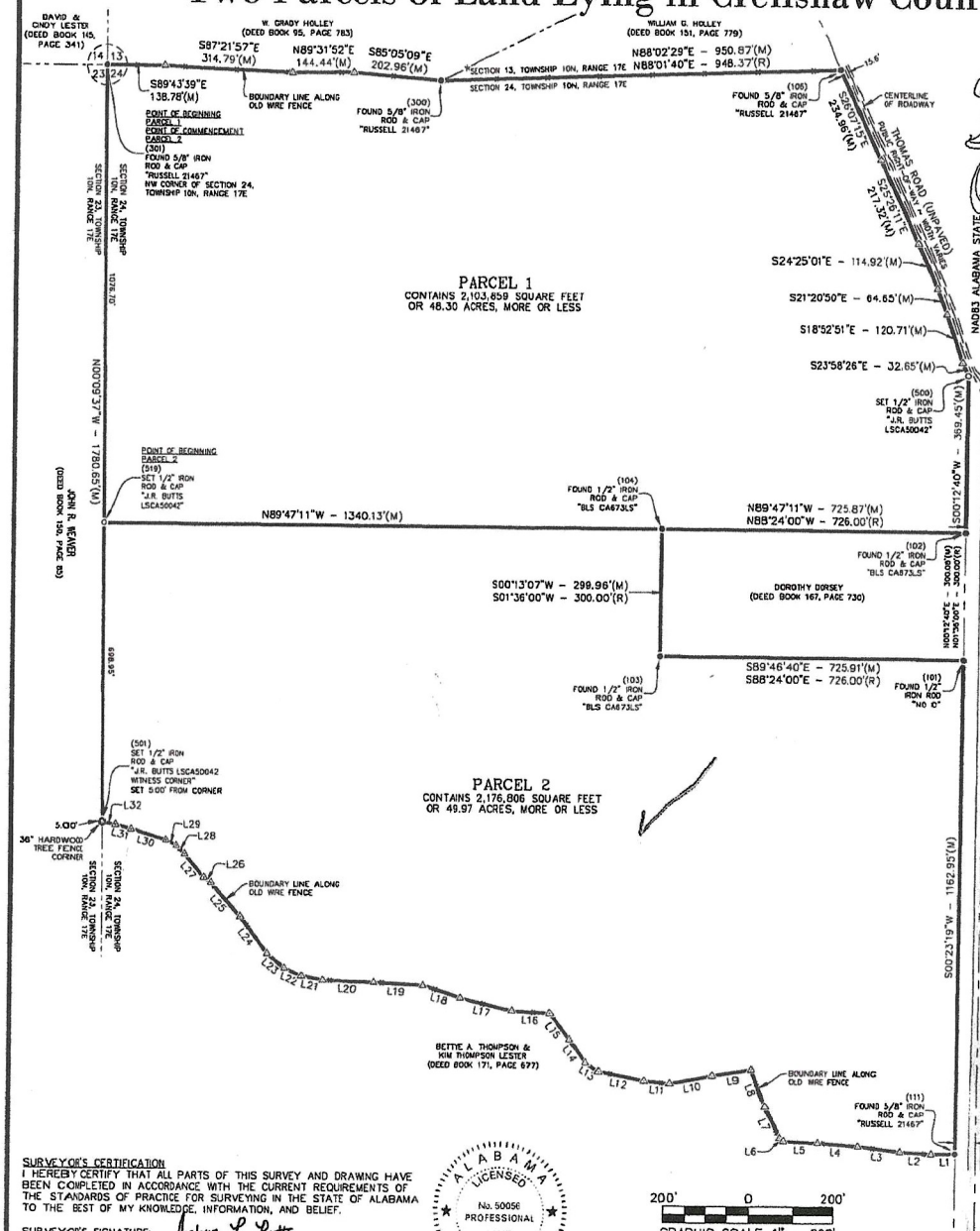
Final Plat of the Bama Investors, LLC Property

