

LAND FOR DEVELOPMENT—TRUSSVILLE



- 15.87± Acres (East Parcel) \$47,500 per Acre
- 23.80± Acres (West Parcel) \$60,000 per Acre
- Zoned QC-2 (Qualified Commercial)
- City of Trussville—Jefferson County
- Located on Deerfoot Pkwy with frontage
- Public Utilities are currently being brought to the sites

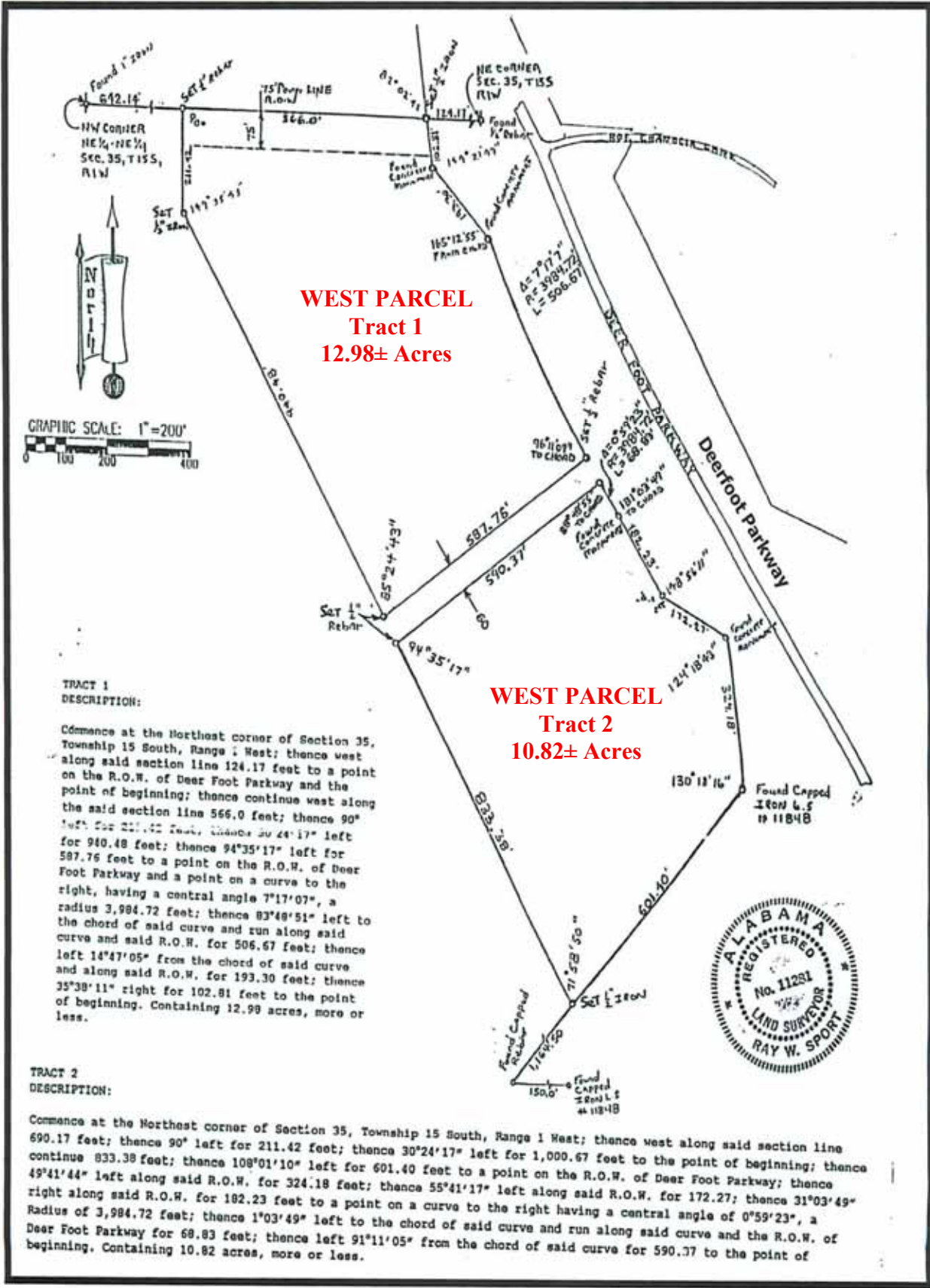
**6502 & 6503 Deerfoot Pkwy
Trussville, AL 35173**



R041111PP

Information deemed reliable but not guaranteed.

