

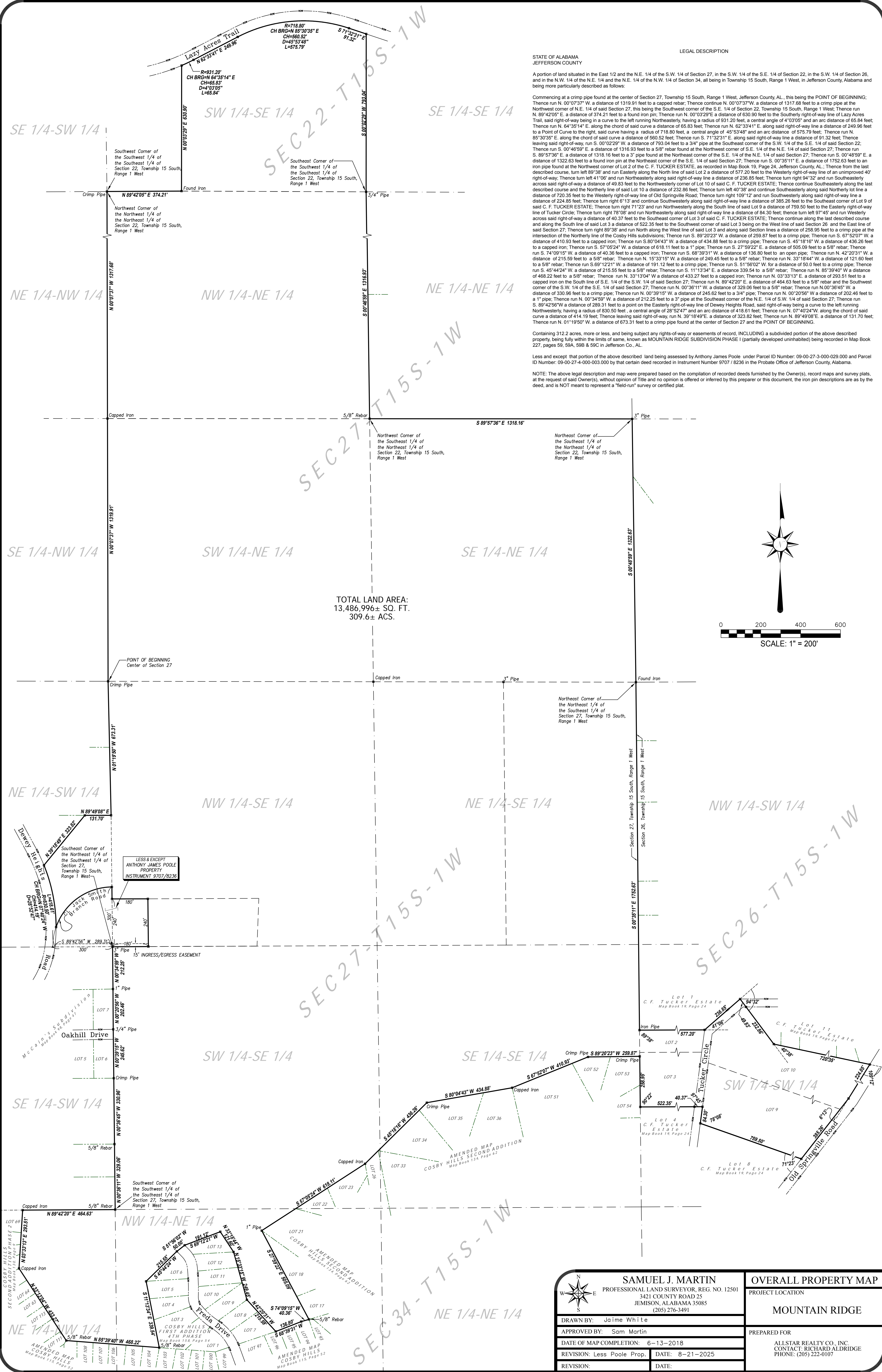
A portion of land situated in the East 1/2 and the N.E. 1/4 of the S.W. 1/4 of Section 27, in the S.W. 1/4 of the S.E. 1/4 of Section 22, in the S.W. 1/4 of Section 26, and in the N.W. 1/4 of the N.E. 1/4 and the N.E. 1/4 of Section 34, all being in Township 15 South, Range 1 West, in Jefferson County, Alabama and being more particularly described as follows:


Commencing at a crimp pipe found at the center of Section 27, Township 15 South, Range 1 West, Jefferson County, AL., this being the POINT OF BEGINNING; Thence run N. 00°07'37" W. a distance of 1319.91 feet to a capped rebar; Thence continue N. 00°07'37" W. a distance of 1317.68 feet to a crimp pipe at the Northwest corner of N.E. 1/4 of said Section 27, this being the Southwest corner of the S.E. 1/4 of Section 22, Township 15 South, Range 1 West; Thence run N. 89°42'05" E. a distance of 374.21 feet to a found iron pin; Thence run N. 00°03'29" E. a distance of 630.90 feet to the Southerly right-of-way line of Lazy Acres Trail, said right-of-way being in a curve to the left running Northeasterly, having a radius of 931.20 feet, a central angle of 4°03'05" and an arc distance of 65.84 feet; Thence run N. 64°35'14" E. along the chord of said curve a distance of 65.83 feet; Thence run N. 62°33'41" E. along said right-of-way line a distance of 249.96 feet to a Point of Curve to the right, said curve having a radius of 718.80 feet, a central angle of 45°53'45" and an arc distance of 675.79 feet; Thence run N. 85°30'35" E. along the chord of said curve a distance of 560.52 feet; Thence run S. 71°32'31" E. along said right-of-way line a distance of 91.32 feet; Thence leaving said right-of-way, run S. 00°02'29" W. a distance of 793.04 feet to a 3/4" pipe at the Southeast corner of the S.W. 1/4 of the S.E. 1/4 of said Section 22; Thence run S. 00°46'59" E. a distance of 1316.93 feet to a 5/8" rebar found at the Northwest corner of S.E. 1/4 of the N.E. 1/4 of said Section 27; Thence run S. 89°57'39" E. a distance of 1318.16 feet to a 3" pipe found at the Northeast corner of the S.E. 1/4 of the N.E. 1/4 of said Section 27; Thence run S. 00°46'59" E. a distance of 1322.63 feet to a found iron pin at the Northeast corner of the S.E. 1/4 of said Section 27; Thence run S. 00°35'11" E. a distance of 1752.63 feet to an iron pipe found at the Northwest corner of Lot 2 of the C. F. TUCKER ESTATE, as recorded in Map Book 19, Page 24, Jefferson County, AL.; Thence from the last described course, turn left 89°38' and run Easterly along the North line of said Lot 2 a distance of 577.20 feet to the Westerly right-of-way line of an unimproved 40' right-of-way; Thence turn left 41°06' and run Northeasterly along said right-of-way line a distance of 236.85 feet; Thence turn right 94°32' and run Southeasterly across said right-of-way a distance of 49.83 feet to the Northwest corner of Lot 10 of said C. F. TUCKER ESTATE; Thence continue Southeasterly along the last described course and the Northerly line of said Lot 10 a distance of 232.86 feet; Thence turn left 40°38' and continue Southeasterly along said Northerly lot line a distance of 720.35 feet to the Westerly right-of-way line of Old Springville Road; Thence turn right 109°12' and run Southwesterly along said right-of-way line a distance of 224.85 feet; Thence turn right 61°13' and continue Southwesterly along said right-of-way line a distance of 355.26 feet to the Southeast corner of Lot 9 of said C. F. TUCKER ESTATE; Thence turn right 71°23' and run Northwesterly along the South line of said Lot 9 a distance of 759.50 feet to the Easterly right-of-way line of Tucker Circle; Thence turn right 78°08' and run Northeasterly along said right-of-way line a distance of 84.30 feet; Thence turn left 97°45' and run Westerly across said right-of-way a distance of 40.37 feet to the Southeast corner of Lot 3 of said C. F. TUCKER ESTATE; Thence continue along the last described course and along the South line of said Lot 3 a distance of 522.35 feet to the Southwest corner of said Lot 3 being on the West line of said Section 26 and the East line of said Section 27; Thence turn right 89°38' and run North along the West line of said Lot 3 and along said Section lines a distance of 258.95 feet to a crimp pipe at the intersection of the Northerly line of the Cosby Hills subdivisions; Thence run S. 89°20'23" W. a distance of 259.87 feet to a crimp pipe; Thence run S. 67°52'07" W. a distance of 410.93 feet to a capped iron; Thence run S. 80°04'43" W. a distance of 434.88 feet to a crimp pipe; Thence run S. 45°18'16" W. a distance of 436.26 feet to a capped iron; Thence run S. 57°05'24" W. a distance of 618.11 feet to a 1" pipe; Thence run S. 27°59'22" E. a distance of 505.09 feet to a 5/8" rebar; Thence run S. 74°09'15" W. a distance of 40.36 feet to a capped iron; Thence run S. 68°39'31" W. a distance of 136.80 feet to an open pipe; Thence run N. 42°20'31" W. a distance of 215.59 feet to a 5/8" rebar; Thence run N. 15°33'15" W. a distance of 249.45 feet to a 5/8" rebar; Thence run N. 33°18'44" W. a distance of 121.60 feet to a 5/8" rebar; Thence run S. 69°12'21" W. a distance of 191.12 feet to a crimp pipe; Thence run S. 51°56'02" W. for a distance of 50.0 feet to a crimp pipe; Thence run S. 45°44'24" W. a distance of 215.55 feet to a 5/8" rebar; Thence run S. 11°13'34" E. a distance of 339.54 feet to a 5/8" rebar; Thence run N. 85°39'49" W. a distance of 468.22 feet to a 5/8" rebar; Thence run N. 33°13'04" W. a distance of 433.27 feet to a capped iron; Thence run N. 03°31'31" E. a distance of 293.51 feet to a capped iron on the South line of S.E. 1/4 of the S.W. 1/4 of said Section 27; Thence run N. 89°42'20" E. a distance of 464.63 feet to a 5/8" rebar and the Southwest corner of the S.W. 1/4 of the S.E. 1/4 of said Section 27; Thence run N. 00°36'11" W. a distance of 329.06 feet to a 5/8" rebar; Thence run N. 00°36'45" W. a distance of 330.96 feet to a crimp pipe; Thence run N. 00°39'15" W. a distance of 245.62 feet to a 3/4" pipe; Thence run N. 00°20'56" W. a distance of 202.46 feet to a 1" pipe; Thence run N. 00°34'59" W. a distance of 212.25 feet to a 3" pipe at the Southeast corner of the N.E. 1/4 of the S.W. 1/4 of said Section 27; Thence run S. 89°42'56" W. a distance of 289.31 feet to a point on the Easterly right-of-way line of Dewey Heights Road, said right-of-way being in a curve to the left running Northwesterly, having a radius of 830.50 feet, a central angle of 28°52'47" and an arc distance of 418.61 feet; Thence run N. 07°40'24" W. along the chord of said curve a distance of 414.19 feet; Thence leaving said right-of-way, run N. 39°18'49" E. a distance of 323.82 feet; Thence run N. 89°49'08" E. a distance of 131.70 feet; Thence run N. 01°19'50" W. a distance of 673.31 feet to a crimp pipe found at the center of Section 27 and the POINT OF BEGINNING.

