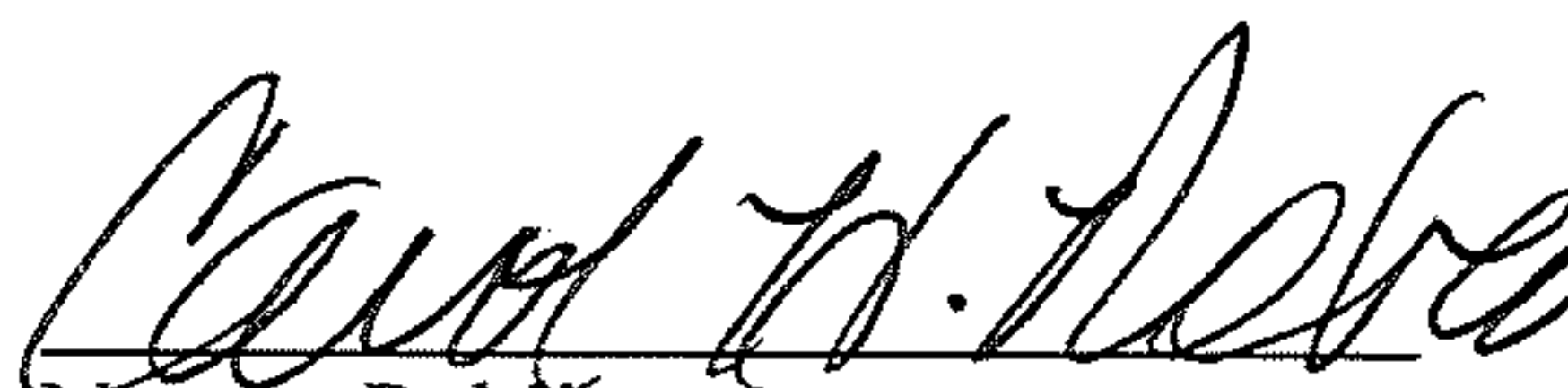
1. Affiant is an Alabama Licensed Professional Surveyor and Mapper having License Number 18383, whose address is 122 North Calhoun Street, P.O. Box 1183, Sylacauga, Alabama 35150.
2. Affiant has performed a survey of Parcel 1 and Parcel 2, as described on the attached **Exhibit "A"**, and certifies that the overall, newly created description on the attached **Exhibit "B"** is fully contained within Parcel 1 and Parcel 2, fully combined, as further described in Instrument No. 20190308000075970, Shelby County, Alabama.

FURTHER, Affiant sayeth naught.


James M. Ray, Reg# 18383

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Talladega

Sworn to, subscribed and acknowledged before me on this the 27th day of June, 202 by means of (☒) physical presence or () online notarization by **James M. Ray**, who is known to me or who has produced AL D.L. as identification.


