

HB488 ENGROSSED



1 HB488
2 TBD3B99-2
3 By Representatives Wood (D), Fincher (N & P)
4 RFD: Local Legislation
5 First Read: 01-Apr-25



HB488 Engrossed

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

A BILL
TO BE ENTITLED
AN ACT
Relating to Chambers County, to alter, rearrange, and
extend the boundary lines and corporate limits of the Town of
Cusseta in Chambers County.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of
the Town of Cusseta in Chambers County are altered and
rearranged to include within the corporate limits of the
municipality, in addition to the lands now included, all of
the following territory:

Parcel 1

A tract or parcel of land containing 452.1 acres more
or less, located in Section 26 and 35 of Township 21 North,
Range 27 East, Chambers County, Alabama, and being more
particularly described as follows: Begin at the southwest
corner of section 26 of said township, being a linch open top
pipe; thence N00°00'56"W 246.31 feet to a 1/2 inch rebar on
the eastern right-of-way of Chambers County Road 481: thence
along said right-of-way N11°20'43"E 191.49 feet to a 1/2 inch
rebar; thence N10°45'27"E 210.64 feet to a 1/2 inch rebar;
thence N09°52'23"E 117.77 feet to a 1/2 inch rebar; thence
N06°19'09"E 139.36 feet to a 1/2 inch rebar; thence
N01°44'00"W 97.96 feet to a 1/2 inch rebar; thence N09°51'12"W



HB488 Engrossed

29 57.52 feet to a 1/2 inch rebar; thence N18°51'21"W 22.97 feet
30 a 1/2 inch rebar at the intersection of the eastern
31 right-of-way of Chambers County Road 481 and the southern
32 right-of-way of CSX Railroad; thence along said right-of-way
33 of CSX Railroad N25°17'33"E 1.96 feet to a 1/2 inch rebar;
34 thence along a curve to the right having a radius of 3811.93
35 feet, arc length of 2073.96 feet, and a chord bearing and
36 distance of N43°07'35"E 2048.47 feet to a 1/2 inch rebar;
37 thence N58°42'42"E 1243.08 feet to a 1/2 inch rebar; thence
38 leaving said CSX Railroad right-of-way S38°34'20"E 38.95 feet
39 to a 1/2 inch rebar; thence S32°05'01"E 81.15 feet to a 1/2
40 inch rebar; thence S19°15'59"E 126.11 feet to a 1/2 inch
41 rebar; thence S16°06'43"E 98.45 feet to a 1/2 inch rebar;
42 thence S11°57'22"W 157.18 feet to a 1/2 inch rebar; thence
43 S04°07'18"E 37.36 feet to a 1/2 inch rebar; thence N61°56'12"E
44 379.22 feet to a 1/2 inch rebar; thence N21°00'20"W 65.10 feet
45 to a 1 inch open top pipe; thence N60°08'12"E 381.93 feet to a
46 36 inch hackberry tree; thence N68°07'52"E 166.12 feet to a
47 axle; thence N61°03'43"E 149.53 feet to a 1/2 inch rebar with
48 cap; thence S75°55'49"E 97.96 feet to a 1/2 inch rebar with
49 cap; thence S70°08'34"E 60.36 feet to a 1/2 inch rebar with
50 cap; thence S62°51'13"E 67.63 feet to a 1/2 inch rebar; thence
51 S55°50'57"E 62.86 feet to a 1/2 inch rebar with cap; thence
52 N67°45'18"E 216.13 feet to a 1 inch open top pipe; thence
53 S40°52'08"E 290.00 feet to a point; thence S67°38'27" 45.00
54 feet to a 1/2 inch rebar; thence S41°11'16"E 280.13 feet to a
55 1/2 inch rebar with cap; thence S33°17'58"E 221.44 feet to a
56 1/2 inch rebar with cap; thence S12°43'35"W 59.31 feet; thence



HB488 Engrossed

S08°12'04"E 69.86 feet to a 1/2 inch rebar with cap; thence S62°24'43"E 171.61 feet to a 1/2 inch rebar with cap on the western right-of-way of Chambers County Road 83; thence along said right-of-way along a curve to the right having a radius of 7599.17 feet, arc length of 2790.28 feet, and a chord bearing and distance of S12°48'22"E 2774.63 feet to a 1/2 inch rebar; thence S00°53'28"E 2188.97 feet to a 1/2 inch rebar; thence leaving said right-of-way S87°56'54"W 2582.52 feet to a 3/4 inch crimp top pipe; thence S85°27'54"W 34.50 feet to a 1 inch open top pipe; thence N01°05'45"W 2589.64 feet to a 1 inch open top pipe; thence S89°51'53"W 2641.21 feet to the Point of Beginning.

Parcel 2

A tract or parcel of land containing 0.376 acres more or less, located in Section 26, Township 21 North, Range 27 East, Chambers County, Alabama, being more particularly described as follows: Commence at the southwest corner of said section, being a 1 inch open top pipe; thence N00°00'56"W 246.31 feet to a 1/2 inch rebar on the eastern right-of-way of Chambers County Road 481; thence leaving said right-of-way N00°00'56"W 256.98 feet to a 1/2 inch rebar on the western right-of-way of Chambers County Road 481, being the Point of Beginning; thence leaving said right-of-way N00°00'56"W 372.91 feet to a 1/2 inch rebar on the eastern right-of-way of CSX Railroad; thence along said right-of-way N25°17'33"E 135.80 feet to a 1/2 inch rebar at the intersection of the eastern right-of-way of CSX Railroad and the western right-of-way of Chambers County Road 481; thence along the said right-of-way



HB488 Engrossed

of Chambers County Road 481 S09°51'12"E 10.75 feet to a 1/2 inch rebar; thence S01°44'00"E 90.89 feet to a 1/2 inch rebar; thence S06°19'09"W 134.29 feet to a 1/2 inch rebar; thence S09°52'23"W 115.84 feet to a 1/2 inch rebar; thence S10°45'27"W 149.28 feet to the Point of Beginning.

Parcel 3

A tract or parcel of land containing 0.0007 acres more or less, located in Section 26, Township 21 North, Range 27 East, Chambers County, Alabama, being more particularly described as follows: Commence at the southwest corner of said section, being a 1 inch open top pipe; thence N00°00'56"W 246.31 feet to a ½ inch rebar on the eastern right-of-way of Chambers County Road 481; thence leaving said right-of-way N00°00'56"W 256.98 feet to a ½ inch rebar on the western right-of-way of Chambers County Road 481; thence leaving said right-of-way N00°00'56"W 372.91 feet to a 1/2 inch rebar on the eastern right-of-way of CSX Railroad; thence leaving said right-of-way N00°00'56"W 233.93 feet to a 1/2 inch rebar on the western right-of-way of CSX Railroad, being the Point of Beginning; thence leaving said right-of-way N00°00'56"W 7.24 feet to the eastern right-of-way of Chambers County Road 83; thence along said right-of-way N24°27'09"E 76.64 feet to a 1/2 inch rebar at the intersection of the eastern right-of-way of Chambers County Road 83 and western right-of-way of Chambers County Road 481; thence along said right-of-way of Chambers County Road 481 S15°08'15"W 8.65 feet to a 1/2 inch rebar; thence S07°08'32"W 16.20 feet to a 1/2 inch rebar at the intersection of the western right-of-way of Chambers County



HB488 Engrossed

Road 481 and western right-of-way of CSX Railroad; thence along said right-of-way of CSX Railroad along a curve to the left having a radius of 3911.93 feet, arc length of 52.43 feet, and a chord bearing and distance of S27°51'53"W 52.43 feet to a 1/2 inch rebar; thence S25°17'33"W 6.90 feet to the Point of Beginning.

