

Complete Property Description

BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 24 EAST, AND RUNNING THENCE NORTH 00°03'32" EAST A DISTANCE OF 2632.73 FEET TO A POINT; THENCE NORTH 89°50'31" EAST A DISTANCE OF 203.43 FEET TO A POINT; THENCE NORTH 01°34'07" WEST A DISTANCE OF 96.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WICKSBURG ROAD; THENCE SOUTH 73°39'50" EAST ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2346.769 FEET, A CHORD DISTANCE OF 245.78 FEET TO A POINT; THENCE SOUTH 01°34'05" EAST A DISTANCE OF 217.86 FEET TO A POINT; THENCE SOUTH 83°25'19" EAST A DISTANCE OF 156.51 FEET TO A POINT; THENCE NORTH 11°13'29" EAST A DISTANCE OF 201.14 FEET TO A POINT ON SOUTH RIGHT-OF-WAY LINE OF WICKSBURG ROAD; THENCE SOUTH 83°29'25" EAST ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2346.769, A CHORD DISTANCE OF 150.45 FEET TO A POINT; THENCE NORTH 89°45'15" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 496.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADKINSON ROAD; THENCE SOUTH 00°08'22" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 184.13 FEET TO A POINT; THENCE NORTH 89°58'03" WEST A DISTANCE OF 633.67 FEET TO A POINT; THENCE SOUTH 00°13'16" WEST A DISTANCE OF 411.71 FEET TO A POINT; THENCE SOUTH 89°56'59" EAST A DISTANCE OF 634.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADKINSON ROAD; THENCE SOUTH 00°09'20" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1680.77 FEET TO A POINT; THENCE, SOUTH 89°53'28" WEST A DISTANCE OF 626.12 FEET TO A POINT; THENCE SOUTH 00°25'13" WEST A DISTANCE OF 319.45 FEET TO POINT; THENCE SOUTH 89°08'13" WEST A DISTANCE OF 651.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.777 ACRES, MORE OR LESS.

SAID LAND LYING IN AND BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST, HOUSTON COUNTY ALABAMA.

LESS AND EXCEPT EASEMENTS, RIGHTS AND PRIVILEGES GRANTED TO ALABAMA POWER COMPANY VIA DEED RECORDED IN THE RECORDS OF THE JUDGE OF PROBATE, HOUSTON COUNTY, ALABAMA ON JANUARY 10, 2012, BOOK 705 PAGE 120

The property has a situs of 1661 Wicksburg Road and Adkinson Rd, Newton, AL 36352

A barn is located on the property, otherwise it is 65.777 acres unimproved, farm and timber land.

Intended Usage: Agricultural, commercial or residential improvements