

**ORDINANCE NO. 2022 - 5810**

**AN ORDINANCE TO ALTER, EXTEND AND  
REARRANGE THE CORPORATE LIMITS OF THE CITY  
OF PELL CITY, ALABAMA, TO INCLUDE ADDITIONAL  
PARTS OF ST. CLAIR COUNTY, ALABAMA.**

**WHEREAS**, all of the owners of the following described real estate situated in St. Clair County Alabama, to-wit:

- **PARCEL NO. 1:** Commence at the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama being a 1" square tube in place, said point being the point of beginning. From this beginning point proceed North 00° 55' 59" West along the West boundary of said quarter-quarter section for a distance of 230.13 feet (set 1/2" rebar CA-0114-LS), said point also being located on the Southeasterly right-of-way of Roberts Mill Pond Road; thence proceed North 61° 05' 05" East along the Southeasterly right-of-way of said road for a distance of 230.46 feet to the P. C. of a concave curve left having a delta angle of 14° 11' 38" and a radius of 1059.58 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 53° 59' 16" East, 261.82 feet to the P. T. of said curve; thence proceed North 46° 43' 57" East along the Southeasterly right-of-way of said road for a distance of 113.91 feet to the P. C. of a concave curve right having a delta angle of 02° 41' 48" and a radius of 2388.55 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 48° 04' 51" East, 112.41 feet to the P. T. of said curve; thence proceed North 49° 25' 45" East along the Southeasterly right-of-way of said road for a distance of 344.66 feet to its point of intersection with the Westerly right-of-way of Pine Hill Road; thence proceed South 25° 11' 39" East along the Westerly right-of-way of said road for a distance of 77.46 feet to the curvature of a concave curve right having a delta angle of 26° 20' 38" and a radius of 188.48 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South 12° 01' 20" East, 85.90 feet to the P. T. of said curve; thence proceed South 01° 08' 59" West along the Westerly right-of-way of said road for a distance of 27.02 feet to the P. C. of a concave curve left having a delta angle of 18° 21' 53" and a radius of 307.28 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South 08° 01' 58" East, 98.07 feet to the P. T. of said curve; thence proceed South 17° 12' 54" East along the Westerly right-of-way of said road for a distance of 153.52 feet to the P. C. of a concave curve right having a delta angle of 16° 57' 49" and a radius of 301.92 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South 08° 44' 00" East, 89.06 feet to the P. T. of said curve; thence proceed South 00° 15' 05" East along the Westerly right-of-way of said road for a distance of 123.66 feet to the P. C. of a concave curve right having a delta angle of 33° 32' 18" and a radius of 240.28 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South 17° 01' 15" East, 138.65 feet to the P. T. of said curve; thence proceed South 33° 47' 24" East along the Westerly right-of-way of said road for a distance of 21.15 feet to the P. C. of a concave curve right having a delta angle of 16° 13' 14" and a radius of 311.99 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South 25° 40' 47" East, 88.03 feet (set 1/2" rebar CA-0114-LS) to a point on the South boundary of said Southeast one-fourth of the Southeast one-fourth; thence proceed South 89° 37' 56" West along the South boundary of said quarter-quarter section for a distance of 1052.20 feet to the point of beginning. The above described land is located the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 12.02 acres.
- **PARCEL NO. 2:** Commence at the Southeast corner of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 37' 56" West along the South boundary of said Section 33 for a distance of 205.37 feet to a point on the Easterly right-of-way of Pine Hill Road; thence proceed Northwesterly along the Easterly right-of-way of said Pine Hill Road and along the curvature of a concave curve left having a delta angle of 18° 39' 19" and a radius of 361.99 feet for a chord bearing and distance of North 24° 27' 44" West, 117.34 feet to the P. T. of said curve; thence proceed North 33° 47' 24" West along the Easterly right-of-way of said road for a distance of 21.15 feet to the P. C. of a concave curve right having a delta angle of 33° 32' 18" and a radius of 190.28 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 17° 01' 15" West, 109.80 feet to the P. T. of said curve; thence proceed North 00° 15' 05" West along the Easterly right-of-way of said road for a distance of 123.66 feet to the P. C. of a concave curve left having a delta angle of 16° 57' 49" and a radius of 351.92 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for