Parcel 4

A tract or parcel of land containing 2.1 acres more or less and located in Section 26, Township 21 North, Range 27 East, Chambers County, Alabama, being more particularly described as follows; Commence at the southwest corner of said section, being a 1 inch open top pipe: thence N00°00'56"W 246.31 feet to a ½ inch rebar on the eastern right-of-way of Chambers County Road 481: thence leaving said right-of-way N00°00'56"W 256.98 feet to a ½ inch rebar on the western right-of-way of Chambers County Road 481: thence leaving said right-of-way N00°00'56"W 372.91 feet to a 1/2 inch rebar on the eastern right-of-way of CSX Railroad: thence leaving said right-of-way N00°00'56"W 233.93 feet to a 1/2 inch rebar on the western right-of-way of CSX Railroad: thence leaving said right-of-way N00°00'56"W 7.24 feet to the eastern right-of-way of Chambers County Road 389: thence along said right-of-way N24°27'09"E 76.64 feet to a 1/2 inch rebar at the intersection of the eastern right-of-way of Chambers County Road 389 and western right-of-way of Chambers County Road 481: thence N33°32'59"E 108.20 feet to a 1/2 inch rebar on the western right-of-way of CSX Railroad: thence leaving said right-of-way N10°32'36"W 29.83 feet to a 1/2 inch rebar on the eastern



HB488 Engrossed

right-of-way of Chambers County Road 389: thence continue along said right-of-way N24°27'09"E 205.37 feet to a 1/2 inch rebar: thence along a curve to the right having a radius of 2251.86 feet, arc length of 1334.32 feet, and a chord bearing and distance of N43°58'54"E 1314.88 feet to a 1/2 inch rebar: thence N59°02'00"E 439.10 feet to a 1/2 inch rebar at the intersection of the eastern right-of-way of Chambers County Road 389 and the western right-of-way of CSX Railroad: thence along said right-of-way of CSX Railroad S58°42'42"W 22.11 feet to a 1/2 inch rebar: thence along a curve to the left having a radius of 3911.93 feet, arc length of 1948.55 feet, and a chord bearing and distance of S44°26'28"W 1928.47 feet to the Point of Beginning.

Parcel 5

Commencing at the Northeast corner of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama; thence South 00 Degrees 08 Minutes 14 Seconds West, a distance of 2631.93 feet; thence North 88 Degrees 37 Minutes 17 Seconds West, a distance of 1306.97 feet to the POINT OF BEGINNING; From said POINT OF BEGINNING North 86 Degrees 45 Minutes 59 Seconds West, a distance of 184.27 feet to the Easterly Right of Way of the CSX Railway; thence along said Easterly Right of Way North 12 Degrees 10 Minutes 37 Seconds East, a distance of 30.87 feet; continue along a curve to the right having a radius of 2584.42 feet, an arc length of 567.27 feet, a chord distance of 566.14 and bearing North 18 Degrees 20 Minutes 26 Seconds East; thence leaving said Easterly Right of Way of CSX Railway South 00 Degrees 04 Minutes 01 Seconds West, a



HB488 Engrossed

distance of 577.95 feet to the POINT OF BEGINNING. Said parcel of land containing 1.37 acres more or less.

Parcel 6

A tract or parcel of land containing 170.19 acres more or less and located in Section 34 and 35 of Township 21 North, Range 27 East, Chambers County, Alabama, and being more particularly described as follows: Begin at the northwest corner of section 35 being a 3/4 inch open top pipe; thence N89°51'49"E 2641.08 feet to a 3/4 inch open top pipe in a rock pile; thence S01°06'11"E 1407.21 feet to a 1/2 inch rebar and cap; thence S01°05'29"E 1182.49 feet to a 3/4 inch open top pipe in a rock pile; thence S88°57'29"W 2572.18 feet to 1/2 inch rebar and cap; thence N01°02'31"W 796.58 feet to a 1/2 inch rebar and cap; thence N88°36'40"W 909.28 feet to a 1/2 inch rebar and cap on the eastern right-of-way of Chambers County Road 481; thence along said right-of-way N27°04'47"E 450.02 feet to a 1/2 inch rebar and cap; thence N27°04'47"E 535.08 feet to a 1/2 inch rebar and cap; thence leaving said right-of-way S78°42'04"E 357.87 feet to a 1/2 inch rebar and cap; thence S00°00'00"W 248.57 feet to a 1/2 inch rebar and cap; thence N90°00'00"E 361.45 feet to a 1/2 inch rebar and cap; thence N00°00'00"E 231.93 feet to a 1/2 inch rebar and cap; thence N66°13'14"W 341.98 feet to a 1/2 inch rebar and cap; thence S27°04'47"W 71.09 feet to a 1/2 inch rebar and cap; thence N78°42'04"W 345.38 feet to the eastern right-of-way of Chambers County Road 481; thence along said right-of-way N27°04'47"E 200.18 feet to a 1/2 inch rebar and cap; thence N22°52'02"E 147.73 feet to a 1/2 inch rebar and



HB488 Engrossed

cap; thence N16°20'40"E 257.68 feet to a 1/2 inch rebar and cap; thence N11°59'40"E 324.37 feet to a 1/2 inch rebar and cap; thence leaving said right-of-way S89°32'05"E 39.28 feet to the Point of Beginning.

Parcel 7

Starting at a 3/4" Open Top Pipe at the Northeast corner of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama; thence N89°42'08"W a distance of 39.28 feet to a 1/2" Rebar and Cap on the East Right of Way of Oak Bowery - Cusseta Road (60' right of way); thence, continuing along said Right of Way, S11°59'40"W a distance of 324.37 feet to a 1/2" Rebar and Cap; thence S16°20'40"W a distance of 257.68 feet to a 1/2" Rebar and Cap; thence S22°52'02"W a distance of 147.73 feet to a 1/2" Rebar and Cap; thence S27°04'47"W a distance of 797.61 feet to a 1/2" Rebar and Cap; thence S27°04'47"W a distance of 450.02 feet to a 1/2" Rebar and Cap and said point being the POINT OF BEGINNING; thence, leaving said Right of Way, S88°36'40"E a distance of 909.28 feet to a 1/2" Rebar and Cap; thence S01°02'31"E a distance of 796.58 feet to a 1/2" Rebar and Cap; thence S88°57'29"W a distance of 125.33 feet to a 1" Open Top Pipe; thence N88°36'40"W 1089.70 feet to a 1/2" Rebar and Cap on the East Right of Way of Oak Bowery - Cusseta Road; thence, continuing along said Right of Way, N10°50'58"E a distance of 167.00 feet to a 1/2" Rebar and Cap; thence N15°20'30"E a distance of 75.12 feet to a 1/2" Rebar and Cap; thence N18°12'39"E a distance of 127.62 feet to a 1/2" Rebar and Cap; thence N21°11'34"E a distance of 151.15 feet to a 1/2" Rebar



HB488 Engrossed

and Cap; thence N25°25'01"E a distance of 179.51 feet to a 1/2" Rebar and Cap; thence N27°04'47"E a distance of 150.06 feet to the POINT OF BEGINNING containing 20.00 acres.

