

LEGAL DESCRIPTION - AS SURVEYED

PROPERTY DESCRIPTION:
STATE OF ALABAMA
FRANKLIN COUNTY

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 6 South, Range 11 West, then N68° 49' 30"W a distance of 238.66 feet to an iron pin found; then along the northerly right of way of US Highway 43, then along said right of way S48° 23' 15"W a distance of 600.00 feet to an iron pin found at the Point of Beginning; then S48° 23' 15"W a distance of 229.81 feet to an iron pin found; then leaving said right of way N41° 33' 31"W a distance of 120.08 feet to an iron pin found; then S48° 29' 41"W a distance of 201.05 feet to an iron pin found; said point lies on the northeasterly right of way of St. Clair Street; then along said right of way S41° 32' 52"E a distance of 120.08 feet to an iron pin found; then S48° 31' 19"W a distance of 50.00 feet to an iron pin found; then N41° 43' 55"W a distance of 149.97 feet to an iron pin found; then leaving said right of way S48° 32' 01"W a distance of 200.04 feet to an iron pin found; then S48° 30' 12"W a distance of 105.00 feet to an iron pin found; then S41° 45' 09"E a distance of 149.88 feet to an iron pin found said point lies on the northerly right of way of US Highway 43; then along said right of way S48° 28' 12"W a distance of 576.35 feet to an iron pin found; then leaving said right of way N41° 31' 50"W a distance of 300.06 feet to an iron pin found; then S48° 28' 34"W a distance of 120.00 feet to an iron pin found; then N41° 31' 11"W a distance of 299.93 feet to an iron pin found; then N48° 27' 47"E a distance of 1481.34 feet to an iron pin found; then S41° 36' 30"E a distance of 600.27 feet to the Point of Beginning.

All lying in the Southeast 1/4 of the Southeast 1/4 of Section 29, and in the Northwest 1/4 of the Northwest 1/4 of Section 32, and in the East 1/2 of the Northeast 1/4 of Section 31, Township 6 South, Range 11 West, Franklin County, Alabama containing 18.00 Acres +/-.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 524944, WITH AN EFFECTIVE DATE OF MARCH 20, 2017 AT 8:00A.M.

SURVEY NOTES

BEARING BASES: THE BEARING BASE FOR THIS SURVEY IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM (WEST ZONE) AS DETERMINED BY RTK GPS OBSERVATIONS WITH CORRECTION PROVIDED BY THE ALDOT VRS CORRS NETWORK.

ACREAGE = 18.00 ±
SQUARE FEET = 784,236 ±

NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT AND BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

