

HB488 ENROLLED



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



HB488 Enrolled

Enrolled, 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 57.52 feet to a 1/2 inch rebar; thence N18°51'21"W 22.97 feet a 1/2 inch rebar at the intersection of the eastern right-of-way of Chambers County Road 481 and the southern right-of-way of CSX Railroad; thence along said right-of-way of CSX Railroad N25°17'33"E 1.96 feet to a 1/2 inch rebar;



HB488 Enrolled

29 thence along a curve to the right having a radius of 3811.93
30 feet, arc length of 2073.96 feet, and a chord bearing and
31 distance of N43°07'35"E 2048.47 feet to a 1/2 inch rebar;
32 thence N58°42'42"E 1243.08 feet to a 1/2 inch rebar; thence
33 leaving said CSX Railroad right-of-way S38°34'20"E 38.95 feet
34 to a 1/2 inch rebar; thence S32°05'01"E 81.15 feet to a 1/2
35 inch rebar; thence S19°15'59"E 126.11 feet to a 1/2 inch
36 rebar; thence S16°06'43"E 98.45 feet to a 1/2 inch rebar;
37 thence S11°57'22"W 157.18 feet to a 1/2 inch rebar; thence
38 S04°07'18"E 37.36 feet to a 1/2 inch rebar; thence N61°56'12"E
39 379.22 feet to a 1/2 inch rebar; thence N21°00'20"W 65.10 feet
40 to a 1 inch open top pipe; thence N60°08'12"E 381.93 feet to a
41 36 inch hackberry tree; thence N68°07'52"E 166.12 feet to a
42 axle; thence N61°03'43"E 149.53 feet to a 1/2 inch rebar with
43 cap; thence S75°55'49"E 97.96 feet to a 1/2 inch rebar with
44 cap; thence S70°08'34"E 60.36 feet to a 1/2 inch rebar with
45 cap; thence S62°51'13"E 67.63 feet to a 1/2 inch rebar; thence
46 S55°50'57"E 62.86 feet to a 1/2 inch rebar with cap; thence
47 N67°45'18"E 216.13 feet to a 1 inch open top pipe; thence
48 S40°52'08"E 290.00 feet to a point; thence S67°38'27" 45.00
49 feet to a 1/2 inch rebar; thence S41°11'16"E 280.13 feet to a
50 1/2 inch rebar with cap; thence S33°17'58"E 221.44 feet to a
51 1/2 inch rebar with cap; thence S12°43'35"W 59.31 feet; thence
52 S08°12'04"E 69.86 feet to a 1/2 inch rebar with cap; thence
53 S62°24'43"E 171.61 feet to a 1/2 inch rebar with cap on the
54 western right-of-way of Chambers County Road 83; thence along
55 said right-of-way along a curve to the right having a radius
56 of 7599.17 feet, arc length of 2790.28 feet, and a chord



HB488 Enrolled

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 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.



HB488 Enrolled

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 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