Parcel 8

Starting at a 3/4" Open Top Pipe at the Northeast corner of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama; thence N89°32'05"W a distance of 39.28 feet to a 1/2" Rebar and Cap on the East Right of Way of Oak Bowery - Cusseta Road (60' right of way); thence, continuing along said Right of Way, S11°59'40"W a distance of 324.37 feet to a 1/2" Rebar and Cap; thence S16°20'40"W a distance of 257.68 feet to a 1/2" Rebar and Cap; thence S22°52'02"W a distance of 147.73 feet to a 1/2" Rebar and Cap; thence S27°04'47"W a distance of 200.18 feet to a 1/2" Rebar and Cap and said point being the POINT OF BEGINNING; thence, leaving said Right of Way, S78°42'04"E a distance of 345.38 feet to a 1/2" Rebar and Cap; thence N27°04'47"E a distance of 71.09 feet to a 1/2" Rebar and Cap; thence S66°13'14"E a distance of 341.98 feet to a 1/2" Rebar and Cap; thence S00°00'00"W a distance of 231.93 feet to a 1/2" Rebar and Cap; thence N90°00'00"W a distance of 361.45 feet to a 1/2" Rebar and Cap; thence N00°00'00"E a distance of 248.57 feet to a 1/2" Rebar and Cap; thence N78°42'04"W a distance of 357.87 feet to a 1/2" Rebar and Cap on the East Right of Way of Oak Bowery - Cusseta Road; thence, continuing along said Right of Way, N27°04'47"E a distance of 62.35 feet to the POINT OF BEGINNING containing 3.00 acres.

Parcel 9



HB488 Engrossed

A tract or parcel of land containing 161.3 acres more or less, located in section 27 and 34, Township 21 North, Range 27 East, Chambers County, Alabama, and being more particularly described as follows: Commence at the southwest corner of the northwest quarter of said section 34: thence $N00^{\circ}08'36''W$ 2345.41 feet more or less to a point, being the Point of Beginning: thence $N00^{\circ}08'36''W$ 1609.34 feet more or less to a point: thence $S89^{\circ}44'32''E$ 2627.17 feet more or less to a point: thence $S00^{\circ}08'47''W$ 1320.84 feet more or less to a point: thence $S89^{\circ}41'59''E$ 1310.29 feet more or less to a point: thence $S89^{\circ}41'59''E$ 713.88 feet more or less to a point on the western right-of-way of Chambers County Road 389: thence along said right-of-way $S24^{\circ}31'34''W$ 1404.51 feet more or less to a point: thence leaving said right-of-way $N76^{\circ}00'37''W$ 4184.99 feet more or less to the Point of Beginning.

Parcel 10

A tract or parcel of land containing 161.3 acres more or less, located in section 34, Township 21 North, Range 27 East, Chambers County, Alabama, and being more particularly described as follows: Begin at the southwest corner of the northwest quarter of said section 34: thence $N00^{\circ}08'36''W$ 2345.41 feet more or less to a point: thence $S76^{\circ}00'37''E$ 4184.99 feet more or less to a point on the western right-of-way of Chambers County Road 389: thence along said right-of-way $S24^{\circ}31'34''W$ 694.71 feet more or less to a point: thence along a curve to the left having a radius of 2774.42 feet, arc length of 649.23 feet, and a chord bearing and



HB488 Engrossed

distance of S18°45'38"W 647.75 feet more or less to a point:
thence S12°10'37"W 60.57 feet more or less to a point: thence
leaving said right-of-way S89°29'57"W 918.98 feet more or less
to a point: thence S89°31'53"W 2620.75 feet more or less to
the Point of Beginning.

Parcel 11

A tract or parcel of land containing 0.65 acres more or
less, being in Section 34, Township 21 North, Range 27 East,
Chambers County, Alabama, and being more particularly
described as follows: Commence at a 1 1/4 inch steel rod
located at the northeast corner of the southeast quarter of
said section; thence N90°00'00"W 1,007.36 feet to a calculated
point; thence S00°00'00"E 799.09 feet to a iron pin, being the
Point of Beginning; thence S05°23'37"W 140.53 feet to a iron
pin; thence S82°12'55"W 168.84 feet to a iron pin; thence
N00°15'22"E 110.46 feet to a iron pin; thence N35°57'08"E
34.23 feet to a iron pin; thence N03°19'02"W 55.75 feet to a
iron pin; thence S89°13'44" 26.16 feet to a iron pin; thence
S77°21'57"E 140.37 feet to the Point of Beginning.

Parcel 12

The southeast quarter of Section 33, Township 21 North,
Range 27 East, Chambers County, Alabama.

Parcel 13

The Southwest Quarter and all that part of the North
Half of the North Half of the North Half of the Southeast
Quarter that lies West of the Cusseta-Opelika County blacktop
road, all in Section 34, Township 21North, Range 27 East,
Chambers County, Alabama.



HB488 Engrossed

Parcel 14

Commence at a 2"x4" steel channel found at the locally accepted northeast corner of Section 3, Township 20 North, Range 27 East, in Chambers County, Alabama; thence run S89°38'55"W, 2,623.38 feet to a 5/8" capped rebar (McCrory, PLS #12493) set on the westerly margin of Chambers County Highway 389 and the point of beginning of Parcel A, to be described herein. From said point of beginning, thence run S18°52'16"W along said margin of Chambers County 389 a distance of 993.17 feet to a 5/8" capped rebar (McCrory, PLS #12493); thence run S88°27'27"W a distance of 1,276.25 feet to a 5/8" capped rebar (McCrory, PLS# 12493); thence run N00°02'11"E a distance of 964.35 feet; thence run N89°38'55"E a distance of 1,596.44 feet to the point of beginning, containing an area of 31.307 acres, more or less.

Parcel 15

Commence at a 2"x4" steel channel found at the locally accepted northeast corner of Section 3, Township 20 North, Range 27 East, in Chambers County, Alabama; thence run S89°38'55"W, 2,623.38 feet to a 5/8" capped rebar (McCrory, PLS #12493) set on the westerly margin of Chambers County Highway 389; thence run S18°52'16"W along said margin of Chambers County 389 a distance of 993.17 feet to a 5/8" capped rebar (McCrory, PLS # 12493) set at the point of beginning of Parcel B, to be described herein. From said point of beginning, thence continue S18°52'16"W along said margin a distance of 378.00 feet to a concrete right-of-way monument; thence with a curve turning to the left having an arc length



HB488 Engrossed

of 668.26 feet, a radius of 2,331.83 feet, a chord bearing of S10°30'43"W, and a chord length 665.97 feet to a concrete right-of-way monument; thence run S01°51'31"W a distance of 180.85 feet to a concrete right-of-way monument; thence run S62°51'53"W a distance of 59.08 feet to a concrete right-of-way monument on the northerly margin of Chambers County Highway 290; thence run N84°07'31"W along said margin of Chambers County 290 a distance of 697.00 feet to a concrete right-of-way monument; thence with a curve turning to the right having an arc length of 288.64 feet, a radius of 1,011.74 feet, a chord bearing of N77°33'16"W, and a chord length of 287.66 feet; thence run N00°02'11"E a distance of 1,052.54 feet to a 5/8" capped rebar (McCrory, PLS #12493); thence run N88°27'27"E a distance of 1,276.25 feet to the point of beginning; containing an area of 29.37 acres, more or less.

