

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 185 County Road 1296, Cullman, AL 35058
Grantee(s) Address: 1040 Drayton Way, Birmingham, AL 35242 (Tax Notice)
Property Address: Vacant Land, Vincent, AL 35178
Purchase/Total Contract Price: \$266,002.00
*The Grantor herein, by his signature to this deed, certifies that the above information is true and correct

THE STATE OF ALABAMA)
COUNTY OF SHELBY) WARRANTY DEED

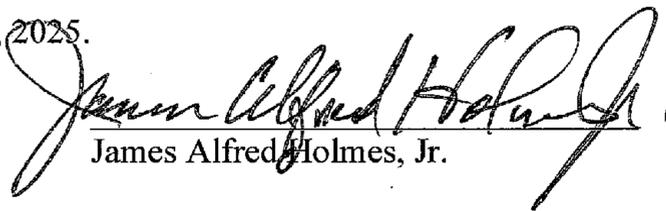
FOR AND IN CONSIDERATION of Two Hundred Sixty-Six Thousand Two and 00/100 Dollars (\$266,002.00) the undersigned **James Alfred Holmes, Jr.**, a single man, (hereinafter referred to as "Grantor"), hereby give, grant, bargain, sell and convey unto **Travis Creekbaum**, (hereinafter referred to as "Grantee"), all of my right, title and interest in and to the following described property situated in Shelby County, Alabama to wit:

SEE ATTACHED SURVEY

Prior Reference: Document 20240612-175640

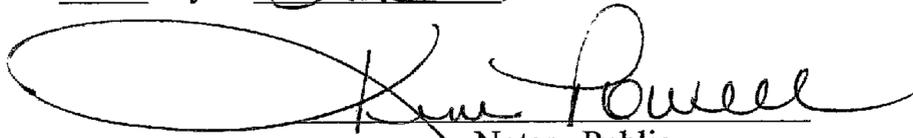
I hereby grant the aforesaid premises to said grantee, his heirs and assigns, to their use and behoof, forever. I covenant with the said grantee, his heirs and assigns that I am lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that I have a good right to sell and convey the property to the said grantee, his heirs and assigns and I hereby warrant and covenant to defend title to the property to the said grantee, his heirs and assigns, against the lawful claims and demands of all persons.

Dated this 5 day of June, 2025.

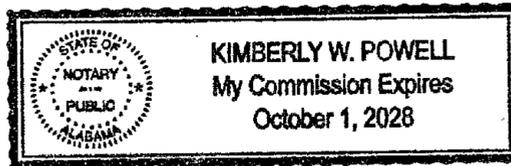

James Alfred Holmes, Jr.

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James Alfred Holmes, Jr., whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily on the 5 day of June, 2025.


Notary Public
My Commission Expires:

This Instrument Was Prepared By:
Jason M. Jackson
Radney, Radney & Jackson, LLC
P.O. Box 819
Alexander City, Alabama 35011



File No. 2025-845

PARCEL NUM: 05 7 25 0 000 009.001
NAME: GREENLEAF JANICE S & WILLIAM G

PARCEL NUM: 05 7 25 0 000 010.000
NAME: REICH LOUIS A

PARCEL NUM: 05 7 25 0 000 011.000
NAME: SCOTT VERONICA JEAN

FOUND 1" SQUARE BOLT

S 88°48'27" W 1335.14'

FOUND 1" FLAT IRON

N 89°56'48" W 1384.55'

FOUND 3/8" REBAR

NE CORNER OF SEC 34, T-18-S, R-2-E SHELBY COUNTY, ALABAMA

SE 1/4 - NW 1/4

NW 1/4 - NE 1/4

NE 1/4 - NE 1/4

PARCEL NUM: 05 7 24 0 001 003.000
NAME: SOUTHERN HULEN H & LENA KAY & JOHN

PARCEL 1 280449 SQ. FT. 64.38 AC. ±

SE 1/4 - NW 1/4

SE 1/4 - NE 1/4

SE 1/4 - NE 1/4

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - ASP ASPHALT
 - BLDG BUILDING
 - RES RESIDENCE
 - CALD CALCULATED
 - (M) MEASURED
 - RECORD
 - (D) DEED
 - PLAT
 - BNG BEARING
 - CH CHORD
 - R RADIUS
 - TAN TANGENT
 - DELTA
 - BSMT BASEMENT
 - THW THRESHOLD
 - OM OVERMANG
 - POR PORCH
 - COV COVERED
 - R.O.W. RIGHT OF WAY
 - AC AIR CONDITIONER
 - CL CENTERLINE
 - IRON PIN SET (IPS)
 - IRON PIN FOUND (IPF)
 - 1/4" SECTION CORNER
 - BISE CTNG. MARK
 - CALCULATED POINT
 - ACRES
 - SQUARE FEET
 - PLUS OR MINUS
 - CONCRETE
 - RETAINING WALL
 - CLAY ANCHOR
 - FINICE
 - OVERHEAD POWER
 - POWER POLE
 - WATER METER
 - UTILITY PIEDestal
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE EAST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 83 (GEOID 19). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