a chord bearing and distance of North 08° 44' 00" West, 103.81 feet to the P. T. of said curve; thence proceed North 17° 12' 54" West along the Easterly right-of-way of said road for a distance of 153.52 feet to the P. C. of a concave curve right having a delta angle of 18° 21' 53" and a radius of 257.28 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 08° 01' 58" West, 82.11 feet to the P. T. of said curve; thence proceed North 01° 08' 59" East along the Easterly right-of-way of said road for a distance of 27.02 feet to the P. C. of a concave curve left having a delta angle of 26° 20' 38" and a radius of 238.48 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 12° 01' 20" West, 108.69 feet to the P. T. of said curve; thence proceed North 25° 11' 39" West along the Easterly right-of-way of said road for a distance of 91.21 feet to its point of intersection with the Southeasterly right-of-way of Roberts Mill Pond Road; thence proceed North 49° 25' 45" East along the Southeasterly right-of-way of said Roberts Mill Road for a distance of 405.77 feet to the P. C. of a concave curve left having a delta angle of 10° 15' 08" and a radius of 873.70 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 44° 18' 11" East, 156.13 feet to a point on the East boundary of said Section 33; thence proceed South 00° 39' 43" East along the East boundary of said section for a distance of 1273.86 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 8.31 acres, said property being subject to Alabama Power Company Transmission right-of-way and a utility easement begin recorded in the office of the Judge of Probate of St. Clair County, in Deed Book 2013 at Pages 9633-9635.

**WHEREAS**, the Owners, through their representative, did file with the City Clerk of the City of Pell City, Alabama, an application requesting that said described real property proposed for annexation be pre-zoned R-4 in accordance with the applicable provisions of Alabama law and the City's Zoning Ordinance; and,

**WHEREAS**, said pre-zoning petition did have attached thereto an accurate description of said territory proposed to be annexed and pre-zoned, together with a map of said real property, all as is required under the applicable provisions of Alabama law and the City's Zoning Ordinance; and,

**WHEREAS**, the City Council of the City of Pell City, Alabama, has heretofore given notice of and convened a public hearing on November 28, 2022, pertaining to said pre-zoning, and has examined the aforesaid petition and exhibits attached thereto; and,

**WHEREAS**, the City Council has heretofore examined the aforesaid annexation petition and said exhibit attached thereto and finds that the said described lands are located and contained within an area contiguous to the corporate limits of the City of Pell City, Alabama, and that said described lands do not lie within the corporate limits or the police jurisdiction of any other municipality, and that all of the Owners of said described lands joined in said petition by affixing their signatures thereto; and,

**WHEREAS**, the City Council has determined that it is in the public interest that said property be annexed to the City of Pell City, Alabama, and the City Council has further determined that all legal requirements for annexing said real property have been satisfied pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975; and,

**WHEREAS**, the City Council has determined that it is in the public interest that said property proposed to be annexed be zoned R-4 under the City's Zoning Ordinance, and the City Council has further determined that all legal requirements for pre-zoning said real property under applicable Alabama law have been satisfied.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELL CITY, ALABAMA, AS FOLLOWS:**

**Section 1.** The City Council of the City Pell City, Alabama, finds and declares as the legislative body of the City of Pell City, Alabama that it is in the best interests of the citizens of the City of Pell City, Alabama, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the corporate limits of the City of Pell City, Alabama, and does hereby assent to the annexation of the territory described in Section 2 of this Ordinance into the corporate limits of the City of Pell City, Alabama.