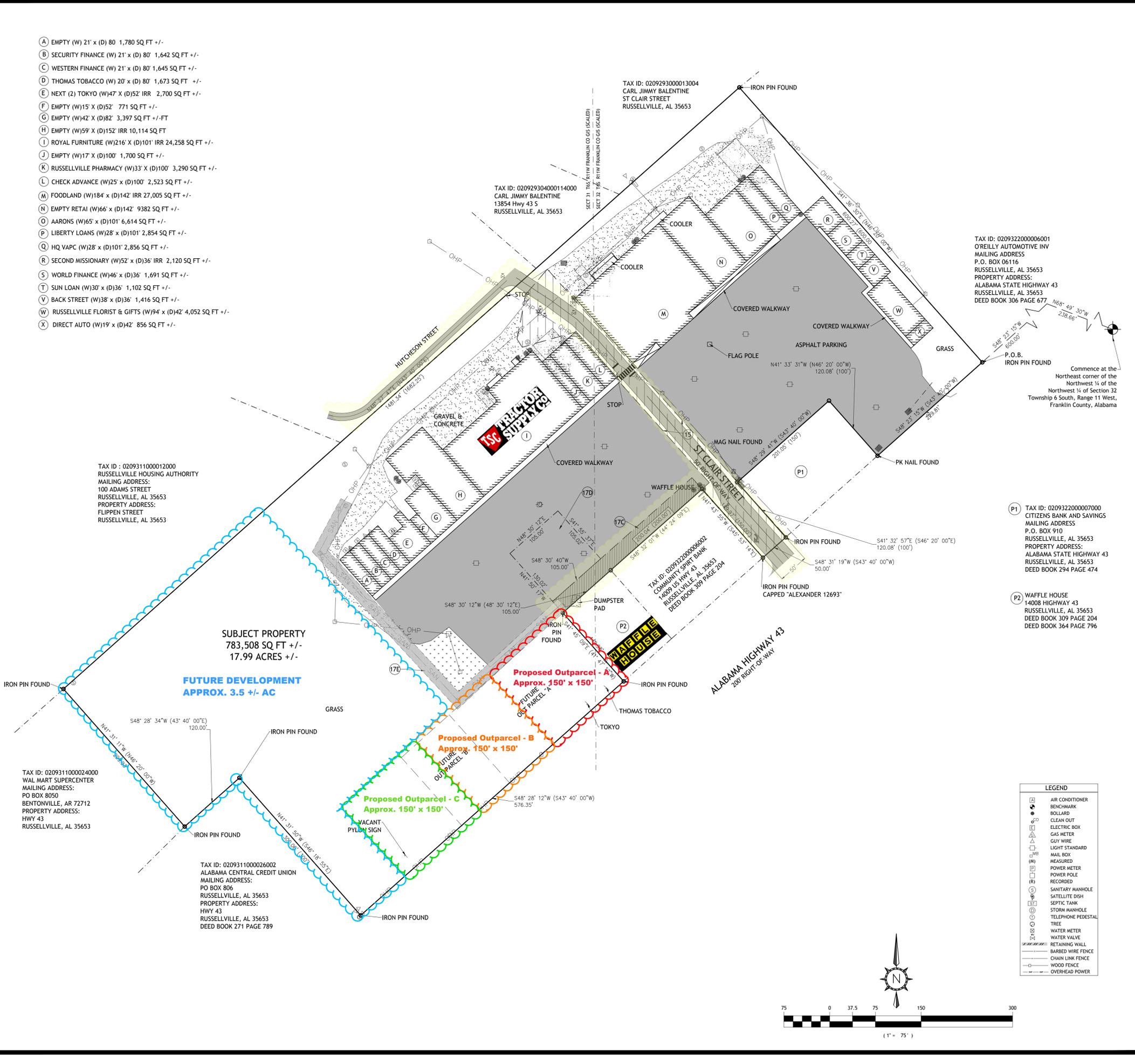
THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS AT TIME OF SURVEY.

TIE FOR THIS SURVEY TAKEN FROM HISTORIC DEED.

TAX ID: 0209311000024000
WAL MART SUPERCENTER
MAILING ADDRESS:
PO BOX 8050
BENTONVILLE, AR 72712
PROPERTY ADDRESS:
HWY 43
RUSSELLVILLE, AL 35653

TAX ID: 0209311000026002
ALABAMA CENTRAL CREDIT UNION
MAILING ADDRESS:
PO BOX 806
RUSSELLVILLE, AL 35653
PROPERTY ADDRESS:
HWY 43
RUSSELLVILLE, AL 35653
DEED BOOK 271 PAGE 789