HB488 Enrolled

113 Point of Beginning.

114 **Parcel 4**

115 A tract or parcel of land containing 2.1 acres more or
116 less and located in Section 26, Township 21 North, Range 27
117 East, Chambers County, Alabama, being more particularly
118 described as follows; Commence at the southwest corner of said
119 section, being a 1 inch open top pipe: thence N00°00'56"W
120 246.31 feet to a ½ inch rebar on the eastern right-of-way of
121 Chambers County Road 481: thence leaving said right-of-way
122 N00°00'56"W 256.98 feet to a ½ inch rebar on the western
123 right-of-way of Chambers County Road 481: thence leaving said
124 right-of-way N00°00'56"W 372.91 feet to a 1/2 inch rebar on
125 the eastern right-of-way of CSX Railroad: thence leaving said
126 right-of-way N00°00'56"W 233.93 feet to a 1/2 inch rebar on
127 the western right-of-way of CSX Railroad: thence leaving said
128 right-of-way N00°00'56"W 7.24 feet to the eastern right-of-way
129 of Chambers County Road 389: thence along said right-of-way
130 N24°27'09"E 76.64 feet to a 1/2 inch rebar at the intersection
131 of the eastern right-of-way of Chambers County Road 389 and
132 western right-of-way of Chambers County Road 481: thence
133 N33°32'59"E 108.20 feet to a 1/2 inch rebar on the western
134 right-of-way of CSX Railroad: thence leaving said right-of-way
135 N10°32'36"W 29.83 feet to a 1/2 inch rebar on the eastern
136 right-of-way of Chambers County Road 389: thence continue
137 along said right-of-way N24°27'09"E 205.37 feet to a 1/2 inch
138 rebar: thence along a curve to the right having a radius of
139 2251.86 feet, arc length of 1334.32 feet, and a chord bearing
140 and distance of N43°58'54"E 1314.88 feet to a 1/2 inch rebar:



HB488 Enrolled

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 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,



HB488 Enrolled

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 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



HB488 Enrolled

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 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



HB488 Enrolled

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

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



HB488 Enrolled

N00°08'36"W 2345.41 feet more or less to a point, being the Point of Beginning: thence N00°08'36"W 1609.34 feet more or less to a point: thence S89°44'32"E 2627.17 feet more or less to a point: thence S00°08'47"W 1320.84 feet more or less to a point: thence S89°41'59"E 1310.29 feet more or less to a point: thence S89°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°31'34"W 1404.51 feet more or less to a point: thence leaving said right-of-way N76°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°08'36"W 2345.41 feet more or less to a point: thence S76°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°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 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.



HB488 Enrolled

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.

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,



HB488 Enrolled

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 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



HB488 Enrolled

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 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



HB488 Enrolled

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 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° 30' West for 214.4 feet; South 14° 30' West for 422 feet;



HB488 Enrolled

South 18° 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° 0' East for 762.5 feet to the point of beginning of the parcel to be described; thence proceed South 2° 5' East for a distance of 150 feet to a point for a corner; thence proceed North 87° 55' East for 175 feet to a point for a corner; thence proceed North 2° 5' West for 150 feet to a point for a corner; thence proceed South 87° 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° 30' East along 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° 30' West for 214.4 feet; South 14° 30' West for 422 feet; South 18° 0' West for



HB488 Enrolled

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, 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



HB488 Enrolled

449 said intersection, North 89 degrees 37 minutes 32 seconds
450 East, a distance of 2639.62 feet to an iron pin found w/ cap;
451 Thence North 00 degrees 06 minutes 16 seconds West, a distance
452 of 2630.89 feet to an iron pin found (3/4" crimp top pipe);
453 Thence North 87 degrees 56 minutes 54 seconds East, a distance
454 of 2592.52 feet to an iron pin set (1/2" rebar w/ cap - GRAY)
455 on the Western Right-of-Way line of Chambers County Road No 83
456 (60' Right-of-Way); Thence following along said Right-of-Way
457 in a Southerly direction, South 00 degrees 01 minutes 57
458 seconds West, a distance of 981.73 feet to a concrete monument
459 found; Thence continuing along said Right-of-Way, South 00
460 degrees 54 minutes 04 seconds East, a distance of 1975.26 feet
461 to a point; Thence continuing along said Right-of-Way, South
462 00 degrees 46 minutes 36 seconds West, a distance of 487.58
463 feet to an iron pin found (1/2" rebar w/ cap); Thence
464 continuing along said Right-of-Way, South 00 degrees 47
465 minutes 47 seconds West, a distance of 1885.36 feet to an iron
466 pin found (1/2" rebar w/ cap - AL15722); Thence continuing
467 along said Right-of-Way, along an arc of a curve to the left,
468 having an arc length of 183.78 feet, with a radius of 626.45
469 feet, being subtended by a chord bearing of South 08 degrees
470 37 minutes 31 seconds East, a chord distance of 183.12 feet to
471 a point; Thence continuing along said Right-of-Way, South 00
472 degrees 46 minutes 42 seconds West, a distance of 161.28 feet
473 to a point on the Northern Right-of-Way line of Chambers
474 County Road No 388 (40' Right-of-Way); Thence leaving the
475 Western Right-of-Way line of Chambers County Road No 83 (60°
476 Right-of-Way) and continuing along County Road 388 (40' R/W)