Notary Public
Commission Expires - 7-28-2027

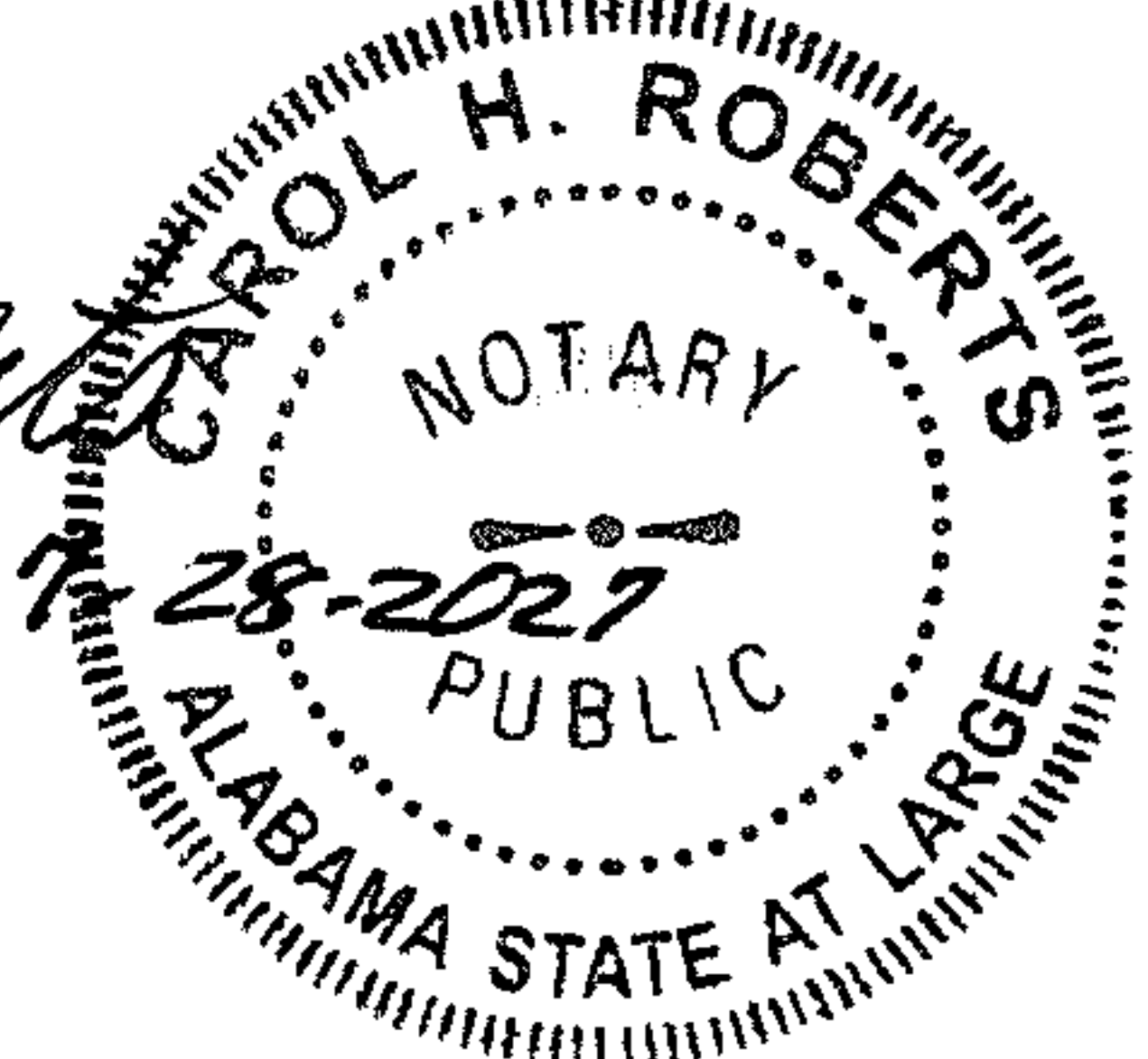


Exhibit "A"
Boundary Survey Legal Description

Begin at the Northeast corner of the NE $\frac{1}{2}$ of NE $\frac{1}{2}$ or Fraction "A" of Fractional Section 22, Township 22 South, Range 2 West, and thence run South along the East line of said Fractional Section 1254.31 feet to a point on the North right-of-way line of Shelby County Highway #306, thence run in a Westerly direction along the North right-of-way line of said County Highway #306 a distance of 1361.06 feet to a point on the East right-of-way line of the new Alabama State Highway #25, thence turn an angle 113 deg. 00 min. 45 sec. to the right and run Northerly 195.43 feet, thence turn an angle of 19 deg. 66 min. 46 sec. to the left and run Northerly 98.52 feet, thence turn an angle of 57 deg. 41 min. 06 sec. right and run in an Northeasterly direction a distance of 144.22 feet, thence turn an angle of 20 deg. 55 min. to the Left and run Northerly 242.70 feet, thence turn an angle of 59 deg. 85 min. to the left and run Northwesterly 183.30 feet to a point on the East right of way line of said new Alabama State Highway #25, thence run in a North-easterly direction along the Southeasterly right-of-way of said new Alabama State Highway #25 a distance of 1517.00 feet, more or less, to the point of intersection of said highway right-of-way with the East line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, thence run South along the East line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22, Range 2 West, a distance of 624.70 feet to the point of beginning. Said property being situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, and in the NE $\frac{1}{2}$ of NE $\frac{1}{2}$ or Fraction "A", Fractional 22, Township 22 South, Range 2 West, Shelby County, Alabama.

Commence at the Southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22, South, Range 2 West, thence run North along the East line of said quarter quarter Section a distance of 704.80 feet to a point on the North right-of-way line of the new Alabama State Highway #25, said point being the point of beginning of the property herein described, thence continue North along the East line of said quarter quarter 176.20 feet to a point on the South right-of-way line of the Southern Railroad, thence run in a Southwesterly direction along the South right-of-way line of the Southern Railroad a distance of 440.34 feet to the point of intersection of the South right-of-way line of Southern Railroad and the North right-of-way line of the new Alabama State Highway #25, thence run in an Easterly direction with the North right-of-way line of said new Alabama. State Highway #25 a distance of 367.12 feet to the point of beginning. Said property being located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West.

Exhibit "B"
Newly Created Legal Description

Commence at a concrete monument in place being the Northeast corner of Fraction A of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point South 00° 16' 42" West along the East boundary of said Fractional Section 22 for a distance of 202.43 feet to a capped rebar in place (GSA), said point being the Northwest corner of Lot No. 160 of the Old Ivy Subdivision Phase 1 Amended as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 36 at Page 5; thence proceed South 00° 17' 16" West along the East boundary of said Fraction A of Fractional Section 22 for a distance of 1034.19 feet to a point on the Northerly right-of-way of Shelby County Highway 306; thence proceed Northwesterly along the Northerly right-of-way of said highway and along the curvature of a concave curve left having an arc distance of 798.70 feet and a radius of 1290.0 feet for a chord bearing and distance of North 73° 37' 08" West 786.21 feet to the P. T. of said curve; thence proceed South 88° 35' 54" West along the Northerly right-of-way of said highway for a distance of 486.47 feet to a rebar in place being located on the flareback right-of-way of State Highway 25; thence proceed North 34° 18' 19" West along said right-of-way for a distance of 20.23 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 31' 45" East for a distance of 175.54 feet (set ½" rebar CA-0114-LS); thence proceed North 01° 28' 15" West for a distance of 26.11 feet (set ½" rebar CA-0114-LS); thence proceed North 63° 04' 13" East for a distance of 272.96 feet (set ½" rebar CA-0114-LS); thence proceed North 13° 39' 00" East for a distance of 49.35 feet (set ½" rebar CA-0114-LS); thence proceed North 20° 46' 49" East for a distance of 58.97 feet (set ½" rebar CA-0114-LS); thence proceed North 28° 35' 38" East for a distance of 58.20 feet (set ½" rebar CA-0114-LS); thence proceed North 34° 38' 21" East for a distance of 456.89 feet (set ½" rebar CA-0114-LS); thence proceed North 23° 56' 13" East for a distance of 258.43 feet (set ½" rebar CA-0114-LS); thence proceed North 35° 19' 22" East for a distance of 109.75 feet (set ½" rebar CA-0114-LS), said point being located on the North boundary of Fraction A of Fractional Section 22; thence proceed North 90° 00' East along the North boundary of said Fractional Section 22 for a distance of 351.60 feet to the point of beginning.

The above described land is located in Fraction A of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and contains 16.74 acres.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2024 08:22:47 AM
 \$28.00 LAURA
 20240709000205100

Allen S. Bayl