

## \*\*\*NOTE\*\*\*

Property Boundary Survey based on information obtained from existing monuments and the following recorded instruments in the Probate Office of Shelby County, Alabama: (Instrument# 19920527000093891), (Instrument# 19920803000157791), (Instrument# 20160526000180120), (Instrument# 20180627000229470) and (Instrument# 20130925000385860).

## Property Boundary Survey

May 24, 2024

## Legal Description

A parcel of land lying in the Southwest 1/4 of Section 03, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SW 1/4 of Section 03, Township 19 South, Range 2 East, Shelby County, Alabama, a found 1/2" Rebar; thence run a measured bearing N 01°13'45" W along the West line of said SE 1/4 of the SW 1/4 for a measured distance of 1157.51' (Deed 1157.61) to the Point of Beginning on the NE right-of-way line of Autumn Drive, a found 5/8" Solid Rod (6' Tall); thence turn a deflection angle Left 44°17'16" (Deed 113°04'43") and leaving said West line run a measured bearing N 45°31'01" W along said NE right-of-way line for a measured distance of 314.57' (Deed 311.00') to the Easterly right-of-way line of Breezeway Drive, a found 1 1/4 Iron Pipe; thence turn a deflection angle Right 56°42'43" (Deed 50°29'12") leaving said NE right-of-way line run a measured bearing N 11°11'42" E along said Easterly right-of-way line for a measured distance of 214.03' (Deed 203.26') to a found 3/4" Iron Rod; thence turn a deflection angle Right 77°31'52" (Deed 80°55'53") and leaving said Easterly right-of-way line run a measured bearing N 88°43'34" E for a measured distance of 926.77' (927.14') to a set 1/2" Capped Rebar (LS11281) on the West right-of-way line of Norfolk Southern Railroad; thence turn a deflection angle Right 87°22'30" (Deed 87°22'03") and run a measured bearing S 03°53'56" E along said West right-of-way line for a measured distance of 772.24' (Deed 771.69') to a found 1/2" Capped Rebar (LS16681); thence turn a deflection angle Right 115°45'43" (Deed 115°45'36") and leaving said West

Less and Except for an easement for Colonial Pipeline and a right-of-way for Alabama Power Company as shown on survey of Peavey Land Surveying, dated June 6, 1992.

right-of-way line run a measured bearing N 68°08'14" W for a measured distance of 857.90' (Deed 857.82') to the

Subject to any easements, rights-of-way, or restrictions of record that may exist.

The address is: 707 Autumn Drive, Vincent, AL 35178.

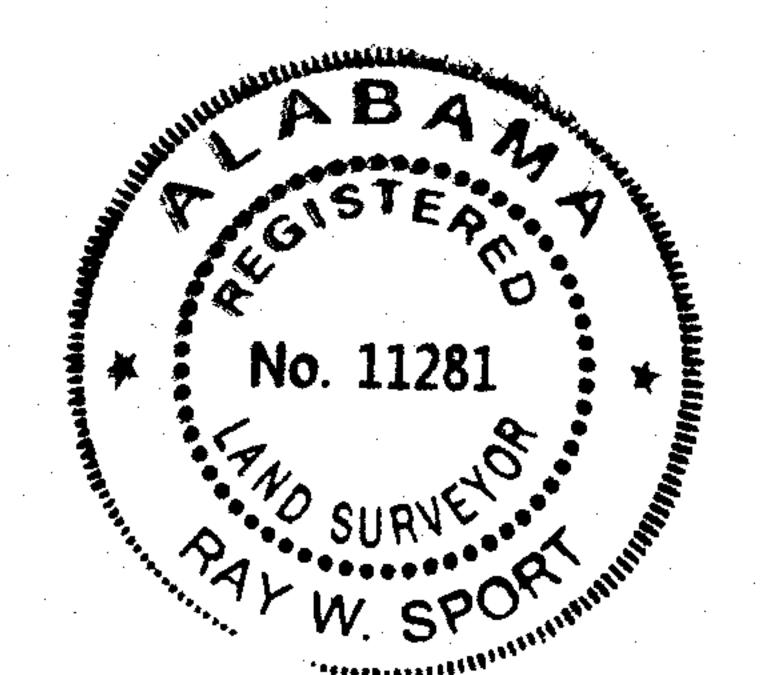
Point of Beginning. Containing 12.11 Acres, more or less.

OWNERS Audrey Murdock

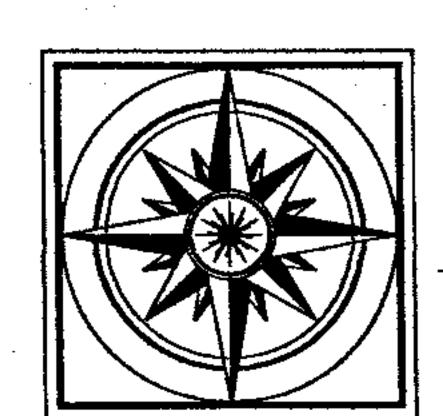
## STATE OF ALABAMA SHELBY COUNTY

I hereby certify (or state) 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.

According to my survey this 24th day of May 2024.



Ray W. Sport LS #11281 P.O. Box 895 Pinson, AL 35126 Tel. (205) 601-1963



RAY W. SPORT, PLS

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