LEGAL DESCRIPTION (AS SURVEYED)
A PARCEL OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3/8" REBAR BEING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN N 89°56'48" W FOR A DISTANCE OF 1384.55' TO A FOUND 1" FLAT IRON AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 88°48'27" W FOR A DISTANCE OF 1335.14' TO A FOUND 1" SQUARE BOLT BEING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN S 01°11'11" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2281.87' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE NORTHERLY RIGHT OF WAY OF FLEMING ROAD (40' R.O.W.), SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 16,302.7', A CHORD BEARING OF N 41°19'48" E, AND A CHORD LENGTH OF 52.99'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG SAID NORTHERLY R.O.W. THE FOLLOWING SIX (6) CALLS: THENCE RUN N 51°50'29" E FOR A DISTANCE OF 69.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 52°17'38" E FOR A DISTANCE OF 80.94' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 53°50'02" E FOR A DISTANCE OF 65.14' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 158.30', A DELTA ANGLE OF 42°34'07", A CHORD BEARING OF N 71°24'47" E, AND A CHORD LENGTH OF 114.92'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 117.89' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 81°20'00" E FOR A DISTANCE OF 149.92' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 82.81', A DELTA ANGLE OF 72°38'03", A CHORD BEARING OF S 91°43'17" E, AND A CHORD LENGTH OF 98.09'; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.98' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 82°44'43" E FOR A DISTANCE OF 197.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 82°06'51" E FOR A DISTANCE OF 74.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 82°44'43" E FOR A DISTANCE OF 197.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 87°36'02" E FOR A DISTANCE OF 329.68' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 88°20'22" E FOR A DISTANCE OF 47.40' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING THE CENTERLINE OF SAID PRIVATE EASEMENT RUN N 06°11'24" W FOR A DISTANCE OF 220.53' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 13°51'27" E FOR A DISTANCE OF 311.32' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 63.71' TO A POINT; THENCE RUN S 82°44'43" W FOR A DISTANCE OF 199.84' TO A POINT; THENCE RUN S 62°06'51" W FOR A DISTANCE OF 78.23' TO A POINT; THENCE RUN S 38°46'12" W FOR A DISTANCE OF 143.02' TO A POINT; THENCE RUN S 75°29'07" W FOR A DISTANCE OF 106.80' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 64.38 ACRES, MORE OR LESS.

TOGETHER WITH A 30' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES RUNNING ALONG AND PARALLEL TO AN EXISTING PRIVATE EASEMENT (PER LIGE BELL SUBDIVISION NR:11 PG:98), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEING THE NORTHWEST CORNER OF PARCEL 3 OF LIGE BELL SUBDIVISION AS RECORDED IN MAP BOOK 11 PAGE 98 IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY OF SAID FLEMING ROAD (40' R.O.W.) FOR THE FOLLOWING TWO (2) CALLS: N 18°30'28" W FOR A DISTANCE OF 10.02' TO THE POINT OF BEGINNING OF SAID 30' EASEMENT, POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 30.23', A DELTA ANGLE OF 22°48'23", A CHORD BEARING OF N 33°29'28" W, AND A CHORD LENGTH OF 31.72'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.92' TO A POINT; THENCE RUN N 75°29'07" E FOR A DISTANCE OF 107.16' TO A POINT; THENCE RUN N 38°46'12" E FOR A DISTANCE OF 139.26' TO A POINT; THENCE RUN N 82°06'51" E FOR A DISTANCE OF 89.85' TO A POINT; THENCE RUN N 82°44'43" E FOR A DISTANCE OF 207.84' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 66.25' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 161.61' TO A POINT; THENCE RUN N 58°20'22" E FOR A DISTANCE OF 54.27' TO A POINT; THENCE RUN S 06°11'24" E FOR A DISTANCE OF 33.23' TO A POINT ALONG AN EXISTING PRIVATE EASEMENT PER AFORMENTIONED LIGE BELL SUBDIVISION; THENCE RUN ALONG THE NORTH LINE OF SAID PRIVATE EASEMENT FOR THE FOLLOWING EIGHT (8) CALLS: RUN S 58°20'22" W FOR A DISTANCE OF 49.17' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 170.80' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 63.71' TO A POINT; THENCE RUN S 82°44'43" W FOR A DISTANCE OF 199.84' TO A POINT; THENCE RUN S 62°06'51" W FOR A DISTANCE OF 78.23' TO A POINT; THENCE RUN S 38°46'12" W FOR A DISTANCE OF 143.02' TO A POINT; THENCE RUN S 75°29'07" W FOR A DISTANCE OF 106.80' TO THE POINT OF BEGINNING.