HB488 Enrolled

477 in a Westerly direction, North 64 degrees 26 minutes 33
478 seconds West, a distance of 49.44 feet to a point; Thence
479 continuing along said Right-of-Way, along an arc of a curve to
480 the right, having an arc length of 646.52 feet, with a radius
481 of 1559.74 feet, being subtended by a chord bearing of North
482 55 degrees 33 minutes 54 seconds West, a chord distance of
483 641.90 feet to an iron pin found w/ cap; Thence continuing
484 along said Right-of-Way, North 39 degrees 17 minutes 31
485 seconds West, a distance of 376.12 feet to a point; Thence
486 continuing along said Right-of-Way, along an arc of a curve to
487 the left, having an arc length of 538.07 feet, with a radius
488 of 1014.81 feet, being subtended by a chord bearing of North
489 58 degrees 46 minutes 53 seconds West, a chord distance of
490 531.79 feet to an iron pin found w/ cap; Thence continuing
491 along said Right-of-Way, North 75 degrees 55 minutes 47
492 seconds West, a distance of 235.44 feet to a point; Thence
493 continuing along said Right-of-Way, North 76 degrees 12
494 minutes 53 seconds West, a distance of 950.77 feet to an iron
495 pin found (1/2" rebar); Thence continuing along said
496 Right-of-Way, along an arc of a curve to the left, having an
497 arc length of 132.68 feet, with a radius of 711.62 feet, being
498 subtended by a chord bearing of North 81 degrees 32 minutes 01
499 seconds West, a chord distance of 132.48 feet to an iron pin
500 found (1/2" rebar w/ cap - AL15722); Thence leaving the
501 Northern Right-of-Way line of Chambers County Road No 388 (40'
502 Right-of-Way), North 03 degrees 47 minutes 21 seconds West, a
503 distance of 371.47 feet to an iron pin found (1/2" rebar);
504 Thence South 86 degrees 04 minutes 27 seconds West, a distance



HB488 Enrolled

of 236.18 feet to an iron pin found (1/2" rebar w/ cap);
Thence South 03 degrees 53 minutes 38 seconds East, a distance
of 381.76 feet to iron pin found (1/2" rebar) on the Northern
Right-of-Way line of Chambers County Road No 388 (40'
Right-of-Way); Thence continuing along said Right-of-Way,
along an arc of a curve to the left, having an arc length of
20.21 feet, with a radius of 711.62 feet, being subtended by a
chord bearing of South 73 degrees 18 minutes 15 seconds West,
a chord distance of 20.21 feet to an iron pin found (1/2"
rebar); Thence continuing along said Right-of-Way, South 72
degrees 24 minutes 58 seconds West, a distance of 1490.85 feet
to a point; Thence continuing along said Right-of-Way, along
an arc of a curve to the right, having an arc length of 487.79
feet, with a radius of 1612.57 feet, being subtended by a
chord bearing of South 83 degrees 44 minutes 23 seconds West,
a chord distance of 485.93 feet to a point; Thence continuing
along said Right-of-Way, South 89 degrees 12 minutes 27
seconds West, a distance of 585.51 feet to an 1" metal pipe;
Thence leaving the Northern Right-of-Way line of Chambers
County Road No 388 (40' Right-of-Way), North 01 degrees 08
minutes 51 seconds East, a distance of 2220.61 feet to 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.

Said tract containing 409.655 acres.