Parcel 16

All that property lying West of County Road 389 more particularly described as the South Half of the North Half of the Southeast Quarter of Section 34 and the South Half of the North Half of the North half of the Southeast Quarter of Section 34 and the South Half of the Southeast Quarter of Section 34, Chambers County, Alabama.

Parcel 17

Commence at a capped 1/2-inch rebar (McCrory, PLS #12493) set at a 2"x4" steel channel found at the locally accepted northeast corner of Section 3, Township 20 North, Range 27 East, in Chambers County, Alabama; thence run



HB488 Engrossed

S01°08'47"W a distance of 2,220.72 feet to a steel axle found on the north margin of Oakbowery-Beulah Road (Chambers County Highway 388); thence run N89°36'34"W along said margin of said road a distance of 756.07 feet to a set 1/2-inch rebar (McCrory, PLS #12493); thence run S89°30'40"W along said margin of Oakbowery-Beulah Road a distance of 2,192.50 feet to a set 1/2-inch rebar (McCrory, PLS #12492) on the easterly margin of the CSX Railroad; thence run N06°03'39"W along said margin of said railroad a distance of 2.92 feet to a set 1/2-inch rebar (McCrory, PLS #12493); thence run in a northeasterly direction along said margin along the arc of a curve turning to the right having an arc length of 859.83 feet, a radius of 1,982.30 feet, a chord bearing of N06°21'55"E, and a chord length of 853.10 feet to a set 1/2-inch rebar (McCrory, PLS #12493); thence run N18°47'29"E a distance of 1459.65 feet to a set 1/2-inch rebar (McCrory, PLS #12493); thence leaving said railroad right-of-way run N89°58'15"E a distance of 2,428.45 feet to the point of beginning; containing an area of 140.779 acres, more or less; subject to all easements, right-of-way, etc.

Parcel 18

Southwest quarter of Section 35, Township 21 North, Range 27 East, Chambers County, Alabama.

Parcel 19

A lot or parcel of land more particularly described as follows: Beginning at the Northwest corner of the Southwest quarter of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama, and proceed North 88° 30' East along



HB488 Engrossed

the half section line for a distance of 3582 feet to a point on the center line of the Cusseta-Opelika County blacktop road; thence continue along the centerline of said blacktop road with the following courses and distances, to-wit: South $9^{\circ} 30'$ West for 214.4 feet; South $14^{\circ} 30'$ West for 422 feet; South $18^{\circ} 0'$ West for 893.6 feet to a point where the centerline of said blacktop road intersects the centerline of the old roadbed; thence proceed North $58^{\circ} 0'$ East for 762.5 feet to the point of beginning of the parcel to be described; thence proceed South $2^{\circ} 5'$ East for a distance of 150 feet to a point for a corner; thence proceed North $87^{\circ} 55'$ East for 175 feet to a point for a corner; thence proceed North $2^{\circ} 5'$ West for 150 feet to a point for a corner; thence proceed South $87^{\circ} 55'$ West for a distance of 175 feet to the point of beginning of the property herein described. Also, an easement for purposes of ingress and egress across the driveway shown on a map or plat of said property prepared by J.D. McGill, L.S. 6731, dated August 6, 1970.

Parcel 20

A parcel of land being in the South half of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama lying east of the CSX right-of-way.

Tax Parcel Number 12-16-08-34-0-000-003.000

LESS AND EXCEPT: A lot or parcel of land more particularly described as follows: Beginning at the Northwest corner of the Southwest quarter of Section 34, Township 21 North, Range 27 East, Chambers County, Alabama, and proceed North $88^{\circ} 30'$ East along the half section line for a distance



HB488 Engrossed

of 3582 feet to a point on the center line of the Cusseta-Opelika County blacktop road; thence continue along the centerline of said blacktop road with the following courses and distances, to-wit: South $9^{\circ} 30'$ West for 214.4 feet; South $14^{\circ} 30'$ West for 422 feet; South $18^{\circ} 0'$ West for 893.6 feet to a point where the centerline of said blacktop road intersects the centerline of the old roadbed; thence proceed North $58^{\circ} 0'$ East for 762.5 feet to the point of beginning of the parcel to be described; thence proceed South $2^{\circ} 5'$ East for a distance of 150 feet to a point for a corner; thence proceed North $87^{\circ} 55'$ East for 175 feet to a point for a corner; thence proceed North $2^{\circ} 5'$ West for 150 feet to a point for a corner; thence proceed South $87^{\circ} 55'$ West for a distance of 175 feet to the point of beginning of the property herein described. Also, an easement for purposes of ingress and egress across the driveway shown on a map or plat of said property prepared by J.D. McGill, L.S. 6731, dated August 6, 1970.

Parcel 21

125 acres more or less off of the West side of Section 3, Township 20 North, Range 27 East, Chambers County, Alabama, being a part of the land bought by T.L. Penn, deceased, from Dr. Jeff Crawford, deceased, prior to 1913; said land being known as the Smith and Crawford Places.

Tax Parcel Number 12-21-02-03-0-000-002.000

Parcel 22

ALL THAT TRACT OR PARCEL OF LAND lying and being in Sections 1, 2, 35 & 36, Township 20 North, Range 27 East,



HB488 Engrossed

Chambers County, Alabama and being more particularly described as follows:

Commencing from a fence corner nail in old grade blade at the Northwest corner Section 2 common to Sections 2, 3, 34 & 35, said nail being the POINT OF BEGINNING; Thence leaving said intersection, North 89 degrees 37 minutes 32 seconds East, a distance of 2639.62 feet to an iron pin found w/ cap; Thence North 00 degrees 06 minutes 16 seconds West, a distance of 2630.89 feet to an iron pin found (3/4" crimp top pipe); Thence North 87 degrees 56 minutes 54 seconds East, a distance of 2592.52 feet to an iron pin set (1/2" rebar w/ cap - GRAY) on the Western Right-of-Way line of Chambers County Road No 83 (60' Right-of-Way); Thence following along said Right-of-Way in a Southerly direction, South 00 degrees 01 minutes 57 seconds West, a distance of 981.73 feet to a concrete monument found; Thence continuing along said Right-of-Way, South 00 degrees 54 minutes 04 seconds East, a distance of 1975.26 feet to a point; Thence continuing along said Right-of-Way, South 00 degrees 46 minutes 36 seconds West, a distance of 487.58 feet to an iron pin found (1/2" rebar w/ cap); Thence continuing along said Right-of-Way, South 00 degrees 47 minutes 47 seconds West, a distance of 1885.36 feet to an iron pin found (1/2" rebar w/ cap - AL15722); Thence continuing along said Right-of-Way, along an arc of a curve to the left, having an arc length of 183.78 feet, with a radius of 626.45 feet, being subtended by a chord bearing of South 08 degrees 37 minutes 31 seconds East, a chord distance of 183.12 feet to a point; Thence continuing along said Right-of-Way, South 00