STATE OF ALABAMA
COUNTY OF SHELBY

"PROPERTY BOUNDARY SURVEY"

I, Steven J. Clinkscases, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Precision for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of JUNE 3, 2025. Survey invalid if not signed and sealed.

Order No: 25-153
Purchaser: FLEMING ROAD
Address: FLEMING ROAD
By: Steven J. Clinkscases
Date: JUNE 3, 2025
Steven J. Clinkscases, PLS AL 37248
12254 US-280
Silerbi, AL 35147
(205) 671-1033



Notes: (a) No life search of the public records has been performed by this firm, and find shown Person was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown herein is subject to setbacks, easements, zoning, and regulations that may be found in the public records of said county or city. (b) All bearings and/or angles are measured map unless otherwise noted in such items as Measure (Dist), (C) Unrecorded portions of boundaries, easements, and/or other underground structures, utilities, encroachments or burial sites were not located. (d) Easements not shown on recorded map are not shown above. (e) All foot, area, etc. (FPS) by this firm are FPS unless with a yellow rebar cap associated CLINKSCALES CA-1084-LS or 1/2" rebar with a red cap interlocked PL33748 CA1084LS and shall not be removed.

CLINKSCALES LAND SURVEYING, LLC
SCALE: 1" = 100'
DATE: 06/03/2025
APPROVED BY: Steven J. Clinkscases, PLS
AL REG. NO. 37248
DATE OF SURVEY: 06/03/2025
SURVEYED BY: MWT / DRAWN BY: KGM
12254 US-280
Silerbi, AL 35147
ClinkSurveying.com
Job #: 25-153
GRAPHIC SCALE 1" = 100'
Copyright ©

LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 51°50'29" E	69.34	E1	N 75°29'07" E	107.16
L2	N 52°17'38" E	80.94	E2	N 38°46'12" E	139.26
L3	N 53°50'02" E	65.14	E3	N 82°44'43" E	89.85
L4	S 81°20'00" E	149.92	E4	S 87°36'02" E	207.84
L5	N 82°44'43" E	197.18	E5	S 87°36'02" E	66.25
L6	N 82°06'51" E	74.34	E6	S 87°36'02" E	92.95
L7	N 82°44'43" E	197.18	E7	S 87°36'02" E	161.61
L8	N 87°36'02" E	329.68	E8	N 58°20'22" E	54.27
L9	N 88°20'22" E	47.40	E9	N 06°11'24" W	33.23
L10	N 06°11'24" W	33.23	E10	S 58°20'22" W	49.17
L11	N 13°51'27" E	311.32	E11	N 87°36'02" W	170.80
L12	N 13°51'27" E	311.32	E12	N 87°36'02" W	92.95
L13	N 87°36'02" W	92.95	E13	N 87°36'02" W	63.71
L14	N 87°36'02" W	63.71	E14	S 82°44'43" W	199.84
L15	N 82°44'43" W	199.84	E15	S 62°06'51" W	78.23
L16	N 62°06'51" W	78.23	E16	S 38°46'12" W	143.02
L17	N 06°11'24" W	33.23	E17	S 75°29'07" W	106.80

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	16,302.7'	52.99'	18°30'28"	N 33°29'28" W
C2	158.30'	117.89'	42°34'07"	N 71°24'47" E
C3	82.81'	98.09'	72°38'03"	S 91°43'17" E

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
E1	30.23'	31.72'	22°48'23"	N 33°29'28" W

LEGAL DESCRIPTION
(AS-SURVEYED)

