

MELVIN ALRED
CHEROKEE COUNTY, ALABAMA

LEGAL DESCRIPTION
MAY 14, 2021

TRACT 1:

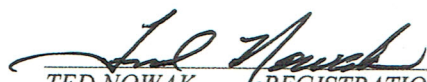
A TRACT OF LAND CONTAINING 1.88 ACRES, MORE OR LESS, LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 10 EAST OF THE HUNTSVILLE MERIDIAN AND BEING A PORTION OF TRACT 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA. WHICH TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED PIN FOUND (CAPPED PIN FOUND IN THIS DESCRIPTION REPRESENTS A 1/2" CAPPED REBAR FOUND STAMPED "BAKER 20628") MARKING THE NE CORNER OF SAID TRACT 2 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89); THENCE FROM SAID POINT OF BEGINNING, RUN S 00°28'31" E ALONG THE EAST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 333.62 FEET TO AN IRON PIN SET (IRON PIN SET IN THIS DESCRIPTION REPRESENTS A 1/2" IRON REBAR SET STAMPED "NOWAK 31835"); THENCE LEAVING SAID EAST BOUNDARY LINE, RUN S 89°32'03" W A DISTANCE OF 228.01 FEET TO A POINT FALLING IN A WOOD FENCE POST LOCATED ON THE WEST BOUNDARY LINE OF SAID TRACT 2; THENCE RUN N 00°28'08" W ALONG THE WEST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 215.77 FEET TO A 1/2" IRON REBAR FOUND; THENCE RUN N 00°29'15" W ALONG THE WEST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 170.16 FEET TO A CAPPED PIN FOUND LOCATED ON THE SOUTHERLY R/W LINE OF U.S. HIGHWAY #411 (120' R/W); THENCE LEAVING THE WEST BOUNDARY LINE OF SAID TRACT 2, RUN S 77°32'47" E ALONG THE SOUTHERLY R/W LINE OF SAID HIGHWAY #411 A DISTANCE OF 233.95 FEET TO THE POINT OF BEGINNING. BEARINGS USED IN THIS LEGAL DESCRIPTION ARE REFERENCED TO THE EAST BOUNDARY LINE OF TRACT 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA (S 00°28'31" E).

TRACT 2:

A TRACT OF LAND CONTAINING 2.23 ACRES, MORE OR LESS, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 10 EAST OF THE HUNTSVILLE MERIDIAN, AND BEING A PORTION OF TRACTS 1 AND 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA. WHICH TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED PIN FOUND (CAPPED PIN FOUND IN THIS DESCRIPTION REPRESENTS A 1/2" CAPPED REBAR FOUND STAMPED "BAKER 20628") MARKING THE NE CORNER OF SAID TRACT 2 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89); THENCE RUN S 00°28'31" E ALONG THE EAST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 333.62 FEET TO AN IRON PIN SET (IRON PIN SET IN THIS DESCRIPTION REPRESENTS A 1/2" IRON REBAR SET STAMPED "NOWAK 31835"), SAID REBAR MARKING THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING, CONTINUE RUNNING S 00°28'31" E ALONG THE EAST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 214.77 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EAST BOUNDARY LINE, RUN S 89°32'10" W A DISTANCE OF 228.15 FEET TO A 1/2" IRON REBAR FOUND ON THE WEST BOUNDARY LINE OF TRACT 2 OF SAID FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89), SAID REBAR MARKING THE SE CORNER OF PROPERTY OWNED BY MELVIN THOMAS ALRED AS DESCRIBED IN INSTRUMENT #210155 (TRACT 3-PARCEL 1); THENCE CONTINUE S 89°32'10" W ALONG THE SOUTH BOUNDARY LINE OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 1)) A DISTANCE OF 225.53 FEET TO A CAPPED PIN FOUND ON WEST BOUNDARY LINE OF TRACT 1 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89) AND THE EASTERLY R/W LINE OF CHEROKEE COUNTY ROAD #113 MARKING THE SW CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 1)); THENCE LEAVING SAID SOUTH BOUNDARY LINE, RUN N 00°10'36" E ALONG SAID WEST BOUNDARY LINE AND SAID EASTERLY R/W LINE A DISTANCE OF 214.76 FEET TO A 1/2" IRON REBAR FOUND MARKING THE NW CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 1)); THENCE LEAVING SAID WEST BOUNDARY LINE AND SAID EASTERLY R/W LINE, RUN N 89°32'03" E ALONG THE NORTH BOUNDARY LINE OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 1)) A DISTANCE OF 223.23 FEET TO A POINT FALLING IN A WOOD FENCE POST MARKING THE NE CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 1)), SAID POINT LOCATED ON THE WEST BOUNDARY LINE OF TRACT 2 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89); THENCE LEAVING SAID ALRED PROPERTY AND THE WEST BOUNDARY LINE OF SAID TRACT 2 OF SAID FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89), RUN N 89°32'03" E A DISTANCE OF 228.01 FEET TO THE POINT OF BEGINNING. BEARINGS USED IN THIS LEGAL DESCRIPTION ARE REFERENCED TO THE EAST BOUNDARY LINE OF TRACT 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA (S 00°28'31" E).