**Section 2.** The boundary lines of the City of Pell City, Alabama, be, and the same are hereby, altered, or rearranged so as to include all of the territory encompassed by the corporate limits of the City of Pell City, Alabama as of the date of this Ordinance, and in addition thereto the following described territory, to-wit:

- **PARCEL NO. 1:** Commence at the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama being a 1" square tube in place, said point being the point of beginning. From this beginning point proceed North  $00^{\circ} 55' 59''$  West along the West boundary of said quarter-quarter section for a distance of 230.13 feet (set <sup>1</sup>A" rebar CA-0114-LS), said point also being located on the Southeasterly right-of-way of Roberts Mill Pond Road; thence proceed North  $61^{\circ} 05' 05''$  East along the Southeasterly right-of-way of said road for a distance of 230.46 feet to the P. C. of a concave curve left having a delta angle of  $14^{\circ} 11' 38''$  and a radius of 1059.58 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $53^{\circ} 59' 16''$  East, 261.82 feet to the P. T. of said curve; thence proceed North  $46^{\circ} 43' 57''$  East along the Southeasterly right-of-way of said road for a distance of 113.91 feet to the P. C. of a concave curve right having a delta angle of  $02^{\circ} 41' 48''$  and a radius of 2388.55 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $48^{\circ} 04' 51''$  East, 112.41 feet to the P. T. of said curve; thence proceed North  $49^{\circ} 25' 45''$  East along the Southeasterly right-of-way of said road for a distance of 344.66 feet to its point of intersection with the Westerly right-of-way of Pine Hill Road; thence proceed South  $25^{\circ} 11' 39''$  East along the Westerly right-of-way of said road for a distance of 77.46 feet to the curvature of a concave curve right having a delta angle of  $26^{\circ} 20' 38''$  and a radius of 188.48 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South  $12^{\circ} 01' 20''$  East, 85.90 feet to the P. T. of said curve; thence proceed South  $01^{\circ} 08' 59''$  West along the Westerly right-of-way of said road for a distance of 27.02 feet to the P. C. of a concave curve left having a delta angle of  $18^{\circ} 21' 53''$  and a radius of 307.28 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South  $08^{\circ} 01' 58''$  East, 98.07 feet to the P. T. of said curve; thence proceed South  $17^{\circ} 12' 54''$  East along the Westerly right-of-way of said road for a distance of 153.52 feet to the P. C. of a concave curve right having a delta angle of  $16^{\circ} 57' 49''$  and a radius of 301.92 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South  $08^{\circ} 44' 00''$  East, 89.06 feet to the P. T. of said curve; thence proceed South  $00^{\circ} 15' 05''$  East along the Westerly right-of-way of said road for a distance of 123.66 feet to the P. C. of a concave curve right having a delta angle of  $33^{\circ} 32' 18''$  and a radius of 240.28 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South  $17^{\circ} 01' 15''$  East, 138.65 feet to the P. T. of said curve; thence proceed South  $33^{\circ} 47' 24''$  East along the Westerly right-of-way of said road for a distance of 21.15 feet to the P. C. of a concave curve right having a delta angle of  $16^{\circ} 13' 14''$  and a radius of 311.99 feet; thence proceed Southeasterly along the Westerly right-of-way of said road along the curvature of said curve for a chord bearing and distance of South  $25^{\circ} 40' 47''$  East, 88.03 feet (set <sup>1</sup>A" rebar CA-0114-LS) to a point on the South boundary of said Southeast one-fourth of the Southeast one-fourth; thence proceed South  $89^{\circ} 37' 56''$  West along the South boundary of said quarter-quarter section for a distance of 1052.20 feet to the point of beginning. The above described land is located the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 12.02 acres.
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P. T. of said curve; thence proceed North 01° 08' 59" East along the Easterly right-of-way of said road for a distance of 27.02 feet to the P. C. of a concave curve left having a delta angle of 26° 20' 38" and a radius of 238.48 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 12° 01' 20" West, 108.69 feet to the P. T. of said curve; thence proceed North 25° 11' 39" West along the Easterly right-of-way of said road for a distance of 91.21 feet to its point of intersection with the Southeasterly right-of-way of Roberts Mill Pond Road; thence proceed North 49° 25' 45" East along the Southeasterly right-of-way of said Roberts Mill Road for a distance of 405.77 feet to the P. C. of a concave curve left having a delta angle of 10° 15' 08" and a radius of 873.70 feet; thence proceed Northeasterly along the Southeasterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 44° 18' 11" East, 156.13 feet to a point on the East boundary of said Section 33; thence proceed South 00° 39' 43" East along the East boundary of said section for a distance of 1273.86 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 8.31 acres, said property being subject to Alabama Power Company Transmission right-of-way and a utility easement begin recorded in the office of the Judge of Probate of St. Clair County, in Deed Book 2013 at Pages 9633-9635.