A PARCEL OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3/8" REBAR BEING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN N 89°56'48" W FOR A DISTANCE OF 1384.55' TO A FOUND 1" FLAT IRON AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 88°48'27" W FOR A DISTANCE OF 1335.14' TO A FOUND 1" SQUARE BOLT BEING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN S 01°11'11" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2281.87' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE NORTHERLY RIGHT OF WAY OF FLEMING ROAD (40' R.O.W.), SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 219.29', A DELTA ANGLE OF 16°30'27", A CHORD BEARING OF N 41°19'48" E, AND A CHORD LENGTH OF 62.96'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG SAID NORTHERLY R.O.W. THE FOLLOWING SIX (6) CALLS: THENCE RUN N 51°50'29" E FOR A DISTANCE OF 69.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 52°17'38" E FOR A DISTANCE OF 80.94' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 53°50'02" E FOR A DISTANCE OF 65.14' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 158.30', A DELTA ANGLE OF 42°34'01", A CHORD BEARING OF N 71°24'47" E, AND A CHORD LENGTH OF 114.92'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 117.60' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 81°20'00" E FOR A DISTANCE OF 149.92' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 82.81', A DELTA ANGLE OF 72°38'03", A CHORD BEARING OF S 51°43'12" E, AND A CHORD LENGTH OF 98.09'; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.98' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS", AT THE INTERSECTION OF A PRIVATE EASEMENT (PER LIGE BELL SUBDIVISION MB:11 PG:98) AND THE NORTHERLY R.O.W. OF FLEMING ROAD (40' R.O.W.), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID LIGE BELL SUBDIVISION; THENCE RUN ALONG THE CENTERLINE OF SAID PRIVATE EASEMENT FOR THE FOLLOWING SEVEN (7) CALLS: THENCE RUN N 75°29'07" E FOR A DISTANCE OF 109.42' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 38°46'12" E FOR A DISTANCE OF 144.27' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 62°06'51" E FOR A DISTANCE OF 74.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 82°44'43" E FOR A

DISTANCE OF 197.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 329.68' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 58°20'22" E FOR A DISTANCE OF 47.47' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING THE CENTERLINE OF SAID PRIVATE EASEMENT RUN N 06°11'34" W FOR A DISTANCE OF 220.63' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 13°51'27" E FOR A DISTANCE OF 311.32' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 25°51'42" W FOR A DISTANCE OF 307.12' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°45'19" E FOR A DISTANCE OF 249.07' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 05°28'19" W FOR A DISTANCE OF 632.29' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 01°11'05" E FOR A DISTANCE OF 295.98' TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINING 64.38 ACRES, MORE OR LESS.

TOGETHER WITH A 30' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES RUNNING ALONG AND PARALLEL TO AN EXISTING PRIVATE EASEMENT (PER LIGE BELL SUBDIVISION MB:11 PG:98), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEING THE NORTHWEST CORNER OF PARCEL 3 OF LIGE BELL SUBDIVISION AS RECORDED IN MAP BOOK:11 PAGE:98 IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY OF SAID FLEMING ROAD (40' R.O.W.) FOR THE FOLLOWING TWO (2) CALLS: N 18°30'28" W FOR A DISTANCE OF 10.02' TO THE **POINT OF BEGINNING** OF SAID 30' EASEMENT, POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 80.23', A DELTA ANGLE OF 22°48'23", A CHORD BEARING OF N 33°29'28" W, AND A CHORD LENGTH OF 31.72', THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.93' TO A POINT; THENCE RUN N 75°29'07" E FOR A DISTANCE OF 107.16' TO A POINT; THENCE RUN N 38°46'12" E FOR A DISTANCE OF 139.26' TO A POINT; THENCE RUN N 62°06'51" E FOR A DISTANCE OF 89.88' TO A POINT; THENCE RUN N 82°44'43" E FOR A DISTANCE OF 207.84' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 66.25' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 161.61' TO A POINT; THENCE RUN N 58°20'22" E FOR A DISTANCE OF 54.27' TO A POINT; THENCE RUN S 06°11'34" E FOR A DISTANCE OF 33.23' TO A POINT ALONG AN EXISTING PRIVATE EASEMENT PER AFOREMENTIONED LIGE BELL SUBDIVISION; THENCE RUN ALONG THE NORTH LINE OF SAID PRIVATE EASEMENT FOR THE FOLLOWING EIGHT (8) CALLS: RUN S 58°20'22" W FOR A DISTANCE OF 49.17' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 170.80' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 63.71' TO A POINT; THENCE RUN S 82°44'43" W FOR A DISTANCE OF 199.84' TO A POINT; THENCE RUN S 62°06'51" W FOR A DISTANCE OF 78.23' TO A POINT;

THENCE RUN S 38°46'12" W FOR A DISTANCE OF 143.02' TO A POINT; THENCE RUN S 75°29'07" W FOR A DISTANCE OF 106.80' TO THE **POINT OF BEGINNING.**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 10:25:36 AM
\$300.50 KELSEY
20250605000172210

Allie S. Bayl