Being a Subdivision of the Property Described in Deed Book 163, Page 52

Two Parcels of Land Lying in Crenshaw County, Luverne, Alabama



SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011, ALABAMA STATE PLANE EAST ZONE COORDINATE SYSTEM.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET, UNLESS NOTED.
3. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (WRITTEN OF IMPLIED), RIGHT-OF-WAYS (WRITTEN OF IMPLIED) OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
4. ALL ABOVE GROUND IMPROVEMENTS WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES UNLESS SHOWN HEREON.
5. PROPERTY IS LOCATED AT THE INTERSECTION OF U.S. HIGHWAY 331 (MONTGOMERY HIGHWAY) AND THOMAS ROAD (UNPAVED), LUVERNE, ALABAMA 36049.
6. FIELD WORK WAS PERFORMED JULY 19, 2024.
7. THE SOUTH LINE OF THE PROPERTY SHOWN HEREON WAS DETERMINED USING PAROLE AND POSSESSION EVIDENCE. BEFORE FINALIZING THIS SURVEY I SPOKE WITH BETTYE THOMPSON, BILL LESTER AND WILLIAM HOLLEY WHO ALL CONFIRMED THE OLD WIRE FENCE SHOWN HEREON HAS BEEN THE ESTABLISHED BOUNDARY.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRENSHAW COUNTY. SAID MAP BEING DESIGNATED AS MAP NUMBER 01041C0175C, EFFECTIVE OCTOBER 16, 2008.
9. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS SURVEY MAY NOT BE REVISED, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF J.R. BUTTS SURVEYING & MAPPING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.
10. THIS SURVEY IS CERTIFIED TO:
    BAMA INVESTORS, LLC
    JENNIFER BRIGMAN

LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S88°45'49"W(M)	58.24(M)	L17	N76°54'55"W(M)	129.13(M)
L2	N86°43'45"W(M)	77.10(M)	L18	N72°40'07"W(M)	96.65(M)
L3	N83°08'23"W(M)	102.59(M)	L19	N86°40'20"W(M)	112.18(M)
L4	N85°50'13"W(M)	102.91(N)	L20	N88°09'48"W(M)	122.53(M)
L5	N87°34'50"W(M)	82.31(M)	L21	N78°45'38"W(M)	49.38(M)
L6	N48°09'11"W(M)	11.56(M)	L22	N66°17'37"W(M)	45.72(M)
L7	N23°51'49"W(M)	81.10(M)	L23	N51°03'19"W(M)	55.37(M)
L8	N20°07'47"W(M)	91.93(M)	L24	N37°14'15"W(M)	107.83(M)
L9	S80°28'48"W(M)	91.47(M)	L25	N40°32'40"W(M)	104.74(M)
L10	S79°29'36"W(M)	102.83(M)	L26	N55°28'01"W(M)	21.21(M)
L11	N84°53'15"W(M)	61.15(M)	L27	N41°05'28"W(M)	73.13(M)
L12	N78°40'40"W(M)	109.66(M)	L28	N48°35'44"W(M)	28.94(M)
L13	N55°58'02"W(M)	36.90(M)	L29	N66°04'00"W(M)	32.61(M)
L14	N36°24'38"W(M)	66.28(M)	L30	N73°38'48"W(M)	90.66(M)
L15	N37°47'54"W(M)	78.34(M)	L31	N72°48'21"W(M)	36.40(M)
L16	N86°52'34"W(M)	92.02(M)	L32	N80°03'02"W(M)	32.94(M)

LEGEND

(xxx)	= POINT NUMBER
(M)	= FIELD MEASUREMENT FROM THIS SURVEY
(R)	= RECORD MEASUREMENT FROM DEEDS/PLATS
△	= CALCULATED POINT (NOT SET)
○	= SET 1/2" IRON ROD & CAP "J.R. BUTTS LSCA50042"
●	= FOUND PROPERTY CORNER
———	= BOUNDARY LINE
— — —	= RIGHT-OF-WAY LINE
- - - -	= ADJOINING LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS
——x——	= FENCE LINE