(Collectively, the "Property")

**Section 3.** The City Council of the City Pell City, Alabama, finds and declares as the legislative body of the City of Pell City, Alabama that it is in the best interests of the citizens of the City of Pell City, Alabama, and the citizens of the affected area, to zone the territory described in Section 2 of this Ordinance as R-4 residential zoning in accordance with the City's Zoning Ordinance.

**Section 4.** This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of St. Clair County, Alabama.

**Section 5.** The territory described in this Ordinance shall become a part of the corporate limits of the City of Pell City, Alabama, upon publication of this Ordinance as set forth herein.

**Section 6.** Severability. If any section or provision of this Ordinance shall hereafter be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of any other section or provision of this Ordinance.

**Section 7.** Repeal of Conflicting Ordinances. Any Ordinance in conflict with this Ordinance shall be and is hereby repealed on the effective date of this Ordinance.

**Section 8.** Effective Date. This Ordinance shall become effective upon approval, passage, and publication as required by law.

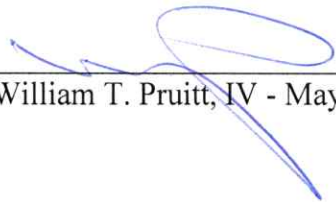
**ADOPTED AND APPROVED** this 28<sup>th</sup> day of November 2022.

  
\_\_\_\_\_  
W. Judge Alverson - Council President

ATTEST:

  
\_\_\_\_\_  
Sheree D. Pruitt - City Clerk

**APPROVED** this 28<sup>th</sup> day of November 2022.

  
\_\_\_\_\_  
William T. Pruitt, IV - Mayor

ATTEST:

  
\_\_\_\_\_  
Sheree D. Pruitt - City Clerk



## CERTIFICATION

I, Sheree D. Pruitt, Clerk of the City of Pell City, hereby certify that the above Ordinance was duly adopted by the City Council of the City of Pell City at a regular meeting held on the 28<sup>th</sup> day of November 2022, and that the same has been published by posting in accordance with §11-45-8, Ala. Code 1975, by posting a copy of the Ordinance in three public places within the municipality, one of which was the Mayor's office in the City, on this the 29<sup>th</sup> day of November 2022. I further certify and confirm that the City shall take reasonable steps to maintain the posting for not less than 30 days. In addition, the City shall include a copy of this Ordinance on its website for 30 days.



\_\_\_\_\_  
City Clerk



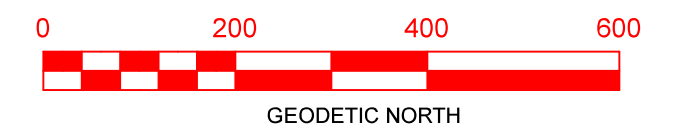
# ALTA/NSPS LAND TITLE SURVEY

## PREPARED FOR FORESTAR (USA) Real Estate Group, Inc

### MARCH 28 2022

**RAY & GILLILAND, P.C.**  
 122 NORTH CALHOUN AVENUE  
 P.O. BOX 1183  
 SYLACAUGA, ALABAMA 35150  
 DRAWN BY: CMR  
 BOUNDARY SURVEY