HB488 Engrossed

477 degrees 46 minutes 42 seconds West, a distance of 161.28 feet
478 to a point on the Northern Right-of-Way line of Chambers
479 County Road No 388 (40' Right-of-Way); Thence leaving the
480 Western Right-of-Way line of Chambers County Road No 83 (60°
481 Right-of-Way) and continuing along County Road 388 (40' R/W)
482 in a Westerly direction, North 64 degrees 26 minutes 33
483 seconds West, a distance of 49.44 feet to a point; Thence
484 continuing along said Right-of-Way, along an arc of a curve to
485 the right, having an arc length of 646.52 feet, with a radius
486 of 1559.74 feet, being subtended by a chord bearing of North
487 55 degrees 33 minutes 54 seconds West, a chord distance of
488 641.90 feet to an iron pin found w/ cap; Thence continuing
489 along said Right-of-Way, North 39 degrees 17 minutes 31
490 seconds West, a distance of 376.12 feet to a point; Thence
491 continuing along said Right-of-Way, along an arc of a curve to
492 the left, having an arc length of 538.07 feet, with a radius
493 of 1014.81 feet, being subtended by a chord bearing of North
494 58 degrees 46 minutes 53 seconds West, a chord distance of
495 531.79 feet to an iron pin found w/ cap; Thence continuing
496 along said Right-of-Way, North 75 degrees 55 minutes 47
497 seconds West, a distance of 235.44 feet to a point; Thence
498 continuing along said Right-of-Way, North 76 degrees 12
499 minutes 53 seconds West, a distance of 950.77 feet to an iron
500 pin found (1/2" rebar); Thence continuing along said
501 Right-of-Way, along an arc of a curve to the left, having an
502 arc length of 132.68 feet, with a radius of 711.62 feet, being
503 subtended by a chord bearing of North 81 degrees 32 minutes 01
504 seconds West, a chord distance of 132.48 feet to an iron pin



HB488 Engrossed

505 found (1/2" rebar w/ cap - AL15722); Thence leaving the
506 Northern Right-of-Way line of Chambers County Road No 388 (40'
507 Right-of-Way), North 03 degrees 47 minutes 21 seconds West, a
508 distance of 371.47 feet to an iron pin found (1/2" rebar);
509 Thence South 86 degrees 04 minutes 27 seconds West, a distance
510 of 236.18 feet to an iron pin found (1/2" rebar w/ cap);
511 Thence South 03 degrees 53 minutes 38 seconds East, a distance
512 of 381.76 feet to iron pin found (1/2" rebar) on the Northern
513 Right-of-Way line of Chambers County Road No 388 (40'
514 Right-of-Way); Thence continuing along said Right-of-Way,
515 along an arc of a curve to the left, having an arc length of
516 20.21 feet, with a radius of 711.62 feet, being subtended by a
517 chord bearing of South 73 degrees 18 minutes 15 seconds West,
518 a chord distance of 20.21 feet to an iron pin found (1/2"
519 rebar); Thence continuing along said Right-of-Way, South 72
520 degrees 24 minutes 58 seconds West, a distance of 1490.85 feet
521 to a point; Thence continuing along said Right-of-Way, along
522 an arc of a curve to the right, having an arc length of 487.79
523 feet, with a radius of 1612.57 feet, being subtended by a
524 chord bearing of South 83 degrees 44 minutes 23 seconds West,
525 a chord distance of 485.93 feet to a point; Thence continuing
526 along said Right-of-Way, South 89 degrees 12 minutes 27
527 seconds West, a distance of 585.51 feet to an 1" metal pipe;
528 Thence leaving the Northern Right-of-Way line of Chambers
529 County Road No 388 (40' Right-of-Way), North 01 degrees 08
530 minutes 51 seconds East, a distance of 2220.61 feet to a fence
531 corner nail in old grade blade at the Northwest corner Section
532 2 common to Sections 2, 3, 34 & 35, said nail being the POINT



HB488 Engrossed

533 OF BEGINNING.

534 Said tract containing 409.655 acres.

535 **Parcel 23**

536 ALL THAT TRACT OR PARCEL OF LAND lying and being in
537 Sections 2 & 11, Township 20 North, Range 27 East, Chambers
538 County, Alabama and being more particularly described as
539 follows:

540 Commencing from a fence corner nail in old grade blade
541 at the Northwest corner Section 2 common to Sections 2, 3, 34
542 & 35; Thence leaving said intersection, South 01 degrees 08
543 minutes 51 West, a distance of 2220.81 feet to a 1" metal pipe
544 on the Northern Right-of-Way line of Chambers County Road No
545 388 (40' Right-of-Way); Thence South 00 degrees 47 minutes 33
546 seconds East, a distance of 40.00 feet to a point on the
547 Southern Right-of-Way line of Chambers County Road No 388,
548 said point being the POINT OF BEGINNING; Thence following
549 along said Right-of-Way in an Easterly direction, North 89
550 degrees 12 minutes 27 seconds East, a distance of 584.40 feet
551 to a point; Thence continuing along said Right-of-Way, along
552 an arc of a curve to the left, having an arc length of 499.70
553 feet, with a radius of 1652.57 feet, being subtended by a
554 chord bearing of North 83 degrees 42 minutes 14 seconds East,
555 a chord distance of 497.79 feet to a point; Thence continuing
556 along said Right-of-Way, North 72 degrees 24 minutes 58
557 seconds East, a distance of 1491.75 feet to a point; Thence
558 continuing along said Right-of-Way, along an arc of a curve to
559 the right, having an arc length of 367.82 feet, with a radius
560 of 671.62 feet, being subtended by a chord bearing of North 88



HB488 Engrossed

561 degrees 06 minutes 37 seconds East, a chord distance of 363.24
562 feet to a point; Thence continuing along said Right-of-Way,
563 South 76 degrees 12 minutes 53 seconds East, a distance of
564 950.77 feet to a point; Thence continuing along said
565 Right-of-Way, South 75 degrees 56 minutes 07 seconds East, a
566 distance of 233.87 feet to a point; Thence continuing along
567 said Right-of-Way, along an arc of a curve to the right,
568 having an arc length of 422.08 feet, with a radius of 974.81
569 feet, being subtended by a chord bearing of South 61 degrees
570 34 minutes 00 seconds East, a chord distance of 418.79 feet to
571 a point; Thence continuing along said Right-of-Way, along an
572 arc of a curve to the right, having an arc length of 93.40
573 feet, with a radius of 974.81 feet, being subtended by a chord
574 bearing of South 46 degrees 25 minutes 03 seconds East, a
575 chord distance of 93.37 feet to a point; Thence continue along
576 said Right-of-Way, South 39 degrees 17 minutes 31 seconds
577 East, a distance of 376.12 feet to a point; Thence continuing
578 along said Right-of-Way, along an arc of a curve to the left,
579 having an arc length of 535.74 feet, with a radius of 1599.74
580 feet, being subtended by a chord bearing of South 52 degrees
581 56 minutes 26 seconds East, a chord distance of 533.24 feet to
582 a point; Thence continuing along said Right-of-Way, along an
583 arc of a curve to the left, having an arc length of 128.12
584 feet, with a radius of 1599.74 feet, being subtended by a
585 chord bearing of South 64 degrees 49 minutes 44 seconds East,
586 a chord distance of 128.09 feet to a point; Thence continuing
587 along said Right-of-Way, South 64 degrees 26 minutes 33
588 seconds East, a distance of 68.54 feet to an iron pin found



