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 Shelby Cnty Judge of Probate, AL  
 03/10/2026 12:52:12 PM FILED/CERT

15.14  
 22  
 CONCRETE MONUMENT FOUND  
 NORTHWEST CORNER  
 SECTION 23,  
 T-19-S, R-2-E

OWNER  
 Shane Both

State of Alabama:  
 To All Interested Parties:  
 Shelby County:

I, B.G. Bailey, a registered land surveyor of Alabama, do hereby certify that the hereon plat is a true and correct plat of a parcel of land located in the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East; being more particularly described as follows: Beginning at the grader blade on turn-row accepted as being the Southwest corner of the SW 1/4 of the NW 1/4 of said Section 23; thence North 89 degrees 34 min. 02 sec. East along the South line of said quarter-quarter 1310.42 ft. to a capped rebar; thence North 00 degrees 06 min. 43 sec. East 326.43 ft. to a capped rebar and the true point of beginning of the hereafter described parcel; thence continue North 00 degrees 06 min. 43 sec. East 337.97 ft. to a capped rebar; thence North 89 degrees 34 min. 02 sec. East 1320.02 ft. to a capped rebar on the accepted East line of the SE 1/4 of the NW 1/4; thence South 89 degrees 34 min. 02 sec. West 612.24 ft. to a capped rebar on the observed West Right of Way line of County Road 85; thence North 17 degrees 00 min. 19 sec. West along said ROW line 98.19 ft. to a 1/2 inch rebar; thence North 11 degrees 43 min. 18 sec. West along said ROW line 236.89 ft. to a capped rebar; thence South 89 degrees 34 min. 02 sec. West and leaving said ROW line 625.79 ft. to the true point of beginning. Containing 15.14 acres, more or less; less 1.90 acres for right of ways for a net acreage of 13.24 acres, more or less.

I further certify that there are numerous encroachments upon said parcel as shown on attached plat.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the 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 of March 12, 2004.

B. G. Bailey, Reg. No. 12502  
 Bailey Engineering, Inc.  
 1205 Noble Street  
 Anniston, AL 36201