TEL NO. (256) 245-3243  
 FAX NO. (256) 245-3202  
 FILE: RC 130 AC PELL CITY  
 SCALE: 1" = 200'  
 DATE: 3-28-2022



**LEGEND:**

(M) = MEASURED  
 (R) = RECORDED (MAP, DEED, PLAT, ETC.)  
 (M & R) = MEASURED & RECORDED  
 (PS) = PREVIOUS SURVEY  
 P.L.S. = PROFESSIONAL LAND SURVEYOR  
 CA = CERTIFICATE OF AUTHORIZATION (0114 - LAND SURVEYING)  
 G.P.S. = GLOBAL POSITIONING SYSTEM

--- = POWER POLE / OVERHEAD UTILITY  
 -X-X- = FENCE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 ■ = 6" X 6" CONCRETE MONUMENT

COORDINATES BASED ON STATE PLANE  
 NAD 83 ALABAMA WEST ZONE  
 ELEVATIONS ARE NAVD 88  
 BOUNDARY SURVEY  
 MARCH 2022

**FLOOD INFORMATION**

THE PROPERTY IS NOT LOCATED IN A SPECIAL HAZARD AREA AS SHOWN ON THE FOLLOWING FLOOD MAPS:  
 FLOOD INSURANCE RATE MAP FOR ST. CLAIR COUNTY  
 MAP NUMBER 01115C0377G MAP REVISED DATE AUGUST 17 2016  
 AND MAP NUMBER 01115C0380G MAP REVISED DATE AUGUST 17, 2016

**TITLE COMMITMENT PROVIDED**  
 BY ALABAMA TITLE CO., INC.  
 COMMITMENT DATE: JANUARY 7 2022

**SCHEDULE B PART II TITLE EXCEPTIONS**

10. Right of Way granted to Alabama Power Company as recorded in Volume 71, page 721; Volume 88, page 509; Volume 109, page 512; Volume 110, page 849; Volume 47, page 485; Volume 36, page 74 and Deed Book 2013, page 7352 in the Probate Office of St. Clair County, Alabama.  
 DB 71 PG 721- DOES NOT AFFECT PROPERTY  
 DB 88 PG 509- BLANKET EASEMENT-DOES AFFECT PROPERTY  
 DB 109 PG 923- DOES NOT AFFECT PROPERTY  
 DB 110 PG 512- DOES NOT AFFECT PROPERTY  
 DB 110 PG 849- DOES NOT AFFECT PROPERTY  
 DB 47 PG 485- DOES NOT AFFECT PROPERTY  
 DB 36 PG 74- BLANKET EASEMENT-DOES AFFECT PROPERTY

To: Forestar (USA) Real Estate Group, Inc, Alabama Title Company, Inc and Metro Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11, 13, 16, 17, and of Table A thereof. The fieldwork was completed on MARCH 25 2022.

Date of Plat or Map: MARCH 28 2022

*Christopher M. Ray*  
 Christopher M. Ray, Ala. Reg. No. 26017  
 Ray and Gilliland, P.C., Ala. Board Cert. No. CA-0114-LS