Parcel 23

ALL THAT TRACT OR PARCEL OF LAND lying and being in
Sections 2 & 11, Township 20 North, Range 27 East, Chambers



HB488 Enrolled

533 County, Alabama and being more particularly described as
534 follows:

535 Commencing from a fence corner nail in old grade blade
536 at the Northwest corner Section 2 common to Sections 2, 3, 34
537 & 35; Thence leaving said intersection, South 01 degrees 08
538 minutes 51 West, a distance of 2220.81 feet to a 1" metal pipe
539 on the Northern Right-of-Way line of Chambers County Road No
540 388 (40' Right-of-Way); Thence South 00 degrees 47 minutes 33
541 seconds East, a distance of 40.00 feet to a point on the
542 Southern Right-of-Way line of Chambers County Road No 388,
543 said point being the POINT OF BEGINNING; Thence following
544 along said Right-of-Way in an Easterly direction, North 89
545 degrees 12 minutes 27 seconds East, a distance of 584.40 feet
546 to a point; Thence continuing along said Right-of-Way, along
547 an arc of a curve to the left, having an arc length of 499.70
548 feet, with a radius of 1652.57 feet, being subtended by a
549 chord bearing of North 83 degrees 42 minutes 14 seconds East,
550 a chord distance of 497.79 feet to a point; Thence continuing
551 along said Right-of-Way, North 72 degrees 24 minutes 58
552 seconds East, a distance of 1491.75 feet to a point; Thence
553 continuing along said Right-of-Way, along an arc of a curve to
554 the right, having an arc length of 367.82 feet, with a radius
555 of 671.62 feet, being subtended by a chord bearing of North 88
556 degrees 06 minutes 37 seconds East, a chord distance of 363.24
557 feet to a point; Thence continuing along said Right-of-Way,
558 South 76 degrees 12 minutes 53 seconds East, a distance of
559 950.77 feet to a point; Thence continuing along said
560 Right-of-Way, South 75 degrees 56 minutes 07 seconds East, a



HB488 Enrolled

561 distance of 233.87 feet to a point; Thence continuing along
562 said Right-of-Way, along an arc of a curve to the right,
563 having an arc length of 422.08 feet, with a radius of 974.81
564 feet, being subtended by a chord bearing of South 61 degrees
565 34 minutes 00 seconds East, a chord distance of 418.79 feet to
566 a point; Thence continuing along said Right-of-Way, along an
567 arc of a curve to the right, having an arc length of 93.40
568 feet, with a radius of 974.81 feet, being subtended by a chord
569 bearing of South 46 degrees 25 minutes 03 seconds East, a
570 chord distance of 93.37 feet to a point; Thence continue along
571 said Right-of-Way, South 39 degrees 17 minutes 31 seconds
572 East, a distance of 376.12 feet to a point; Thence continuing
573 along said Right-of-Way, along an arc of a curve to the left,
574 having an arc length of 535.74 feet, with a radius of 1599.74
575 feet, being subtended by a chord bearing of South 52 degrees
576 56 minutes 26 seconds East, a chord distance of 533.24 feet to
577 a point; Thence continuing along said Right-of-Way, along an
578 arc of a curve to the left, having an arc length of 128.12
579 feet, with a radius of 1599.74 feet, being subtended by a
580 chord bearing of South 64 degrees 49 minutes 44 seconds East,
581 a chord distance of 128.09 feet to a point; Thence continuing
582 along said Right-of-Way, South 64 degrees 26 minutes 33
583 seconds East, a distance of 68.54 feet to an iron pin found
584 (1/2" rebar w/cap); Thence leaving the Southern Right-of-Way
585 line of Chambers County Road No 388 (40' Right-of-Way), South
586 00 degrees 46 minutes 42 seconds West, a distance of 2241.74
587 feet to an iron pin found (1" open top pipe w/ cap - MORKES);
588 Thence North 65 degrees 39 minutes 07 seconds West, a distance