Contact: **Steve House**
850 Corporate Parkway
Suite 106
Birmingham, AL 35242
Phone: (205)408-9911
steve@ponderproperties.com



WEST PARCEL
Tract 1
12.98± Acres

WEST PARCEL
Tract 2
10.82± Acres

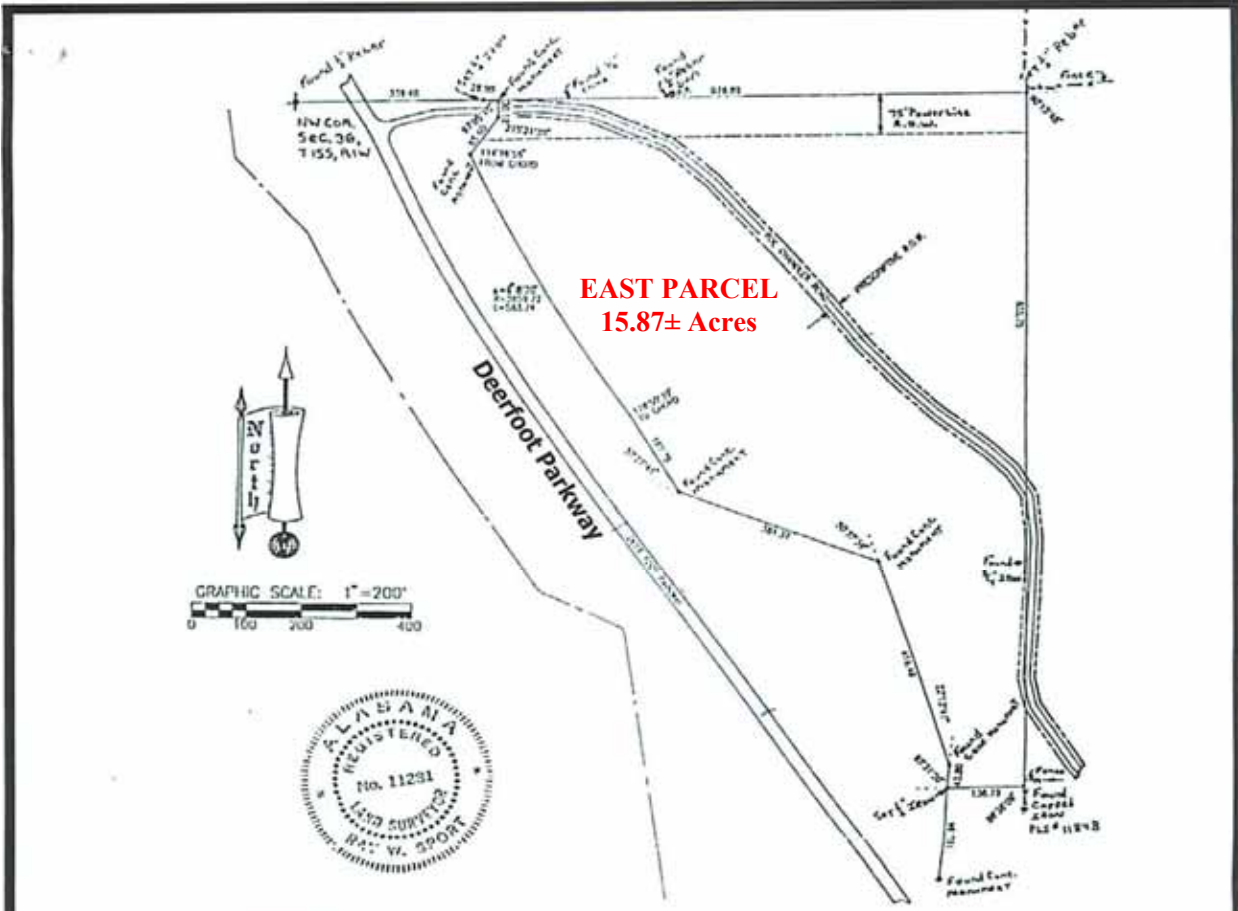
TRACT 1 DESCRIPTION:

Commence at the Northeast corner of Section 35, Township 15 South, Range 1 West; thence west along said section line 124.17 feet to a point on the R.O.W. of Deer Foot Parkway and the point of beginning; thence continue west along the said section line 566.0 feet; thence 90° left for 211.42 feet; thence 30°24'17" left for 980.48 feet; thence 94°35'17" left for 587.76 feet to a point on the R.O.W. of Deer Foot Parkway and a point on a curve to the right, having a central angle 7°17'07", a radius 3,984.72 feet; thence 83°48'51" left to the chord of said curve and run along said curve and said R.O.W. for 506.67 feet; thence left 14°47'05" from the chord of said curve and along said R.O.W. for 193.30 feet; thence 35°38'11" right for 102.81 feet to the point of beginning. Containing 12.99 acres, more or less.

TRACT 2 DESCRIPTION:

Commence at the Northeast corner of Section 35, Township 15 South, Range 1 West; thence west along said section line 690.17 feet; thence 90° left for 211.42 feet; thence 30°24'17" left for 1,000.67 feet to the point of beginning; thence continue 833.38 feet; thence 108°01'10" left for 601.40 feet to a point on the R.O.W. of Deer Foot Parkway; thence 49°41'44" left along said R.O.W. for 324.18 feet; thence 55°41'17" left along said R.O.W. for 172.27; thence 31°03'49" right along said R.O.W. for 182.23 feet to a point on a curve to the right having a central angle of 0°59'23", a Radius of 3,984.72 feet; thence 1°03'49" left to the chord of said curve and run along said curve and the R.O.W. of Deer Foot Parkway for 68.83 feet; thence left 91°11'05" from the chord of said curve for 590.37 to the point of beginning. Containing 10.82 acres, more or less.





DESCRIPTION:

Commence at the Northwest corner of Section 36, Township 15 South, Range 1 West; thence east along said section line 339.40 feet to a point on the north east R.O.W. of Deer Foot Parkway and the point of beginning; thence continue east along the said section line 976.89 feet; thence 30°13'48" right for 835.75 feet; thence 88°30'09" right for 138.73 feet to a point on the north east R.O.W. of Deer Foot Parkway; thence 95°31'20" right and along said R.O.W. for 42.00 feet to a point; thence 22°13'41" left and along said R.O.W. for 416.49 feet; thence 50°37'39" left and along said R.O.W. for 381.37 feet; thence 37°27'41" right and along said R.O.W. for 167.78 feet to a point on a curve having an angle 1°09'21" right to the chord, a radius 3,659.72 feet and a length of 583.74 feet; thence along said curve and said R.O.W. for 583.74 feet; thence left 114°46'56" from chord and along said R.O.W. for 85.60 feet; thence 35°21'35" left and along said R.O.W. for 30.18 feet; thence 82°54'45" left and along R.O.W. for 26.90 feet to the point of beginning. Containing 17.87 acres, more or less.

STATE OF ALABAMA
Jefferson COUNTY

I, Ray W. Sport a Registered Land Surveyor of Alabama do hereby certify the foregoing to be a true and correct map or plat of a survey made by me on Lot ____, Block ____, as recorded in Map Book ____, Page ____, in the Probate Office of ____, County, Al. and that this survey was made in accordance with the minimum technical standards for land surveying in the State of Alabama.

I further certify that the buildings shown on said lot are within the lines of same; that there are no encroachments from adjoining property; that there are no rights of way, easements or joint driveways across said land visible on the surface except as may be shown thereon; that there are no electric or telephone wires (excluding wires that serve the premises only) or structures or supports therefor, including poles, anchors and guy wires on or over said land except as may be shown thereon; that I have consulted the F.I.A. Flood Hazard Boundary Maps and found that this property is located in Zone V, which is a designated special flood hazard area; and that the correct address is: Deer Foot Parkway

According to my survey this 12th day of November 1977.

Ray W. Sport
Ray W. Sport, FLS 11281
P.O. Box 895
Pinson, Alabama 35126
Tel. 205-681-3679