**PARCEL #3**  
 Commence at the Southeast corner of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 37' 56" West along the South boundary of said Section 33 for a distance of 205.37 feet to a point on the Easterly right-of-way of Pine Hill Road; then proceed Northwesterly along the Easterly right-of-way of said Pine Hill Road and along the curvature of a concave curve left having a delta angle of 18° 39' 19" and a radius of 361.99 feet for a chord bearing and distance of North 24° 27' 44" West, 117.24 feet to the P. T. of said curve; then proceed North 33° 47' 24" West along the Easterly right-of-way of said road for a distance of 21.15 feet to the P. C. of a concave curve right having a delta angle of 33° 32' 18" and a radius of 190.28 feet; then proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 17° 01' 15" West, 109.80 feet to the P. T. of said curve; then proceed North 00° 15' 05" West along the Easterly right-of-way of said road for a distance of 123.66 feet to the P. C. of a concave curve left having a delta angle of 16° 57' 49" and a radius of 351.92 feet; then proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 08° 44' 00" West, 103.81 feet to the P. T. of said curve; then proceed North 17° 12' 54" West along the Easterly right-of-way of said road for a distance of 153.52 feet to the P. C. of a concave curve right having a delta angle of 18° 21' 53" and a radius of 257.28 feet; then proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 08° 01' 58" West, 82.11 feet to the P. T. of said curve; then proceed North 01° 08' 59" East along the Easterly right-of-way of said road for a distance of 27.02 feet to the P. C. of a concave curve left having a delta angle of 26° 20' 38" and a radius of 238.48 feet; then proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 12° 01' 20" West, 108.69 feet to the P. T. of said curve; then proceed North 25° 11' 39" West along the Easterly right-of-way of said road for a distance of 91.21 feet to its point of intersection with the Southeastern right-of-way of Roberts Mill Pond Road; then proceed North 49° 25' 45" East along the Southeastern right-of-way of said Roberts Mill Road for a distance of 405.77 feet to the P. C. of a concave curve left having a delta angle of 10° 15' 08" and a radius of 873.70 feet; then proceed Northwesterly along the Southeastern right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 44° 16' 11" East, 156.13 feet to a point on the East boundary of said Section 33; then proceed South 00° 39' 43" East along the East boundary of said section for a distance of 1273.86 feet to the point of beginning.

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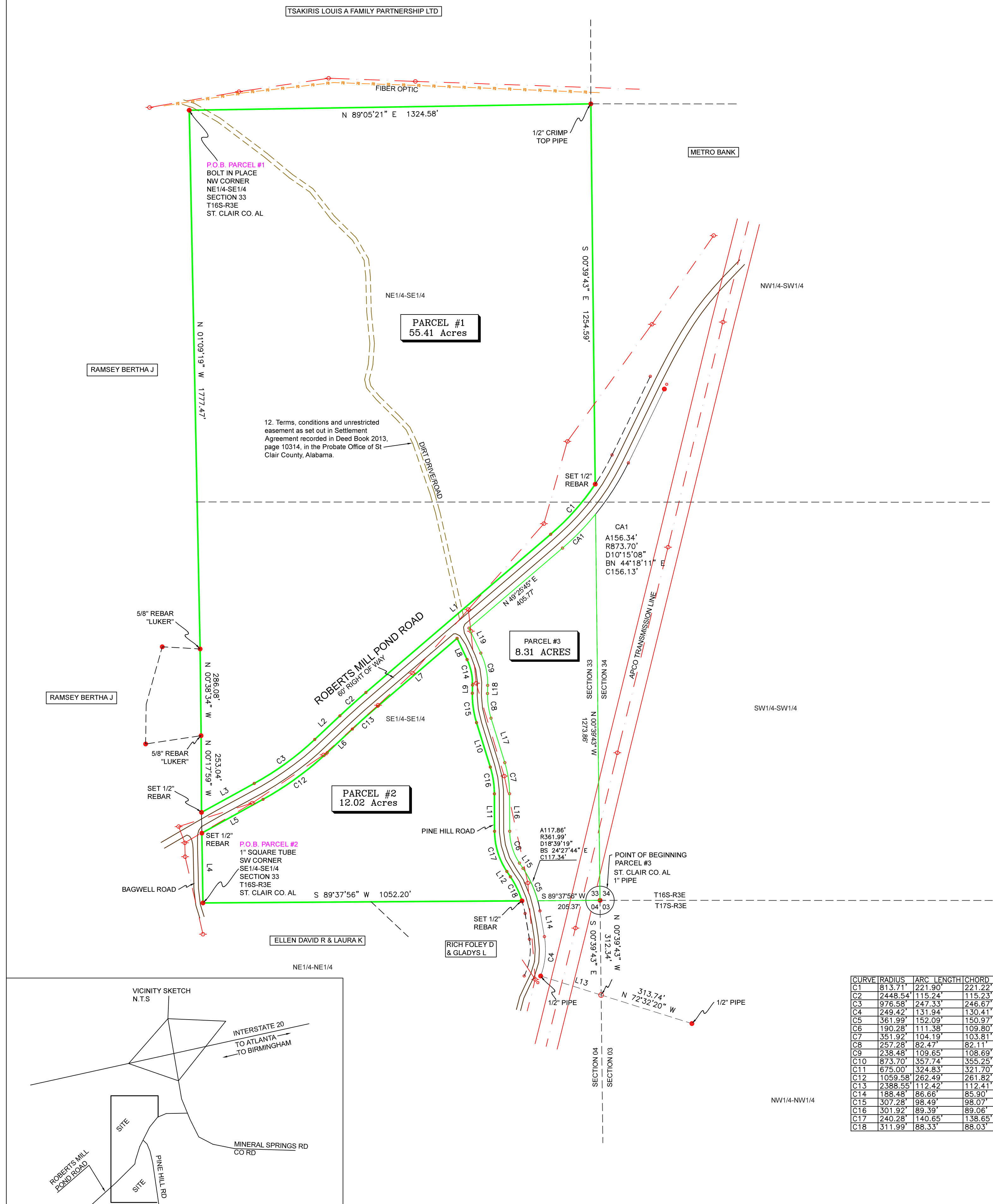
STATE OF ALABAMA  
 ST. CLAIR COUNTY

