

HISTORY OF OWNERSHIP

The subject property is held in ownership by William J. Sanders & Caroline Griffin and has been in excess of three years. The subject property is currently under contract to Victoria Watson for \$588,000. Per the property owner the contract price includes furniture, fixtures and equipment. The buyer will also be able to retain the name of the business.

The appraiser is not aware of any listings, offers or contract pertinent to the subject property.

LEGAL DESCRIPTION

The legal description is from the Dale County Judge of Probate Office in Deed Book 308, beginning on Page 482. The legal description is as follows:

Single-Family Residence

318/139

A 2.00 acre, more or less, lot or parcel of land being in and a part of the NE¼ of the NE¼, Section 19, Township 5 North, Range 25 East, Dale County, Alabama as surveyed by Wiregrass Engineering Technology, LLC per plat dated March 10, 2011 and being more particularly described as follows: Commence at the purported northeast corner of the section marked with an existing concrete marker and run thence S1°12'58"E, 50.00 feet along a line in the direction at an existing fence corner purported to be the southeast corner of the said forty to a set 5/8" rebar (Cap #CA0642) and the point of beginning. Thence continue along the said line S1°12'58"E, 384.37 feet to a set 5/8" rebar (Cap #CA0642); thence S77°40'51"W, 185.61 feet to a set 5/8" rebar (Cap #CA0642); thence N11°21'02"W, 411.65 feet to a set 5/8" rebar (Cap #CA0642); thence N85°26'20"E, 255.00 feet to the point of beginning. Parent property being the deed of Jerry Patterson Sanders recorded in the Dale County Probate Records, Ozark, Alabama at page 792 in Deed Book 267 dated December 13, 2010.

Also - An Ingress-Egress and Utilities Easement: Said easement being the 30' described at page 792 in Deed Book 267 and a 50' wide easement lying between the north property line of subject 2.00 acre lot or parcel of land and the purported north line of the NE¼ of the NE¼ of Section 19.

Event Center/Portion of Excess Land

317/462

A 7.00 acre, more or less, lot or parcel of land being in and a part of the NE¼ of the NE¼, Section 19, Township 5 North, Range 25 East, Dale County, Alabama and being more particularly described as follows: Commence at the purported northeast corner of the section marked with an existing concrete marker and run thence S1°12'58"E, 50.00 feet along the east line of said section to a set ⅝" rebar (Cap #CA0642); thence S85°26'20"W, 255.00 feet to a set ⅝" rebar (Cap #CA0642); and the Point of Beginning. Thence S11°21'02"E, 411.65 feet to a set ⅝" rebar (Cap #CA0642); thence N77°40'51"E, 185.61 feet to a set ⅝" rebar (Cap #CA0642); thence S09°59'58"E, 882.35 feet to a set ½" rebar (Cap #CA0642) at an existing fence corner; thence S84°05'40"W, 307.35 feet along said fence to a set ½" rebar (Cap #CA0642); thence N1°13'50"W, 1273.72 feet to a set ½" rebar (Cap #CA0642); thence N85°26'20"E, 55.51 feet to the Point of Beginning.

Also: An ingress-egress and utilities easement: Said easement being the 30' described at page 784 in Deed Book 267 and a 50' wide easement lying between the north property line of subject 2.00 acre lot or parcel of land and the purported north line of the NE¼ of the NE¼ of Section 19.

Excess Land

321/115

A 6.00 acre, more or less, lot or parcel of land being in and a part of the NE¼ of the NE¼, Section 19, Township 5 North, Range 25 East, Dale County, Alabama as surveyed by Wiregrass Engineering Technology, 230 Spring Lane, Ozark, Alabama per Drawing #5251905 dated July 18, 2019 and being more particularly described as follows: Commence at the purported northeast corner of the section marked with an existing concrete marker and run thence S1°12'58"E, 50.00 feet along the east line of said section to an existing ⅝" rebar (Cap #CA0642); thence S85°26'20"W, 310.51 feet to a set ½" rebar (Cap #CA0642) and the Point of Beginning. Thence S1°13'50"E, 1273.72 feet to a set ½" rebar (Cap #CA0642); thence S82°52'45"W, 169.30 feet to a set ½" rebar (Cap #CA0642); thence N4°18'13"E, 450.78 feet to a set ½" rebar (Cap #CA0642); thence N11°39'27"W, 274.64 feet to a set ½" rebar (Cap #CA0642); thence N23°42'43"W, 286.39 feet to a set ½" rebar (Cap #CA0642); thence N15°44'10"W, 296.28 feet to a set ½" rebar (Cap #CA0642); thence N85°26'20"E, 358.96 feet to the Point of Beginning. Parent property being the deed of Jerry Patterson Sanders recorded in the Dale County Probate Records, Ozark, Alabama at page 792 in Deed Book 267 dated December 13, 2010.

Also an Ingress-Egress and Utilities Easement:

Said easement being the 30 feet described at page 792 in Deed Book 267 and a 50 foot wide easement lying between the north property line of subject 2.00 acre (Deed Book 269, page 048) and 7.00 acre (Deed Book 289, page 312) lots and the 6.00 acre parcel of land and the purported north line of the NE¼ of the NE¼ of Section 19.