TRACT 3:

A TRACT OF LAND CONTAINING 2.23 ACRES, MORE OR LESS, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 10 EAST OF THE HUNTSVILLE MERIDIAN, AND BEING A PORTION OF TRACTS 1 AND 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA. WHICH TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED PIN FOUND (CAPPED PIN FOUND IN THIS DESCRIPTION REPRESENTS A 1/2" CAPPED REBAR FOUND STAMPED "BAKER 20628") MARKING THE NE CORNER OF SAID TRACT 2 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89); THENCE RUN S 00°28'31" E ALONG THE EAST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 548.39 FEET TO AN IRON PIN SET (IRON PIN SET IN THIS DESCRIPTION REPRESENTS A 1/2" IRON REBAR SET STAMPED "NOWAK 31835"), SAID REBAR MARKING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE RUNNING S 00°28'31" E ALONG THE EAST BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 213.82 FEET TO A 1/2" IRON REBAR FOUND MARKING THE SE CORNER OF SAID TRACT 2; THENCE LEAVING SAID EAST BOUNDARY LINE, RUN S 89°31'32" W ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 227.92 FEET TO A 1/2" IRON REBAR FOUND MARKING THE SE CORNER OF TRACT 1 OF SAID FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89) AND ALSO THE SE CORNER OF PROPERTY OWED BY MELVIN THOMAS ALRED AS DESCRIBED IN INSTRUMENT #210155 (TRACT 3-PARCEL 2); THENCE RUN S 89°31'32" W ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1 AND THE SOUTH BOUNDARY LINE OF SAID ALRED PROPERTY A DISTANCE OF 228.20 FEET TO A CAPPED PIN FOUND ON THE WEST BOUNDARY LINE OF TRACT 1 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89) AND THE EASTERLY R/W LINE OF CHEROKEE COUNTY ROAD #113 MARKING THE SW CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 2)); THENCE LEAVING SAID SOUTH BOUNDARY LINE, RUN N 00°10'36" E ALONG SAID WEST BOUNDARY LINE AND SAID EASTERLY R/W LINE A DISTANCE OF 213.92 FEET TO A CAPPED PIN FOUND MARKING THE NW CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 2)); THENCE LEAVING SAID WEST BOUNDARY LINE AND SAID EASTERLY R/W LINE, RUN N 89°32'10" E ALONG THE NORTH BOUNDARY LINE OF SAID ALRED PROPERTY A DISTANCE OF 225.53 FEET TO A 1/2" IRON REBAR FOUND MARKING THE NE CORNER OF SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 2)), SAID REBAR LOCATED ON THE WEST BOUNDARY LINE OF TRACT 2 OF FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89); THENCE LEAVING SAID ALRED PROPERTY (INSTRUMENT #210155 (TRACT 3-PARCEL 2)) AND THE WEST BOUNDARY LINE OF SAID TRACT 2 OF SAID FLATWOODS PROPERTIES (PLAT BOOK 11, PAGE 89), RUN N 89°32'10" E A DISTANCE OF 228.15 FEET TO THE POINT OF BEGINNING. BEARINGS USED IN THIS LEGAL DESCRIPTION ARE REFERENCED TO THE EAST BOUNDARY LINE OF TRACT 2 OF FLATWOODS PROPERTIES AS RECORDED IN PLAT BOOK 11 AT PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA (S 00°28'31" E).


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