

STATE OF ALABAMA)
COUNTY OF MADISON)

I, JAMES L. McELROY, JR., A REGISTERED LAND SURVEYOR WITH THE FIRM OF McELROY LAND SURVEYING COMPANY, INC., HEREBY STATE TO WAYNE PEPPERS, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF A TRACT OF LAND LYING IN MADISON COUNTY, ALABAMA; 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.

TRACT 1

A tract or parcel of land located in the Southeast Quarter of Section 21, Township 3 South, Range 3 West, Limestone County, Alabama, and being more particularly described as follows: Commencing at an existing railroad spike at the Northéast corner of Section 21, Township 3 South, Range 3 West; thence South 04 degrees 03 minutes 04 seconds East along the East boundary of said Section 21 a distance of 2713.16 feet to an existing railroad spike; thence South 86 degrees 30 minutes 19 seconds West a distance of 600.00 feet to a 5/8 inch rebar found at the Point of True Beginning of the herein described tract; thence from the Point of True Beginning, South 04 degrees 03 minutes 04 seconds East a distance of 440.42 feet to a 1/2 inch rebar set with plastic cap stamped "PLS #15920 McElroy"; thence South 86 degrees 30 minutes 19 seconds West a distance of 285.30 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman" in the centerline of a ditch; thence leaving the centerline of said ditch, South 03 degrees 33 minutes 29 seconds East a distance of 174.54 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; thence South 87 degrees 26 minutes 18 seconds West a distance of 146.24 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman" in the centerline of a ditch; thence South 37 degrees 45 minutes 16 seconds West along the centerline of said ditch a distance of 430.07 feet to a 1/2 inch rebar set with plastic cap stamped "PLS @15920 McElroy"; thence continue along the centerline of said ditch, South 63 degrees 32 minutes 51 seconds West a distance of 21.53 feet to a 5/8 inch rebar found on the East right-of-way of Bledsoe Road (60.00 foot right—of—way); thence North 03 degrees 33 minutes 29 seconds West along the East right-of-way of said Bledsoe Road a distance of 561.70 feet to a 1/2 inch rebar set with plastic cap stamped "PLS #15920 McElroy"; thence leaving the East right—of—way of said Bledsoe Road, North 87 degrees 26 minutes 18 seconds East a distance of 200.02 feet to a 5/8 inch rebar found; thence South 03 degrees 33 minutes 29 seconds East 175.00 feet to an existing 5/8 inch rebar with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; thence North 87 degrees 26 minutes 18 seconds East a distance of 200.00 feet to an existing 5/8 inch rebar with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; thence North 03 degrees 33 minutes 29 seconds West a distance of 565.00 feet to an existing 5/8 inch rebar with plastic cap stamped "RLS 15455 Ronnie G. Coffman" on a possession line fence; thence North 86 degrees 50 minutes 18 seconds East along a possession line a distance of 152.08 feet to a 1 inch retangle iron found; thence North 86 degrees 30 minutes 19 seconds East along a possession line a distance of 179.43 feet to the Point of True Beginning and containing 6.06 acres, more or less.

SUBJECT TO: any easements, covenants and restrictions of record.

TRACT 2:

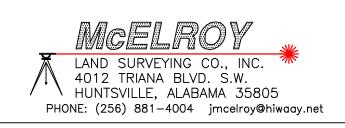
A tract or parcel of land located in the Southeast Quarter of Section 21, Township 3 South, Range 3 West, Limestone County, Alabama, and being more particularly described as follows: Commencing at an existing railroad spike at the Northeast corner of Section 21, Township 3 South, Range 3 West; thence South 04 degrees 03 minutes 04 seconds East along the East boundary of said Section 21 a distance of 2713.16 feet to an existing railroad spike; thence South 86 degrees 30 minutes 19 seconds West a distance of 600.00 feet to a 5/8 inch rebar found; thence South 04 degrees 03 minutes 04 seconds East a distance of 440.42 feet to a 1/2 inch rebar set with plastic cap stamped "PLS #15920 McElroy" at the Point of True Beginning of the herein described tract; thence from the Point of True Beginning South 86 degrees 30 minutes 19 seconds West a distance of 285.30 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; in the centerline of a ditch; thence leaving the centerline of said ditch, South 03 degrees 33 minutes 29 seconds East a distance of 174.54 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; thence South 87 degrees 26 minutes 18 seconds West a distance of 146.24 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman," in the centerline of a ditch; thence South 37 degrees 45 minutes 16 seconds West along the centerline of said ditch a distance of 430.07 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman"; thence continue along the centerline of said ditch, South 63 degrees 32 minutes 51 seconds West a distance of 21.53 feet to a 5/8 inch rebar found with plastic cap stamped "RLS 15455 Ronnie G. Coffman," on the East right—of—way of Bledsoe Road (60.00 foot right—of—way); thence along said right of way, South 03 degrees 30 minutes 47 seconds East 307.09 feet to a 5/8 inch rebar found; thence South 03 degrees 36 minutes 03 seconds East 89.89 feet to a 5/8 inch rebar found; thence leaving the East right of way of said Bledsoe Road, North 83 degrees 47 minutes 59 seconds East a distance of 744.14 feet, (passing a concrete monument found at 10.14 feet) to a 1 inch forming pin on the edge of a sloped concrete wall; thence North 04 degrees 03 minutes 04 seconds West 865.61 feet to the Point of True Beginning and containing 12.05 acres, more

SUBJECT TO: any easements, covenants and restrictions of record.

ACCORDING TO THIS SURVEY, UNDER MY DIRECT SUPERVISION, THIS 18th DAY OF JUNE, 2025.

JAMES L. McELROY, JR.
AL LLS NO. 15920

GENERAL LEGEND IRON PIN FOUND (AS NOTED) CAPPED REBAR, SET - SIZE 1/2" STAMPED CONCRETE MONUMENT, FOUND CONCRETE MONUMENT, SET ACCORDING TO RECORD SURVEYED (FIELD MEASURED) UTILITY & DRAINAGE EASEMENT U. &c D. RIGHT OF WAY R.O.W. MINIMUM BUILDING LINE M.B.L. FENCE —x——x— NOT TO SCALE **─** UTILITY POLE PUBLIC UTILITY & DRAINAGE EASEMENT P.U.D.E. FINISH FLOOR ELEVATION CENTERLINE PROPERTY LINE AIR CONDITIONER PAD OVERHEAD WIRES PARKER & KALON NAIL POINT OF CURVATURE POINT OF BEGINNING



A PART OF THE SOUTHEAST QUARTER OF SECTION 21; TOWNSHIP 3 SOUTH; RANGE 3 WEST

LIMESTONE COUNTY

THENS, LIMESTONE COUNTY, ALABAMA

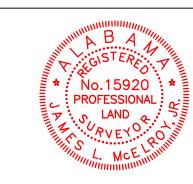
NOTES:

1. NORTH IS BASED ON DEED BEARINGS AND REFERENCED ALONG A DEFINED LINE AS SHOWN HEREON.

2. WHEN APPLICABLE, ONLY SURFACE INDICATIONS OF STORM AND SANITARY SEWER STRUCTURES AND OTHER UTILITIES HAVE BEEN SHOWN ON THIS SURVEY, THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE SUB—SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.

3. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THE FIRM OF MCELROY LAND SURVEYING COMPANY, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS—OF—WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.

4. SOURCE OF INFORMATION USED TO PERFORM THIS SURVEY WAS RLPY 2020 32998.



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	NOT VALID UNLESS STAMPED IN RED INK
	BOUNDARY/MORTGAGE DRAWN BY: J.L.M.
	WAYNE PEPPERS APPROVED BY: J.L.M.
'	SCALE: 1" - 100' PEVISED:

DATE: 06-18-25

FIELD WORK 06\12\25

COMPLETED: 06\12\25