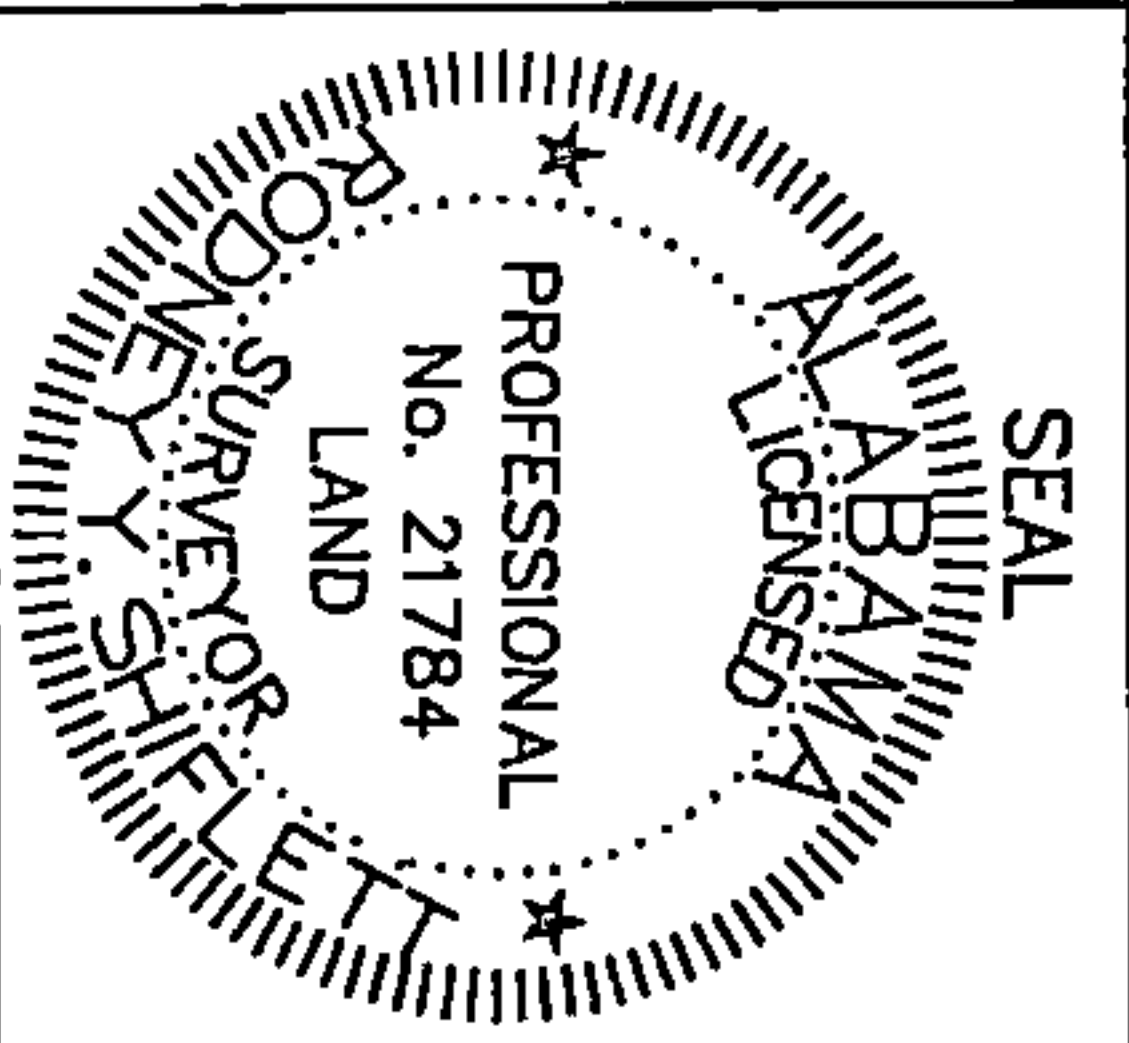


L1
CB=N 40°38'40" E
CD=36.52'

THE SUBDIVISION OF LAND INTO TWO EQUAL PARCELS IS IN
CONFORMANCE WITH THE SETTLEMENT OF THE ESTATE AND
WILL, CURRENTLY IN PROCESS OF PROBATION.



LEGEND	
●	1/2" REBAR SET
●	IRON PIN FOUND
—	RIGHT-OF-WAY
—	NOT TO SCALE
—	UTILITY POLE
—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
▨	COVERED DECK/PORCH
▩	DECK/PORCH

JOB NO. 17213
DATE 3/27/25 DATE OF FIELD SURVEY 5/12/17
ADDRESS 393 Highway 54 SCALE 1" = 100'
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat 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 installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

PARCEL 1

Commence at the SE Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence N89°53'07"W, a distance of 1076.08'; thence N13°59'53"W, a distance of 287.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 528.54' to the Southeasterly R.O.W. line of Shelby County Highway 54, 80' R.O.W.; thence S40°38'40"W and along said R.O.W. line, a distance of 185.70'; thence S14°35'12"E and leaving said R.O.W. line, a distance of 422.60'; thence N75°24'58"E, a distance of 147.12' to the POINT OF BEGINNING.