Containing 312.2 acres, more or less, and being subject any rights-of-way or easements of record, INCLUDING a subdivided portion of the above described property, being fully within the limits of same, known as MOUNTAIN RIDGE SUBDIVISION PHASE I (partially developed unimproved) being recorded in Map Book 227, pages 59, 59A, 59B & 59C in Jefferson County, AL.

Less and except that portion of the above described land being assessed by Anthony James Poole under Parcel ID Number: 09-00-27-3-000-029.000 and Parcel ID Number: 09-00-27-4-000-003.000 by that certain deed recorded in Instrument Number 9707 / 8236 in the Probate Office of Jefferson County, Alabama.

NOTE: The above legal description and map were prepared based on the compilation of recorded deeds furnished by the Owner(s), record maps and survey plats, at the request of said Owner(s), without opinion of title and no opinion is offered or inferred by this preparer or this document, the iron pin descriptions are as by the deed, and is NOT meant to represent a "field-run" survey or certified plat.



 <p><b>SAMUEL J. MARTIN</b> PROFESSIONAL LAND SURVEYOR, REG. NO. 12501 3421 COUNTY ROAD 25 JEMISON, ALABAMA 35085 (205) 276-3491</p>		<b>OVERALL PROPERTY MAP</b>	
		PROJECT LOCATION <b>MOUNTAIN RIDGE</b>	
DRAWN BY: Jaime White	APPROVED BY: Sam Martin	PREPARED FOR: ALLSTAR REALTY CO., INC. CONTACT: RICHARD ALDRIDGE PHONE: (205) 222-0107	
DATE OF MAP COMPLETION: 6-13-2018	REVISION: Less Poole Prop.	DATE: 8-21-2025	
REVISION:	DATE:		