HB488 Enrolled

589 of 13.42 feet to a point; Thence South 00 degrees 04 minutes
590 56 seconds West, distance of 97.34 feet to an iron pin found
591 (1" open top pipe w/ cap - MORKES); Thence South 00 degrees 34
592 minutes 17 seconds West, a distance of 135.35 feet to an iron
593 pin found (1" open top pipe w/ cap - MORKES); Thence South 00
594 degrees 06 minutes 22 seconds East, a distance of 144.92 feet
595 to an iron pin found (1" open top pipe w/ cap - MORKES);
596 Thence South 00 degrees 40 minutes 40 seconds West, a distance
597 of 231.67 feet to an iron pin found (1" open top pipe w/ cap -
598 MORKES); Thence South 07 degrees 15 minutes 19 seconds West, a
599 distance of 290.79 feet to an iron pin found (1" open top pipe
600 w/ cap - MORKES); Thence South 00 degrees 38 minutes 39
601 seconds West, a distance of 187.38 feet to an iron pin found
602 (1" open top pipe w/ cap - MORKES); Thence South 00 degrees 59
603 minutes 59 seconds West, a distance of 236.40 feet to an iron
604 pin set (1/2" rebar w/ cap - GRAY): Thence South 90 degrees 00
605 minutes 00 seconds West, a distance of 300.00 feet to an iron
606 pin found (1/2" rebar); Thence North 90 degrees 00 minutes 00
607 seconds West, a distance of 84.39 feet to an iron pin set
608 (1/2" rebar w/ cap - GRAY): Thence South 00 degrees 38 minutes
609 38 seconds West, a distance of 641.63 feet to an iron pin
610 found (1/2" rebar); Thence South 01 degrees 02 minutes 19
611 seconds West, a distance of 732.90 feet to an iron pin set
612 (1/2" rebar w/ cap - GRAY) on the Northern Right-of-Way line
613 of Chambers County Road No. 1079 (Right-of-Way Varies); Thence
614 continuing along said Right-of-Way, South 79 degrees 45
615 minutes 03 seconds West, a distance of 77.75 feet to an iron
616 pin found (1/2" rebar); Thence continuing along said



HB488 Enrolled

617 Right-of-Way, South 81 degrees 22 minutes 20 seconds West, a
618 distance of 197.53 feet to a point; Thence continuing along
619 said Right-of-Way, North 76 degrees 37 minutes 38 seconds West,
620 a distance of 152.52 feet to a point; Thence continuing along
621 said Right-of-Way, North 60 degrees 41 minutes 44 seconds
622 West, a distance of 172.08 feet to a point; Thence continuing
623 along said Right-of-Way, North 65 degrees 49 minutes 03
624 seconds West, a distance of 115.28 feet to a point; Thence
625 continuing along said Right-of-Way, North 66 degrees 33
626 minutes 13 seconds West, a distance of 77.17 feet to a point;
627 Thence continuing along said Right-of-Way, North 73 degrees 15
628 minutes 30 seconds West, a distance of 165.50 feet to a point;
629 Thence continuing along said Right-of-Way, North 81 degrees 21
630 minutes 49 seconds West, a distance of 280.87 feet to a point;
631 Thence continuing along said Right-of-Way, North 86 degrees 09
632 minutes 58 seconds West, a distance of 366.07 feet to a point;
633 Thence continuing along said Right-of-Way, North 77 degrees 49
634 minutes 33 seconds West, a distance of 126.70 feet to a point;
635 Thence continuing along said Right-of-Way, North 74 degrees 52
636 minutes 50 seconds West, a distance of 154.10 feet to a point;
637 Thence continuing along said Right-of-Way, North 70 degrees 44
638 minutes 28 seconds West, a distance of 151.50 feet to a point;
639 Thence continuing along said Right-of-Way, North 66 degrees 30
640 minutes 17 seconds West, a distance of 124.11 feet to a point;
641 Thence continuing along said Right-of-Way, North 72 degrees 31
642 minutes 12 seconds West, a distance of 76.04 feet to a point;
643 Thence continuing along said Right-of-Way, North 80 degrees 42
644 minutes 44 seconds West, a distance of 146.56 feet to a point;