SURVEYOR'S CERTIFICATION

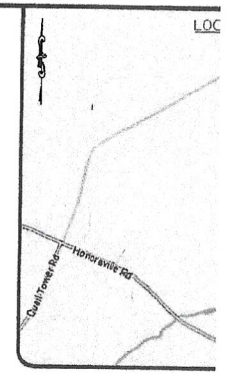
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SURVEYOR'S SIGNATURE: Joshua R. Butts

ALABAMA LICENSED No. 50056 PROFESSIONAL LAND SURVEYOR JOSHUA RAY BUTTS

ALABAMA LICENSE NUMBER: PLS50056 DATE: JULY 19, 2024

No.	Revisions	Date	By



PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A FOUND 5/8 INCH IRON ROD AND CAP STAMP
CORNER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 17 EAS
THE NORTH LINE OF SAID SECTION 24 AND ALONG AN OLD WI
AND DISTANCES:
THENCE SOUTH 89°43'39"EAST, A DISTANCE OF 138.78 FEET
THENCE SOUTH 87°21'57"EAST, A DISTANCE OF 314.79 FEET
THENCE NORTH 89°31'52"EAST, A DISTANCE OF 144.44 FEET
THENCE SOUTH 85°05'09"EAST, A DISTANCE OF 202.96 FEET
STAMPED "RUSSELL 21467"; THENCE CONTINUE WITH THE NOR
EAST, A DISTANCE OF 950.87 FEET TO A FOUND 5/8 INCH IR
ON THE WEST RIGHT-OF-WAY OF THOMAS ROAD (UNPAVED);
THOMAS ROAD THE FOLLOWING SIX (6) COURSES AND DISTANC
THENCE SOUTH 26°07'15"EAST, A DISTANCE OF 234.96 FEET
THENCE SOUTH 25°26'11"EAST, A DISTANCE OF 217.32 FEET
THENCE SOUTH 24°25'01"EAST, A DISTANCE OF 114.92 FEET
THENCE SOUTH 21°20'50"EAST, A DISTANCE OF 64.65 FEET TO
THENCE SOUTH 18°52'51"EAST, A DISTANCE OF 120.71 FEET T
THENCE SOUTH 23°58'26"EAST, A DISTANCE OF 32.65 FEET T
STAMPED "J.R. BUTTS LSCA50042"ON THE WEST RIGHT-OF-W
HIGHWAY); THENCE WITH THE WEST RIGHT-OF-WAY OF U.S. HI
DISTANCE OF 369.45 FEET TO A FOUND 1/2 INCH IRON ROD
DEPARTING SAID RIGHT-OF-WAY NORTH 89°47'11"WEST, A DIS
IRON ROD AND CAP STAMPED "BLS CA673LS"; THENCE CONTIN
1340.13 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPE
OF THE AFOREMENTIONED SECTION 24; THENCE WITH THE WES
A DISTANCE OF 1076.70 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,103,859 SQUARE FEET OR 48.30 ACRES,

