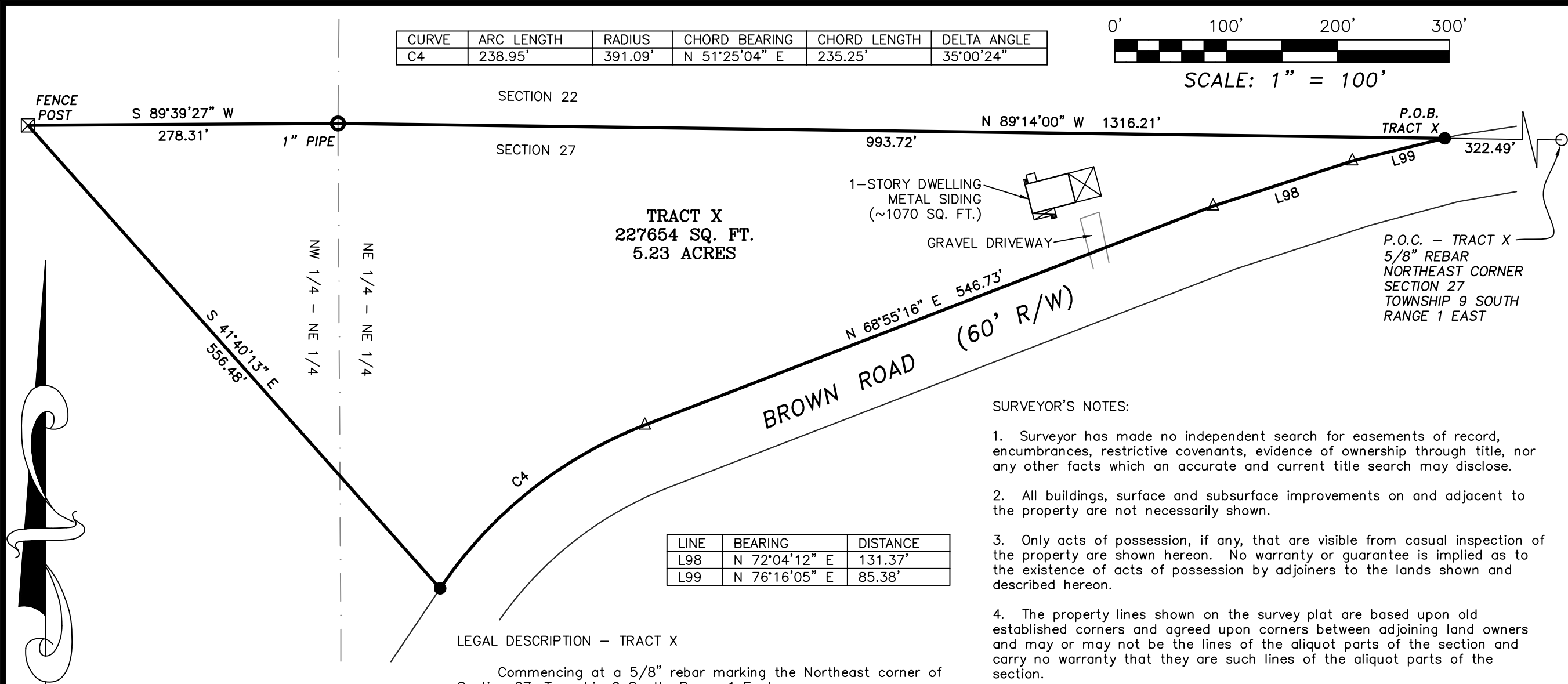




TRACT X
Prepared For:
The Estate of
Richard Halligan
Blount County, Alabama

LEGAL DESCRIPTION – TRACT X

Commencing at a 5/8" rebar marking the Northeast corner of Section 27, Township 9 South, Range 1 East, run along the north line thereof North 89°14'00" West a distance of 322.49 feet to an iron rod set at the intersection of said north line and the northwesterly right-of-way of Brown Road, said iron being a 1/2" rebar with plastic cap stamped "B MEANS LS 27727, said iron marking the POINT OF BEGINNING of the following described parcel: thence leaving said northwesterly right-of-way, continue along said north line North 89°14'00" West a distance of 993.72 feet to a 1" pipe marking the Northwest corner of the NE 1/4 of the NE 1/4, which is also the Northeast corner of the NW 1/4 of the NE 1/4; thence along the north line thereof South 89°39'27" West a distance of 278.31 feet to a fence post; thence leaving said north line South 41°40'13" East a distance of 556.48 feet to an iron rod set on said northwesterly right-of-way; thence run along said northwesterly right-of-way the following courses: thence with a curve turning to the right with an arc length of 238.95 feet, with a radius of 391.09 feet, with a chord bearing of North 51°25'04" East and a chord length of 235.25 feet to a point; thence North 68°55'16" East a distance of 546.73 feet to a point; thence North 72°04'12" East a distance of 131.37 feet to a point; thence North 76°16'05" East a distance of 85.38 feet to the POINT OF BEGINNING.

Said parcel containing 5.23 Acres, more or less, and being a portion of the NE 1/4 of the NE 1/4 and a portion of the NW 1/4 of the NE 1/4, all in Section 27, Township 9 South, Range 1 East, Blount County, Alabama.

SPECIAL NOTE:
The legal description and graphics depicted hereon as Tract X are prepared for the auction of the Richard Halligan Estate property, said auction dated for October 24, 2026. This property has been excluded from the plat to be submitted to Blount County as a subdivision for recordation. The Blount County Engineering Department has given approval for said Tract X to be sold at auction as a metes-and-bounds parcel.

AL. WEST ZONE GRID

LEGEND

- CONCRETE MONUMENT OR STONE FOUND
- IRON FOUND
- CAPPED 1/2" REBAR STAMPED "B MEANS LS 27727"
- MAGNETIC NAIL FOUND OR SET
- CALCULATED POINT
- CONCRETE
- FENCE LINE

SURVEY #: S26-173-X
SURVEY CREW: BM,RC
DRAWN BY: BSM
CHECKED BY: BSM
FIELD BOOK: #2026/03
PAGE(S): 9
CONTROL FILE:
REVISIONS:

TYPE OF SURVEY:
PARCEL SPLIT

ALABAMA
LICENSED
NO. 27727
PROFESSIONAL
LAND
SURVEYOR
BRENTON S. MEANS

BRENTON S. MEANS, PLS
AL. LICENSE NO. 27727

BRENT MEANS LAND SURVEYING, LLC
BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS
TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT
217 HARTWOOD DRIVE
GADSDEN, AL 35901
PHONE: 256-312-2292
EMAIL: bmslcl@gmail.com
brentmeanslandsurveying.com

LEGEND

- CONCRETE MONUMENT OR STONE FOUND
- IRON FOUND
- CAPPED 1/2" REBAR STAMPED "B MEANS LS 27727"
- MAGNETIC NAIL FOUND OR SET
- CALCULATED POINT
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