SCHEDULE B II NOTES

SCHEDULE B II - SECTION II
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT Survey Matters, NOT Shown on Survey.
- All taxes for the year 2017 and subsequent years, not yet due and payable. NOT Survey Matters, NOT Shown on Survey.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land. None NOTED at time of Survey.
- Rights or claims of parties in possession not shown by the public records. None NOTED at time of Survey.
- Easements, or claims of easements, not shown by the public records. None NOTED at time of Survey.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT Survey Matters, NOT Shown on Survey.
- Taxes or special assessments which are not shown as existing liens by the public records. NOT Survey Matters, NOT Shown on Survey.
- Such state of facts as shown on subdivision plat recorded in Plat Book, Page, and Franklin County Records. None NOTED at time of Survey.
- Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property. NOT Survey Matters, NOT Shown on Survey.
- This policy does not attempt to insure the exact amount of acreage or square feet contained in the property described in Schedule A. NOT Survey Matters, NOT Shown on Survey.
- Any additional taxes which may be assessed due to reappraisal, a change in exemption status, loss of homestead exemption, or change in the current use classification. NOT Survey Matters, NOT Shown on Survey.
- Municipal improvements (assessments), if any. NOT Survey Matters, NOT Shown on Survey.
- This policy does not purport to insure as to the accuracy of the legal description shown on Schedule A; and no liability is assumed for any loss, damage, expense or unmarketability of title due to the vagueness, inaccuracy or uncertainty of said description. NOT Survey Matters, NOT Shown on Survey.
- Restrictive Covenant between O'Reilly Automotive, Inc. and O. B. Jackson, Inc., dated June 28, 2005 and recorded in Deed Book 306, Page 668. Affect the Property. Not a Survey Matter, Not Shown.
- Easement and right of way granted to Community Spirit Bank by instrument dated March 29, 2006 and recorded in Deed Book 311, Page 208. Affect the subject Property. As shown on Survey.
- Lease agreement between O. B. Jackson, Inc. and World Acceptance Corporation of Alabama d/b/a World Finance Corporation of Russellville, dated October 22, 2012 and recorded in Deed Book 348, Page 65. NOTE: There is no legal attached to said lease so we are unable to determine if it affects subject property or not. NOT Survey Matters, NOT Shown on Survey.
- Easement, Covenant and Restriction Agreement between Waffle House, Inc. and O. B. Jackson, Inc., dated December 1, 2015 and recorded in Deed Book 364, Page 781. Affects subject property, shown on survey.

ZONING SPECIFICATIONS

Subject Property is Zoned: Report not provided at time of survey.

FLOOD DETERMINATION

Subject Property lies within Zones: "X"
"X" = Not in a flood hazard area

Effective Date: September 29, 2010
Community Panel No. - 010216
Map Number: 01059C0251C

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY
PROJECT LOCATION:
FRANKLIN SHOPPING CENTER
FRANKLIN COUNTY, ALABAMA

PARCEL ID: 0209311000026000

REFERENCE NAME: FIRST AMERICAN TITLE INSURANCE COMPANY PROJECT FILE: 0209311000026000 (ALTA/ACSM LAND SURVEY/PROFESSIONAL/ALTA)

NO.	DATE	REVISION
1		
2		
3		
4		
5		

FIELD WORK: MARCH 14, 2017
COMPLETED: MARCH 15, 2017
DRAWN BY: JDM
CHECKED BY: JDM

PROJECT NUMBER: 17-0029
SHEET 1 OF 1

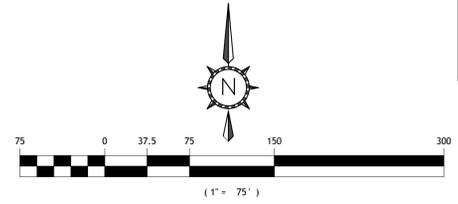
To: O.B. Jackson, Inc., Bank Independent, Alabama Land Services, Inc., and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 of Table A thereof. The field work was completed on 03/14/2017.

This is the 6th day of June, 2017.

James D. Monk
JAMES D. MONK, P.L.S.
AL REG. NO. 34763

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR
JAMES D. MONK



LEGEND

(A)	AIR CONDITIONER
(B)	BENCHMARK
(C)	BOLLARD
(D)	CLEAN OUT
(E)	ELECTRIC BOX
(F)	GAS METER
(G)	GUY WIRE
(H)	LIGHT STANDARD
(I)	MAIL BOX
(M)	MEASURED
(P)	POWER METER
(R)	POWER POLE
(S)	RECORDED
(T)	SANITARY MANHOLE
(U)	SATELLITE DISH
(V)	SEPTIC TANK
(W)	STORM MANHOLE
(X)	TELEPHONE PEDESTAL
(Y)	TREE
(Z)	WATER METER
(AA)	WATER VALVE
(AB)	RETAINING WALL
(AC)	BARBED WIRE FENCE
(AD)	CHAIN LINK FENCE
(AE)	WOOD FENCE
(AF)	OVERHEAD POWER

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