PARCEL 2 LEGAL DESCRIPTION

COMMENCING AT A FOUND 5/8 INCH IRON ROD AND CAP STAM
CORNER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 17 EAS
WITH THE WEST LINE OF SAID SECTION 24 SOUTH 00°09'37"EA
1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA500
PARCEL HEREIN DESCRIBED: THENCE SOUTH 89°47'11"EAST, A
INCH IRON ROD AND CAP STAMPED "BLS CA673LS"; THENCE S
FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED "B
A DISTANCE OF 725.91 FEET TO A FOUND 1/2 INCH IRON ROD
HIGHWAY 331 (MONTGOMERY HIGHWAY); THENCE WITH THE WES
SOUTH 00°23'19"WEST, A DISTANCE OF 1162.95 FEET TO A FO
"RUSSELL 21467"; THENCE DEPARTING SAID RIGHT-OF-WAY A
THIRTY-TWO (32) COURSES AND DISTANCES:
THENCE SOUTH 88°45'49"WEST, A DISTANCE OF 58.24 FEET T
THENCE NORTH 86°43'45"WEST, A DISTANCE OF 77.10 FEET T
THENCE NORTH 83°08'23"WEST, A DISTANCE OF 102.59 FEET T
THENCE NORTH 85°50'13"WEST, A DISTANCE OF 102.91 FEET T
THENCE NORTH 87°34'50"WEST, A DISTANCE OF 82.31 FEET T
THENCE NORTH 48°09'11"WEST, A DISTANCE OF 11.56 FEET T
THENCE NORTH 23°51'49"WEST, A DISTANCE OF 81.10 FEET T
THENCE NORTH 20°07'47"WEST, A DISTANCE OF 91.93 FEET T
THENCE SOUTH 80°28'48"WEST, A DISTANCE OF 91.47 FEET T
THENCE SOUTH 79°29'36"WEST, A DISTANCE OF 102.83 FEET T
THENCE NORTH 84°53'15"WEST, A DISTANCE OF 61.15 FEET T
THENCE NORTH 78°40'40"WEST, A DISTANCE OF 109.66 FEET T
THENCE NORTH 55°58'02"WEST, A DISTANCE OF 36.90 FEET T
THENCE NORTH 36°24'38"WEST, A DISTANCE OF 66.28 FEET T
THENCE NORTH 37°47'54"WEST, A DISTANCE OF 78.34 FEET T
THENCE NORTH 86°52'34"WEST, A DISTANCE OF 92.02 FEET T
THENCE NORTH 76°54'55"WEST, A DISTANCE OF 129.13 FEET T
THENCE NORTH 72°40'07"WEST, A DISTANCE OF 96.65 FEET T
THENCE NORTH 86°40'20"WEST, A DISTANCE OF 112.18 FEET T
THENCE NORTH 88°09'48"WEST, A DISTANCE OF 122.53 FEET T
THENCE NORTH 78°45'38"WEST, A DISTANCE OF 49.38 FEET T
THENCE NORTH 66°17'37"WEST, A DISTANCE OF 45.72 FEET T
THENCE NORTH 51°03'19"WEST, A DISTANCE OF 55.37 FEET T
THENCE NORTH 37°14'15"WEST, A DISTANCE OF 107.83 FEET T
THENCE NORTH 40°32'40"WEST, A DISTANCE OF 104.74 FEET T
THENCE NORTH 55°28'01"WEST, A DISTANCE OF 21.21 FEET T
THENCE NORTH 41°05'28"WEST, A DISTANCE OF 73.13 FEET T
THENCE NORTH 48°35'44"WEST, A DISTANCE OF 28.94 FEET T
THENCE NORTH 66°04'00"WEST, A DISTANCE OF 32.61 FEET T
THENCE NORTH 73°38'48"WEST, A DISTANCE OF 90.66 FEET T
THENCE NORTH 72°48'21"WEST, A DISTANCE OF 36.40 FEET T
THENCE NORTH 80°03'02"WEST, A DISTANCE OF 32.94 FEET T
AND THE AFOREMENTIONED WEST LINE OF SECTION 24; THENCE
00°09'37"WEST, PASSING A SET 1/2 INCH IRON ROD AND CAP
CORNER" AT 5.00 FEET, A TOTAL DISTANCE OF 703.95 FEET T

PARCEL CONTAINS 2,176,806 SQUARE FEET OR 49.97 ACRES,

TAX PARCEL NUMBER: 24 08 06 24 0 000 003.000

J.R. BUTTS SURVEYING & MAPPING
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JRBUTTSSHVEYMAP@GMAIL.COM
ALABAMA LSCA50042

FINAL PLAT OF THE
BAMA INVES
S21-T10N-
LUVERNE

Scale:	Date:
1"=200'	7/19/
Drawn By:	Checked
JRB	JI