HB488 Enrolled

645 Thence continuing along said Right-of-Way, along an arc of a
646 curve to the left, having an arc length of 171.90 feet, a
647 radius of 279.18 feet, being subtended by a chord bearing of
648 South 77 degrees 31 minutes 15 seconds West, a chord distance
649 of 169.19 feet to a point; Thence continuing along said
650 Right-of-Way, South 58 degrees 43 minutes 44 seconds West, a
651 distance of 57.57 feet to a point; Thence continuing along
652 said Right-of-Way, along an arc of a curve to the right,
653 having an arc length of 448.28 feet, a radius of 583.98 feet,
654 being subtended by a chord bearing of South 79 degrees 15
655 minutes 04 seconds West, a chord distance of 437.36 feet to a
656 point; Thence continuing along said Right-of-Way, North 76
657 degrees 54 minutes 56 seconds West, a distance of 755.12 feet
658 to a point; Thence continuing along said Right-of-Way, along
659 an arc of a curve to the right, having an arc length of 363.74
660 feet, a radius of 2272.58 feet, being subtended by a chord
661 bearing of North 72 degrees 22 minutes 21 seconds West, a
662 chord distance of 363.35 feet to a point: Thence continuing
663 along said Right-of-Way, North 60 degrees 18 minutes 11
664 seconds West, a distance of 63.74 feet to a point; Thence
665 continuing along said Right-of-Way, North 54 degrees 43
666 minutes 20 seconds West, a distance of 27.52 feet to a point;
667 Thence continuing along said Right-of-Way, North 54 degrees 44
668 minutes 10 seconds West, a distance of 51.37 feet to a point;
669 Thence continuing along said Right-of-Way, North 52 degrees 42
670 minutes 35 seconds West, a distance of 188.72 feet to a point;
671 Thence continuing along said Right-of-Way, North 53 degrees 02
672 minutes 11 seconds West, a distance of 181.76 feet to a point;



HB488 Enrolled

673 Thence continuing along said Right-of-Way, North 56 degrees 22
674 minutes 44 seconds West, a distance of 212.46 feet to a point;
675 Thence continuing along said Right-of-Way, North 58 degrees 08
676 minutes 32 seconds West, a distance of 187.41 feet to a point;
677 Thence continuing along said Right-of-Way, North 53 degrees 50
678 minutes 56 seconds West, a distance of 75.30 feet to a point;
679 Thence continuing along said Right-of-Way, North 42 degrees 40
680 minutes 41 seconds West, a distance of 31.59 feet to a point;
681 Thence continuing along said Right-of-Way, North 16 degrees 50
682 minutes 53 seconds West, a distance of 64.98 feet to a point;
683 Thence leaving the Northern Right-of-Way line of Chambers
684 County Road No. 1079 (Right-of-Way Varies), North 00 degrees
685 24 minutes 21 seconds East, a distance of 63.28 feet to an
686 iron pin found (3/4" open top pipe); Thence North 00 degrees
687 29 minutes 34 seconds East, a distance of 3287.41 feet to an
688 iron pin found (1/2" rebar); Thence South 89 degrees 49
689 minutes 43 seconds East, a distance of 860.56 feet to a fence
690 corner; Thence North 00 degrees 20 minutes 27 seconds East, a
691 distance of 249.11 feet to an iron pin found (1" crimp top
692 pipe); Thence North 00 degrees 20 minutes 27 seconds East, a
693 distance of 498.91 feet to an iron pin found (1" crimp top
694 pipe); Thence North 89 degrees 31 minutes 20 seconds West, a
695 distance of 853.28 feet to a fence corner; Thence North 00
696 degrees 50 minutes 17 seconds East, a distance of 288.09 feet
697 to a point on the Southern Right-of-Way line of Chambers
698 County Road No 388, said point being the POINT OF BEGINNING.

