

STATE OF ALABAMA)
SHELBY COUNTY)

20250508000138840 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
05/08/2025 11:14:40 AM FILED/CERT

The following described land is depicted in the survey of property of Herbert Peal:

*property located at 81 Spring Branch Road
Columbiana, AL 35051*

STATE OF ALABAMA)
SHELBY COUNTY)

Commence at the SE corner of the NW1/4 of the SW1/4 of Section 12, Township 20 South, Range 1 West; thence run N88°57'21"W along the South line of said 1/4-1/4 for 31.0 feet to the point of beginning; thence run N2°01'23"E for 413.73 feet; thence run N85°37'36"W for 457.68 feet; thence run S10.09'11"W for 59.97 feet; thence run S45°09'04"E for 551.235 feet to the South line of said 1/4- 1/4; thence run S89°41'41"E for 61.52 feet to the point of the beginning. Containing 2.839 acres, more or less.

The land surveyed is subject to all easements, rights-of-way, limitations and/or restrictions of probated record or applicable law, including but not necessarily limited to the following:

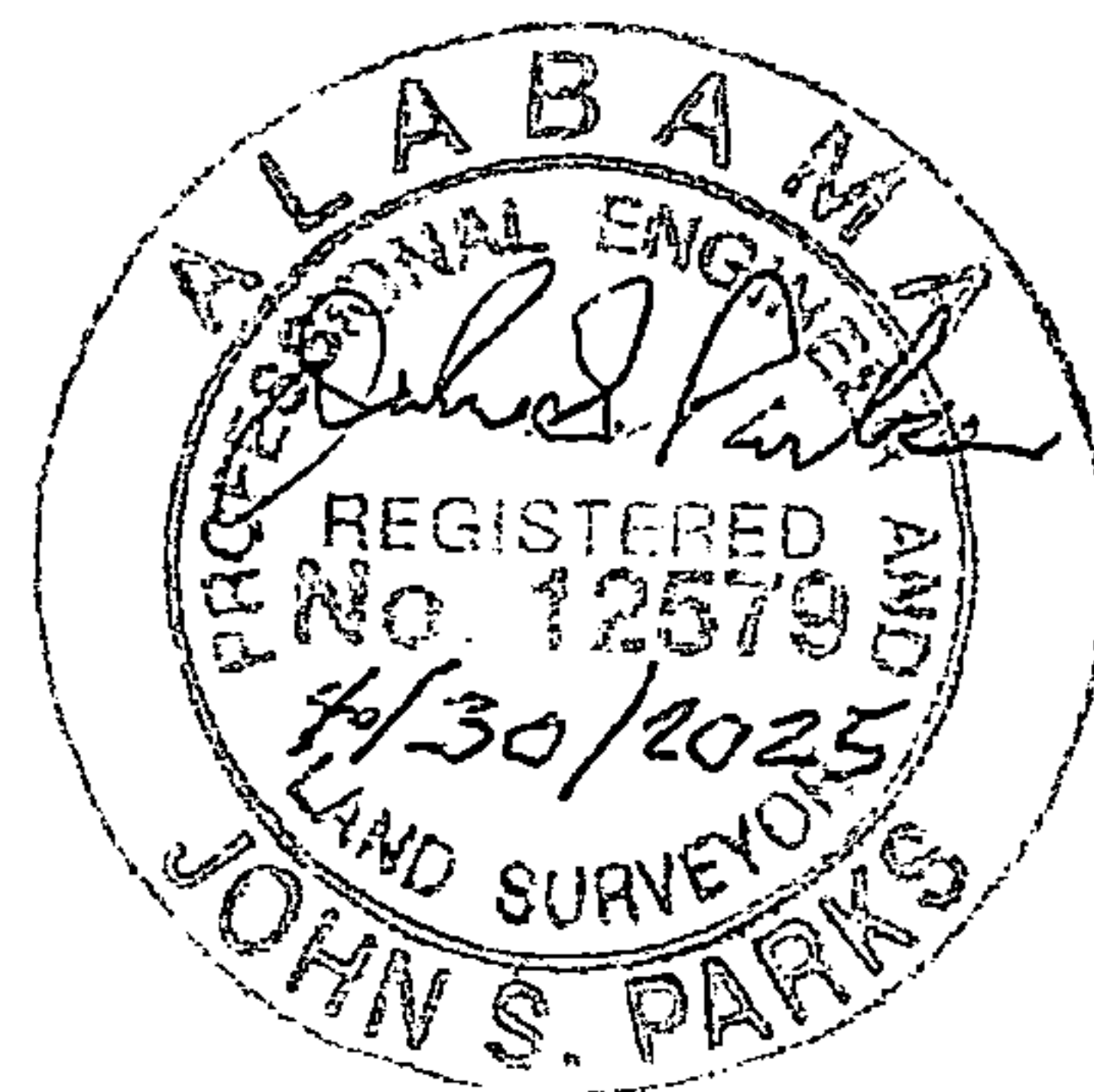
1. Rights-of-way of Shelby Co. Hwy 49 and Spring Branch Road.
2. Right-of-way or easement to Alabama Power Company for poles, lines, guy anchors, and maintenance thereof.

The surveyor did not perform a title search on the above land and does not certify to such. No opinion of mineral and mining rights is offered. Also the surveyor certifies that all parts of this survey and drawing have been completed in accordance with the current Standards of Practice for Surveying in the State of Alabama to my knowledge, information, and belief. According to my survey this day, April 29, 2004.

John S. Parks

John S. Parks, P.E. & L.S., Alabama No. 12579
1840 Dorchester Road
Birmingham, Alabama 35210
Tel. No. (205) 617-7475

File No. 25-008; Dates of field work: March 26 – April 1, 2025.
Client: Crystal Taylor





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LEGEND:

P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R/W or R-O-W	Right-of-Way
-----O-----	Overhead wires with pole
I.P.F.	Iron pin found
I.P.S.	Iron pin set - 1/2" rebar w/ yellow plastic cap noted "J S PARKS PLS 12579"
O.P.F.	Open iron pipe found
Deed	Dimension according to Deed
Meas.	Dimension according to this survey

Directions:

N	North
E	East
S	South
W	West

Angular Measure

°	Degrees
'	Minutes
"	Seconds

Horizontal Distance

'	Feet
"	Inches



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SCALE: 1" = 100'

S 10° 09' 26" W
59.97'

N 85° 37' 36" W 457.68'

± 2.839 ACRES

S 45° 09' 04" E 551.235'

N 2° 01' 23" E 413.73'

SPRING BRANCH ROAD

SHELBY CO. HWY. 49

P.O.B.
61.52'

S 89° 41' 41" E

31.0' N 88° 57' 21" W

SE CORNER OF
NW 1/4 SW 1/4 OF
SEC. 12 TS 20S R1W