HB488 Engrossed

589 (1/2" rebar w/cap); Thence leaving the Southern Right-of-Way
590 line of Chambers County Road No 388 (40' Right-of-Way), South
591 00 degrees 46 minutes 42 seconds West, a distance of 2241.74
592 feet to an iron pin found (1" open top pipe w/ cap - MORKES);
593 Thence North 65 degrees 39 minutes 07 seconds West, a distance
594 of 13.42 feet to a point; Thence South 00 degrees 04 minutes
595 56 seconds West, distance of 97.34 feet to an iron pin found
596 (1" open top pipe w/ cap - MORKES); Thence South 00 degrees 34
597 minutes 17 seconds West, a distance of 135.35 feet to an iron
598 pin found (1" open top pipe w/ cap - MORKES); Thence South 00
599 degrees 06 minutes 22 seconds East, a distance of 144.92 feet
600 to an iron pin found (1" open top pipe w/ cap - MORKES);
601 Thence South 00 degrees 40 minutes 40 seconds West, a distance
602 of 231.67 feet to an iron pin found (1" open top pipe w/ cap -
603 MORKES); Thence South 07 degrees 15 minutes 19 seconds West, a
604 distance of 290.79 feet to an iron pin found (1" open top pipe
605 w/ cap - MORKES); Thence South 00 degrees 38 minutes 39
606 seconds West, a distance of 187.38 feet to an iron pin found
607 (1" open top pipe w/ cap - MORKES); Thence South 00 degrees 59
608 minutes 59 seconds West, a distance of 236.40 feet to an iron
609 pin set (1/2" rebar w/ cap - GRAY): Thence South 90 degrees 00
610 minutes 00 seconds West, a distance of 300.00 feet to an iron
611 pin found (1/2" rebar); Thence North 90 degrees 00 minutes 00
612 seconds West, a distance of 84.39 feet to an iron pin set
613 (1/2" rebar w/ cap - GRAY): Thence South 00 degrees 38 minutes
614 38 seconds West, a distance of 641.63 feet to an iron pin
615 found (1/2" rebar); Thence South 01 degrees 02 minutes 19
616 seconds West, a distance of 732.90 feet to an iron pin set



HB488 Engrossed

617 (1/2" rebar w/ cap - GRAY) on the Northern Right-of-Way line
618 of Chambers County Road No. 1079 (Right-of-Way Varies); Thence
619 continuing along said Right-of-Way, South 79 degrees 45
620 minutes 03 seconds West, a distance of 77.75 feet to an iron
621 pin found (1/2" rebar); Thence continuing along said
622 Right-of-Way, South 81 degrees 22 minutes 20 seconds West, a
623 distance of 197.53 feet to a point; Thence continuing along
624 said Right-of-Way, North 76 degrees 37 minutes 38 seconds West,
625 a distance of 152.52 feet to a point; Thence continuing along
626 said Right-of-Way, North 60 degrees 41 minutes 44 seconds
627 West, a distance of 172.08 feet to a point; Thence continuing
628 along said Right-of-Way, North 65 degrees 49 minutes 03
629 seconds West, a distance of 115.28 feet to a point; Thence
630 continuing along said Right-of-Way, North 66 degrees 33
631 minutes 13 seconds West, a distance of 77.17 feet to a point;
632 Thence continuing along said Right-of-Way, North 73 degrees 15
633 minutes 30 seconds West, a distance of 165.50 feet to a point;
634 Thence continuing along said Right-of-Way, North 81 degrees 21
635 minutes 49 seconds West, a distance of 280.87 feet to a point;
636 Thence continuing along said Right-of-Way, North 86 degrees 09
637 minutes 58 seconds West, a distance of 366.07 feet to a point;
638 Thence continuing along said Right-of-Way, North 77 degrees 49
639 minutes 33 seconds West, a distance of 126.70 feet to a point;
640 Thence continuing along said Right-of-Way, North 74 degrees 52
641 minutes 50 seconds West, a distance of 154.10 feet to a point;
642 Thence continuing along said Right-of-Way, North 70 degrees 44
643 minutes 28 seconds West, a distance of 151.50 feet to a point;
644 Thence continuing along said Right-of-Way, North 66 degrees 30



HB488 Engrossed

645 minutes 17 seconds West, a distance of 124.11 feet to a point;
646 Thence continuing along said Right-of-Way, North 72 degrees 31
647 minutes 12 seconds West, a distance of 76.04 feet to a point;
648 Thence continuing along said Right-of-Way, North 80 degrees 42
649 minutes 44 seconds West, a distance of 146.56 feet to a point;
650 Thence continuing along said Right-of-Way, along an arc of a
651 curve to the left, having an arc length of 171.90 feet, a
652 radius of 279.18 feet, being subtended by a chord bearing of
653 South 77 degrees 31 minutes 15 seconds West, a chord distance
654 of 169.19 feet to a point; Thence continuing along said
655 Right-of-Way, South 58 degrees 43 minutes 44 seconds West, a
656 distance of 57.57 feet to a point; Thence continuing along
657 said Right-of-Way, along an arc of a curve to the right,
658 having an arc length of 448.28 feet, a radius of 583.98 feet,
659 being subtended by a chord bearing of South 79 degrees 15
660 minutes 04 seconds West, a chord distance of 437.36 feet to a
661 point; Thence continuing along said Right-of-Way, North 76
662 degrees 54 minutes 56 seconds West, a distance of 755.12 feet
663 to a point; Thence continuing along said Right-of-Way, along
664 an arc of a curve to the right, having an arc length of 363.74
665 feet, a radius of 2272.58 feet, being subtended by a chord
666 bearing of North 72 degrees 22 minutes 21 seconds West, a
667 chord distance of 363.35 feet to a point: Thence continuing
668 along said Right-of-Way, North 60 degrees 18 minutes 11
669 seconds West, a distance of 63.74 feet to a point; Thence
670 continuing along said Right-of-Way, North 54 degrees 43
671 minutes 20 seconds West, a distance of 27.52 feet to a point;
672 Thence continuing along said Right-of-Way, North 54 degrees 44



HB488 Engrossed

673 minutes 10 seconds West, a distance of 51.37 feet to a point;
674 Thence continuing along said Right-of-Way, North 52 degrees 42
675 minutes 35 seconds West, a distance of 188.72 feet to a point;
676 Thence continuing along said Right-of-Way, North 53 degrees 02
677 minutes 11 seconds West, a distance of 181.76 feet to a point;
678 Thence continuing along said Right-of-Way, North 56 degrees 22
679 minutes 44 seconds West, a distance of 212.46 feet to a point;
680 Thence continuing along said Right-of-Way, North 58 degrees 08
681 minutes 32 seconds West, a distance of 187.41 feet to a point;
682 Thence continuing along said Right-of-Way, North 53 degrees 50
683 minutes 56 seconds West, a distance of 75.30 feet to a point;
684 Thence continuing along said Right-of-Way, North 42 degrees 40
685 minutes 41 seconds West, a distance of 31.59 feet to a point;
686 Thence continuing along said Right-of-Way, North 16 degrees 50
687 minutes 53 seconds West, a distance of 64.98 feet to a point;
688 Thence leaving the Northern Right-of-Way line of Chambers
689 County Road No. 1079 (Right-of-Way Varies), North 00 degrees
690 24 minutes 21 seconds East, a distance of 63.28 feet to an
691 iron pin found (3/4" open top pipe); Thence North 00 degrees
692 29 minutes 34 seconds East, a distance of 3287.41 feet to an
693 iron pin found (1/2" rebar); Thence South 89 degrees 49
694 minutes 43 seconds East, a distance of 860.56 feet to a fence
695 corner; Thence North 00 degrees 20 minutes 27 seconds East, a
696 distance of 249.11 feet to an iron pin found (1" crimp top
697 pipe); Thence North 00 degrees 20 minutes 27 seconds East, a
698 distance of 498.91 feet to an iron pin found (1" crimp top
699 pipe); Thence North 89 degrees 31 minutes 20 seconds West, a
700 distance of 853.28 feet to a fence corner; Thence North 00



HB488 Engrossed

degrees 50 minutes 17 seconds East, a distance of 288.09 feet to a point on the Southern Right-of-Way line of Chambers County Road No 388, said point being the POINT OF BEGINNING.