**PARCEL NO. 1:** Commence at a bolt in place being the Northwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 05' 21" East along the North boundary of said quarter-quarter section for a distance of 1324.58 feet to a 1/2" crimp top pipe in place being the Northeast corner of said quarter-quarter section; then proceed South 00° 39' 43" East along the East boundary of said quarter-quarter section for a distance of 1254.59 feet to its point of intersection with the Northwesterly right-of-way of Roberts Mill Pond Road; then proceed Southwesterly along the Northwesterly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 15° 37' 30" and a radius of 813.71 feet for a chord bearing and distance of South 41° 37' 00" West, 221.22 feet to the P. T. of said curve; then proceed South 49° 25' 45" West along the Northwesterly right-of-way of said road for a distance of 802.29 feet to the P. C. of a concave curve left having a delta angle of 02° 41' 48" and a radius of 2448.54 feet; then proceed Southwesterly along the Northwesterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 48° 04' 51" West, 115.23 feet to the P. T. of said curve; then proceed South 48° 43' 37" West along the Northwesterly right-of-way of said road for a distance of 113.91 feet to the P. C. of a concave curve right having a delta angle of 14° 30' 38" and a radius of 970.58 feet; then proceed Southwesterly along the Northwesterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 53° 59' 16" West, 246.67 feet to the P. T. of said curve; then proceed South 61° 14' 35" West along the Northwesterly right-of-way of said road for a distance of 198.46 feet to its point of intersection with the West boundary of the Southeast one-fourth of said Section 33; then proceed North 00° 17' 59" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 253.04 feet to a 5/8" rebar in place (Luker); then proceed North 00° 38' 34" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 286.08 feet to a 5/8" rebar in place (Luker); then proceed North 01° 09' 19" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth and along the West boundary of the Northeast one-fourth of the Southeast one-fourth for a distance of 1777.47 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and Northeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 55.41 acres.