699 Said tract containing 580.369 acres.

700 LESS AND EXCEPT



HB488 Enrolled

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 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,



HB488 Enrolled

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.

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,



HB488 Enrolled

757 Range 27 East; thence South $89^{\circ} 0^{\circ}$ West for a distance of 400
758 feet, more or less, to an iron pin for a point; thence South
759 $89^{\circ} 0^{\circ}$ East for a distance of 380 feet, more or less, to an
760 iron pin located in the center of Ossanippa Creek, to a point
761 for a corner and beginning point of the property to be
762 described; thence continue South $1^{\circ} 0'$ East for a distance of
763 3,820 feet to an iron pin located on the North margin of the
764 Cusseta to Huguley public road, for a corner; thence South 68°
765 $45'$ West along the North margin of said public road for a
766 distance of 929 feet, more or less to an iron pin located at a
767 point on the northern margin of the Huguley to Cusseta public
768 road, which is also located in the center of a private road
769 running North and South from the said Cusseta to Huguley
770 public road, for a corner; thence North $19^{\circ} 30'$ West along the
771 center of said private road for a distance of 221.5 feet to an
772 iron pin for a corner; thence North $2^{\circ} 30'$ East for a distance
773 of 334.5 feet along the center of said private road to an
774 iron pin for a corner; thence North $8^{\circ} 0'$ East along the
775 center line of said private road for a distance of 525.5 feet
776 to an iron pin for a corner; thence South $68^{\circ} 45'$ West for a
777 distance of 1,612 feet to an iron pin for a corner; thence
778 North $1^{\circ} 0'$ West for a distance of 3,001 feet, more or less,
779 to the center of Ossanippa Creek to a point for a corner;
780 thence along the center of said Creek for a distance of 2,685
781 feet, more or less, to an iron pin and the beginning point of
782 the property to be described. Said property contains 182.0
783 acres, more or less. Said property is part of that same
784 property conveyed by H. G. Word and wife, Edna E. Word, to



HB488 Enrolled

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



HB488 Enrolled

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 $86^{\circ} 09'$ 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 $03^{\circ} 00'$ East for 3197.0 feet to an iron pin for a corner; thence North $66^{\circ} 00'$ East for 5.0 feet to an iron pin for a corner; thence South $03^{\circ} 00'$ East for 1050.0 feet to an iron pin located on the North margin of Cusseta-West Point Public Road for a corner; thence North $66^{\circ} 00'$ East for 423.45 feet along the North margin of said Road to an iron pin for a corner; thence North $03^{\circ} 36'$ West for 1420.0 feet to an iron pin for a corner; thence North $86^{\circ} 09'$ East for 14.7 feet to an iron pin located on the East



HB488 Enrolled

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

Parcel 32

Starting at the NE corner of the NE 1/4, Section 24, Township 21 North, Range 27 East; thence South 3° 14' 09"



HB488 Enrolled

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

Parcel 33

Commencing 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 Bowery-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, said point being the POINT OF BEGINNING, From Said POINT OF BEGINNING along said Westerly margin South 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;



HB488 Enrolled

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 feel 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 along said Westerly margin South 27 Degrees 04 Minutes 29 Seconds West, a distance of 575.15 feet; thence South 25 Degrees 24 Minutes 43 Seconds West, a distance of 182.33 feet; thence South 21 Degrees 11 Minutes 16 Seconds West, a distance of 154.60 feet; thence South 18 Degrees 12 Minutes 21 Seconds



HB488 Enrolled

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

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

944 Section 3. This act shall become effective immediately.



HB488 Enrolled

945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975

Speaker of the House of Representatives

President and Presiding Officer of the Senate

House of Representatives

I hereby certify that the within Act originated in and
was passed by the House 08-Apr-25.

John Treadwell
Clerk

Senate

29-Apr-25

Passed