Said Parcel containing 1.63 acres, more or less.

PARCEL 2

Commence at the SE Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence N89°53'07"W, a distance of 1076.08' to the POINT OF BEGINNING; thence S41°43'03"W, a distance of 138.22'; thence N89°53'07"W, a distance of 61.18'; thence N14°35'12"W, a distance of 749.92' to the Southeasterly R.O.W. line of Shelby County Highway 54, 80' R.O.W. line; thence N40°38'40"E and along said R.O.W. line, a distance of 36.52'; thence S14°35'12"E and leaving said R.O.W. line, a distance of 422.60'; thence N75°24'58"E, a distance of 147.12'; thence S13°59'53"E, a distance of 287.00' to the POINT OF BEGINNING.

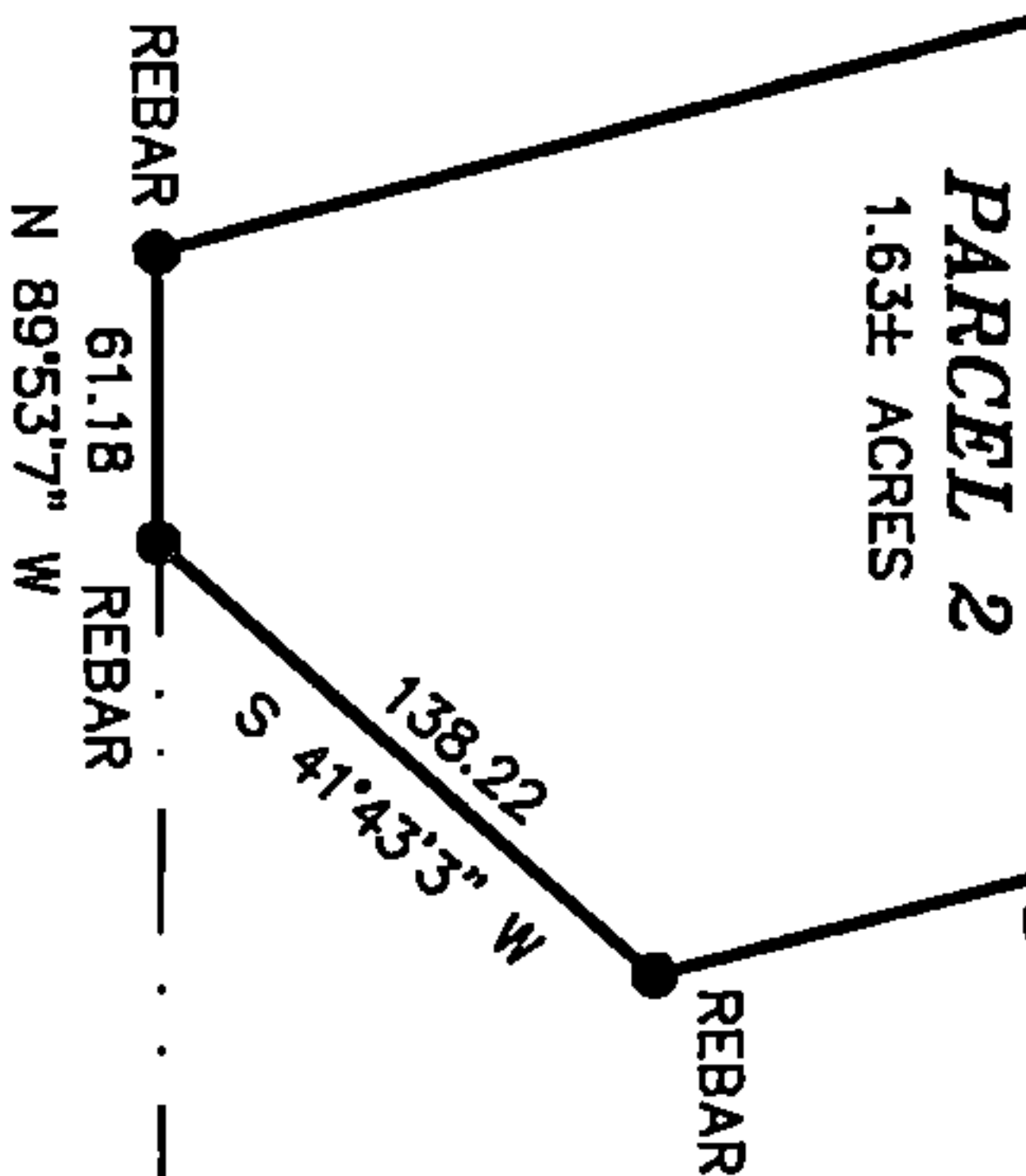
Said Parcel containing 1.63 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0370 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 May 22, 2017, updated March 27, 2025

Rodney Shifflett
Rodney Shifflett A.L. #21784



N 89°53'7" W 1076.08
BASIS OF BEARING - GAMMON FAMILY SUB., MB 40, PG 42

SE CORNER
NW 1/4 - SW 1/4
SEC. 2, T-22S, R-4W
SHELBY COUNTY, AL
X IN ROCK FOUND

20250331000094330 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
03/31/2025 11:12:56 AM FILED/CERT