Said tract containing 580.369 acres.

LESS AND EXCEPT

All that portion of the previously described property lying within Section 11, Township 20 North, Range 27 East, Chambers County, Alabama.

Parcel 24

Commencing at the Southwest corner of Section 3, Township 20 North, range 27 East, in Chambers County, Alabama, thence run North for a distance of 2556.0 feet to a point; thence run East for a distance of 1992.1 feet to the point of beginning of the tract or parcel of land herein to be conveyed; thence run South 84 ° 02' East for 280.2 feet to a point located on the Western margin of Chambers County Highway No. 67; thence run along the Western margin of said County Highway, North 7° 27' East for a distance of 128.0 feet; thence leaving said highway, run North 77° 59' West for a distance of 275.1 feet; thence run South 09 °34' West for a distance of 157.3 feet to said point of beginning; containing 0.91 acres, more or less; together with all improvements thereon and appurtenances thereunto appertaining.

Parcel 25

A tract of land containing 315 acres more or less, located in Section 3, Township 20 North, Range 27 East, and bounded as follows: On the north by the Oakbowery and Beulah Road; on the east by Denise Prather Shealey lands; on the

HB488 Engrossed



south by section line; on the west by land now owned by
Ashlind Farms: being located in Chambers County, Alabama.

Tax Parcel Number 12-21-02-03-0-000-004.000

Parcel 26

The South Half of the Southeast quarter of Section 27,
Township 21 North, Range 27 East, Chambers County, Alabama.

LESS AND EXCEPT: All that part of the Southeast quarter
of the Southeast quarter of Section 27, Township 21, Range 27,
lying East of County Road 481.

Parcel 27

All that certain tract or parcel of land lying in
Section 24, Township 21 North, Range 27 East, Chambers County,
Alabama, containing 4.03 acres and being more particularly
described as follows:

Commencing at the Northeast Corner of Section 24; run
in a Westerly direction 400.00 feet to a point; thence in a
Southerly direction 380.0 feet to a point; thence South 01
degrees 02 minutes 35 seconds East 3,820.0 feet to an iron pin
found on the Northerly right-of-way of Chambers County Road
299 (60 foot right-of-way) said iron pin found being the POINT
OF BEGINNING; thence along the Northerly right-of-way of
Chambers County Road 299 South 69 degrees 39 minutes 14
seconds West 221.01 feet to an iron pin set; thence departing
said right-of-way North 01 degrees 14 minutes 32 seconds East
961.93 feet to an iron pin set; thence North 85 degrees 06
minutes 40 seconds East 170.61 feet to an iron pin set; thence
South 01 degrees 02 minutes 35 seconds East 899.55 feet to an
iron pin found and the POINT OF BEGINNING.



HB488 Engrossed

Parcel 28

A certain parcel of land located in the East one-half (1/2) of Section 24, Township 21 North, Range 27 East, Chambers County, Alabama, of the property of M.A. Jones. Begin at the Northeast corner of Section 24, Township 21 North, Range 27 East; thence South 89° 0° West for a distance of 400 feet, more or less, to an iron pin for a point; thence South 89° 0° East for a distance of 380 feet, more or less, to an iron pin located in the center of Ossanippa Creek, to a point for a corner and beginning point of the property to be described; thence continue South 1° 0' East for a distance of 3,820 feet to an iron pin located on the North margin of the Cusseta to Huguley public road, for a corner; thence South 68° 45' West along the North margin of said public road for a distance of 929 feet, more or less to an iron pin located at a point on the northern margin of the Huguley to Cusseta public road, which is also located in the center of a private road running North and South from the said Cusseta to Huguley public road, for a corner; thence North 19° 30' West along the center of said private road for a distance of 221.5 feet to an iron pin for a corner; thence North 2° 30' East for a distance of 334.5 feet along the center of said private road to an iron pin for a corner; thence North 8° 0' East along the center line of said private road for a distance of 525.5 feet to an iron pin for a corner; thence South 68° 45' West for a distance of 1,612 feet to an iron pin for a corner; thence North 1° 0' West for a distance of 3,001 feet, more or less, to the center of Ossanippa Creek to a point for a corner;



HB488 Engrossed

thence along the center of said Creek for a distance of 2,685 feet, more or less, to an iron pin and the beginning point of the property to be described. Said property contains 182.0 acres, more or less. Said property is part of that same property conveyed by H. G. Word and wife, Edna E. Word, to M.A. Jones March 22, 1952, as shown in that certain deed recorded in Deed Volume 116, Page 98, in the Judge of Probate Office of Chambers County, Alabama.

LESS AND EXCEPT:

All that certain tract or parcel of land lying in Section 24, Township 21 North, Range 27 East, Chambers County, Alabama, containing 4.03 acres and being more particularly described as follows:

Commencing at the Northeast corner of Section 24 run in a Westerly direction 400 feet to a point; thence in a southerly direction 380 feet to a point; thence South 01 degrees 02 minutes 35 seconds East 3,820 feet to an iron pin found on the Northerly Right-of-Way of Chambers County Road 299 (60' Right-of-Way) said iron pin found being the POINT OF BEGINNING; thence along the Northerly Right-of-Way of Chambers County Road 299 South 69 degrees 39 minutes 14 seconds West 221.01 feet to an iron pin set; thence departing said Right-of-Way North 01 degrees 14 minutes 32 seconds East 961.93 feet to an iron pin set; thence North 85 degrees 06 minutes 40 seconds East 170.61 feet to an iron pin set; thence South 01 degrees 02 minutes 35 seconds East 899.55 feet to an iron pin found and the POINT OF BEGINNING.

Tax Parcel No. 12-16-06-24-0-001-002.000



Parcel 29

The North Half of Section 36, Township 21 North, Range 27 East of the St. Stephens Meridian in Chambers County, Alabama, containing 320 acres, more or less.

Tax Parcel Number 12-16-07-36-0-000-001.000

Parcel 30

The South half of Section 25, Township 21 North, Range 27 East of the St. Stephens Meridian in Chambers County, Alabama, containing 320 acres, more or less.

Tax Parcel Number 12-16-07-25-0-001-028.000

Less and Except

A parcel of land containing 6.96 acres more or less, shown as Tax Parcel Number 12-16-07-25-0-001-028.001, and owned by Boles B. Pegues III & G. Lynn, as shown on Chambers County GIS.

A parcel of land containing 5.22 acres more or less, shown as Tax Parcel Number 12-16-07-26-0-001-019.002, and owned by Mary Anne Alsobrook Carl & Charles, as shown on Chambers County GIS.