**PARCEL NO. 2:** Commence at the Southwest corner of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama being a 1" square tube in place, said point being the point of beginning. From this beginning point proceed North 00° 35' 59" West along the West boundary of said quarter-quarter section for a distance of 230.13 feet (set 1/2" rebar CA-0114-LS), said point also being located on the Southeastern right-of-way of Roberts Mill Pond Road; then proceed North 61° 05' 05" East along the Southeastern right-of-way of said road for a distance of 230.46 feet to the P. C. of a concave curve left having a delta angle of 14° 11' 38" and a radius of 1059.58 feet; then proceed Northwesterly along the Southeastern right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 53° 59' 16" East, 281.82 feet to the P. T. of said curve; then proceed North 46° 43' 57" East along the Southeastern right-of-way of said road for a distance of 113.91 feet to the P. C. of a concave curve right having a delta angle of 02° 41' 48" and a radius of 2388.55 feet; then proceed Northwesterly along the Southeastern right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 48° 04' 51" East, 112.41 feet to the P. T. of said curve; then proceed North 49° 25' 45" East along the Southeastern right-of-way of said road for a distance of 230.13 feet (set 1/2" rebar CA-0114-LS); then proceed North 00° 17' 59" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 253.04 feet to a 5/8" rebar in place (Luker); then proceed North 00° 38' 34" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 286.08 feet to a 5/8" rebar in place (Luker); then proceed North 01° 09' 19" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth and along the West boundary of the Northeast one-fourth of the Southeast one-fourth for a distance of 1777.47 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 16 South, Range 3 East, St. Clair County, Alabama and contains 12.02 acres.



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 813.71  | 221.90     | 221.22       | S 41°37'00" W |
| C2    | 2448.54 | 115.24     | 115.23       | S 48°04'51" W |
| C3    | 976.58  | 247.33     | 246.67       | S 53°59'16" W |
| C4    | 249.42  | 131.94     | 130.41       | N 05°28'13" E |
| C5    | 361.99  | 152.09     | 150.97       | N 17°45'13" E |
| C6    | 190.28  | 111.38     | 109.80       | N 17°01'15" W |
| C7    | 351.92  | 104.19     | 103.81       | N 08°44'00" W |
| C8    | 257.28  | 82.47      | 82.11        | N 08°01'58" W |
| C9    | 238.48  | 109.65     | 108.69       | N 12°01'20" W |
| C10   | 873.70  | 357.74     | 355.25       | N 37°41'57" E |
| C11   | 675.00  | 324.83     | 321.70       | S 27°07'53" E |
| C12   | 1059.58 | 262.49     | 261.82       | N 53°59'16" E |
| C13   | 2388.55 | 112.42     | 112.41       | N 48°04'51" E |
| C14   | 188.48  | 86.66      | 85.90        | S 12°01'20" E |
| C15   | 307.28  | 98.49      | 98.07        | S 08°01'58" E |
| C16   | 301.92  | 89.39      | 89.08        | S 08°44'00" E |
| C17   | 240.28  | 140.65     | 138.65       | S 17°01'15" E |
| C18   | 311.99  | 88.33      | 88.03        | S 25°40'47" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 49°25'45" W | 802.29   |
| L2   | S 46°43'57" W | 113.91   |
| L3   | S 61°14'35" W | 198.46   |
| L4   | N 00°55'59" W | 230.13   |
| L5   | N 61°05'05" E | 230.46   |
| L6   | N 46°43'57" E | 113.91   |
| L7   | N 49°25'45" E | 230.13   |
| L8   | S 25°11'39" E | 77.46    |
| L9   | S 01°08'59" W | 27.02    |
| L10  | S 17°12'54" W | 153.52   |
| L11  | S 00°15'05" W | 123.66   |
| L12  | S 33°47'24" E | 21.15    |
| L13  | N 72°32'20" W | 209.04   |
| L14  | N 09°43'03" W | 85.29    |
| L15  | N 33°47'24" W | 21.15    |
| L16  | N 00°15'05" W | 123.66   |
| L17  | N 17°12'54" W | 153.52   |
| L18  | N 01°08'59" W | 27.02    |
| L19  | S 25°11'39" W | 91.21    |
| L20  | S 25°58'08" E | 271.12   |
| L21  | S 17°45'13" W | 150.97   |
| L22  | S 89°58'52" E | 1888.60  |
| L23  | S 13°23'25" E | 200.11   |
| L24  | S 44°22'15" E | 57.99    |
| L25  | S 13°20'43" E | 245.81   |
| L26  | S 00°37'04" W | 82.43    |