Parcel 31

Begin at an iron pin located at the Northeast corner of Section 24, Township 21 North, Range 27 East, Chambers County, Alabama; thence South 86° 09' West along the Section line between Sections 13 and 24 for a distance of 400.0 feet to an iron pin for a corner; thence South 03° 00 East for 3197.0 feet to an iron pin for a corner; thence North 66° 00' East for 5.0 feet to an iron pin for a corner; thence South 03° 00' East for 1050.0 feet to an iron pin located on the North



HB488 Engrossed

margin of Cusseta-West Point Public Road for a corner; thence North 66° 00' East for 423.45 feet along the North margin of said Road to an iron pin for a corner; thence North 03° 36' West for 1420.0 feet to an iron pin for a corner; thence North 86° 09' East for 14.7 feet to an iron pin located on the East Section line of Section 24; thence North 03° 00' West along said Section line for 2680.0 feet to an iron pin for a corner and starting point. The above described parcel is located in the Northeast Quarter and the Southeast Quarter of Section 24, Township 21 North, Range 27 East, Chambers County, Alabama, and contains 38.2 acres, more or less, and is Lot No. 29 and a 10.0 acre parcel of Mrs. M. A. Strong Property, according to plat recorded in Map Book 1, page 41, in the Office of the Judge of Probate of Chambers County, Alabama.

LESS AND EXCEPT: Starting at the NE corner of the NE 1/4, Section 24, Township 21 North, Range 27 East; thence South 3° 14' 09" East, a distance of 2294.41 feet to a 1/2" crimped top pipe; thence South 2° 37' 37" East, a distance of 385.73 feet to a 1/2" crimped top pipe; thence North 80° 55' 11" West, a distance of 12.82 feet to a 3/4" crimped top pipe; thence South 3° 12' 56" East, a distance of 326.93 feet to a Point of Beginning. From said Point of Beginning, South 3° 36' 00" East a distance of 1095.96 feet to the Northerly right of way of County Road Number 299; thence along said right of way, South 66° 56' 29" West, a distance of 396.62 feet; thence leaving said right of way, North 3° 20' 47" West, a distance of 1251.83 feet; thence South 89° 54' 49" East, a distance of 396.19 feet to the Point of Beginning. Containing 10.000



HB488 Engrossed

869 acres, located in Section 24, Township 21 North, Range 27
870 East, Chambers County, Alabama.

871 **Parcel 32**

872 Starting at the NE corner of the NE 1/4, Section 24,
873 Township 21 North, Range 27 East; thence South 3° 14' 09"
874 East, a distance of 2294.41 feet to a 1/2" crimped top pipe;
875 thence South 2° 37' 37" East, a distance of 385.73 feet to a
876 1/2" crimped top pipe; thence North 80° 55' 11" West, a
877 distance of 12.82 feet to a 3/4" crimped top pipe; thence
878 South 3° 12' 56" East, a distance of 326.93 feet to a Point of
879 Beginning. From said Point of Beginning, South 3° 36' 00" East
880 a distance of 1095.96 feet to the Northerly right of way of
881 County Road Number 299; thence along said right of way, South
882 66° 56' 29" West, a distance of 396.62 feet; thence leaving
883 said right of way, North 3° 20' 47" West, a distance of
884 1251.83 feet; thence South 89° 54' 49" East, a distance of
885 396.19 feet to the Point of Beginning. Containing 10.000
886 acres, located in Section 24, Township 21 North, Range 27
887 East, Chambers County, Alabama.

888 **Parcel 33**

889 Commencing at the Northwest corner of Section 35,
890 Township 21 North, Range 27 East, thence North 89 Degrees 42
891 Minutes 08 Seconds West, a distance of 44.48 feet to the
892 Easterly margin of the Old Oak Bowery-Cusseta Road; thence
893 North 89 Degrees 42 Minutes 08 Seconds West, a distance of
894 51.06 feet to the Westerly margin of the old Oak
895 Bowery-Cusseta Road, said point being the POINT OF BEGINNING,
896 From Said POINT OF BEGINNING along said Westerly margin South



HB488 Engrossed

11 Degrees 59 Minutes 22 Seconds West, a distance of 310.91 feet; thence South 16 Degrees 20 Minutes 22 Seconds West, a distance of 252.45 feet; thence South 22 Degrees 51 Minutes 44 Seconds West, a distance of 142.57 feet; thence South 27 Degrees 04 Minutes 29 Seconds West, a distance of 821.27 feet; thence South 89 Degrees 51 Minutes 53 Seconds West, a distance of 371.72 Feet to the Easterly margin of the CSX Railroad; thence along said Railroad Right of Way North 24 Degrees 31 Minutes 34 Seconds East, a distance of 1551.40 feet; thence leaving said Railroad Right of Way South 89 Degrees 42 Minutes 08 Seconds East, a distance of 292.52 feet to the Westerly margin of the Old Oak Bowery-Cusseta Road and the POINT OF BEGINNING, Said Parcel 3 containing 12.273 acres more or less.

Parcel 34

Commence at the Northwest corner of Section 35, Township 21 North, Range 27 East, thence North 89 Degrees 42 Minutes 08 Seconds West, a distance of 44.48 feet to the Easterly margin of the Old Oak Bower-Cusseta Road; thence North 89 Degrees 42 Minutes 08 Seconds West, a distance of 51.06 feet to the Westerly margin of the Old Oak Bowery-Cusseta Road; thence North 89 Degrees 42 Minutes 08 Seconds West, a distance of 292.52 feet to the Easterly margin of the CSX Railroad; thence along said Railroad Right of Way South 24 Degrees 31 minutes 34 Seconds West, a distance of 1551.40 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Railroad Right of Way North 89 Degrees 51 minutes 53 Seconds East, a distance of 371.72 feet to the Westerly margin of the Old Oak Bowery-Cusseta Road; thence



HB488 Engrossed

925 along said Westerly margin South 27 Degrees 04 Minutes 29
926 Seconds West, a distance of 575.15 feet; thence South 25
927 Degrees 24 Minutes 43 Seconds West, a distance of 182.33 feet;
928 thence South 21 Degrees 11 Minutes 16 Seconds West, a distance
929 of 154.60 feet; thence South 18 Degrees 12 Minutes 21 Seconds
930 West, a distance of 130.42 feet; thence South 15 Degrees 20
931 Minutes 12 Seconds West, a distance of 78.65 feet; thence
932 South 10 Degrees 45 Minutes 47 Seconds West, a distance of
933 178.28 feet; thence leaving said Westerly margin North 88
934 Degrees 37 Minutes 17 Seconds West, a distance of 161.85 feet;
935 thence North 00 Degrees 04 Minutes 01 Seconds East, a distance
936 of 577.95 feet to the Easterly margin of the CSX Railroad;
937 thence along said Easterly margin a curve to the right having
938 a radius of 2584.42 feet, an arc length of 39.22 feet, a chord
939 distance of 39.22 feet and bearing North 25 Degrees 03 Minutes
940 48 Seconds East; continue along Railroad Right of Way North 24
941 Degrees 31 Minutes 34 Seconds East, a distance of 634.88 feet
942 to the POINT OF BEGINNING. Said parcel 4 containing 8.147
943 acres, more or less.

944 Section 2. In accordance with Section 11-42-6 of the
945 Code of Alabama 1975, a map showing the proposed territory to
946 be altered, rearranged, and extended from the Town of Cusseta
947 is on file and open to public inspection in the office of the
948 Judge of Probate in Chambers County, Alabama.

949 Section 3. This act shall become effective immediately.



HB488 Engrossed

950
951
952

House of Representatives

953 Read for the first time and referred01-Apr-25
954 to the House of Representatives
955 committee on Local Legislation
956
957 Read for the second time and placed03-Apr-25
958 on the calendar:
959 0 amendments
960
961 Read for the third time and passed08-Apr-25
962 as amended
963 Yeas 12
964 Nays 0
965 Abstains 91
966
967
968
969
970

John Treadwell
Clerk