

LEGEND:
MBX DENOTES MAILBOX
UCP DENOTES UNDERGROUND CABLE PEDESTAL
DENOTES FIRE HYDRANT
—O—O— DENOTES OVERHEAD UTILITY LINES
— DENOTES GUIDE WIRE
DENOTES UTILITY POLE
—O— DENOTES CHAIN LINK FENCE
REC. DENOTES RECORD DIMENSION OR BEARING
ACT. DENOTES ACTUAL DIMENSION OR BEARING
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
R.C.P. DENOTES REINFORCED CONCRETE PIPE
CHW DENOTES CONCRETE HEADWALL

SCHEDULE B - SECTION 11
EXCEPTIONS FROM TITLE POLICY NO. 159619 REVISED

7. BON SECOUR MOBILE HOMES ESTATES MAP BOOK 7, PAGE 122, DOES AFFECT THIS PROPERTY AND IS SHOWN ON SURVEY
8. OIL, GAS AND MINERAL LEASE FROM C. WALTER JONES TO SHELL OIL COMPANY, REAL PROPERTY BOOK 86, PAGE 316, DOES AFFECT THIS PROPERTY.

9. EASEMENT FROM C. WALTER JONES TO OYSTER BAY WATER, SEWER & FIRE PROTECTION AUTHORITY, REAL PROPERTY BOOK 240, PAGE 1202, DOES AFFECT THIS PROPERTY. ALTHOUGH THIS DOCUMENT STATES THAT THE PERMANENT EASEMENT IS 10 FEET IN WIDTH THERE IS NO DESCRIPTION OF THE LOCATION ON THE PROPERTY. THEREFORE THE EASEMENT CAN NOT BE PLATTED.

10. BOUNDARY LINE AGREEMENT BY AND BETWEEN C. WALTER JONES AND GEORGE RUDOLPH, INSTRUMENT NO. 594174, DOES EFFECT PARCEL 3.

12. DECLARATION OF MUTUAL RESTRICTIONS BY BON SECOUR FISHERIES, INC. AND CLAUDE WALTER JONES, INSTRUMENT NO. 602994, DOES AFFECT PARCEL 1.

15. RIGHTS OF OTHER PARTIES IN AND TO ESTATE DRIVE SHOWN ON PLAT OF BON SECOUR MOBILE HOMES ESTATES, MAP BOOK 7, PAGE 122. THIS PLAT WAS RECORDED BUT IT HAS NO SIGNATURES OF ACCEPTANCE BY ANY MUNICIPALITY. FURTHER INVESTIGATION WOULD BE NEEDED TO DETERMINE IF ESTATE DRIVE IS CONSIDERED A PUBLIC STREET.

21. A 20 FOOT BY 20 FOOT GRAVESITE OF ADELLE COOK AS RESERVED IN DEED RECORDED IN DEED BOOK 30, PAGE 185, DOES AFFECT THIS PROPERTY AND IS SHOWN ON SURVEY.

RECORD LEGAL DESCRIPTIONS FROM TITLE COMMITMENT NO. 159619 REVISED

PARCEL 1: (1/2 INTEREST)

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING:
COMMENCE AT THE SOUTHWEST CORNER OF THE E. LAMEY GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 4 EAST AND SECTION 40, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 39°41'00" WEST FOR 2935.36 FEET; RUN THENCE NORTH 00°00'00" EAST FOR 897.0 FEET; RUN THENCE NORTH 22°03'56" WEST FOR 26.90 FEET TO THE NORTH RIGHT OF WAY OF BALDWIN COUNTY HIGHWAY NO. 6; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 597.78 FEET FOR AN ARC DISTANCE OF 74.50 FEET, A CHORD OF SOUTH 60°07'33" WEST FOR 75.35 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2255.43 FEET FOR AN ARC DISTANCE OF 278.02 FEET, A CHORD OF SOUTH 29°35'05" WEST FOR 277.85 FEET TO THE E. LAMEY GRANT LINE; RUN THENCE NORTH 39°41'00" WEST ALONG THE E. LAMEY GRANT LINE FOR 963 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A CANAL FOR THE POINT OF BEGINNING; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID CANAL TO THE EASTERN MARGIN OF THE BON SECOUR RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN MARGIN OF SAID BON SECOUR RIVER TO THE E. LAMEY GRANT LINE; RUN THENCE SOUTH 39°41'00" EAST ALONG SAID E. LAMEY GRANT LINE FOR 547 FEET, MORE OR LESS TO THE APPROXIMATE CENTERLINE OF SAID CANAL AND THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A RAILROAD SPIKE AT THE INTERSECTION OF THE PURPORTED SOUTH LINE OF THE EAST LAMEY GRANT SECTION AND THE CENTERLINE OF COUNTY ROAD NO. 6 (80' R/W), THENCE NORTH 39°38'39" WEST, 44.69 FEET TO THE NORTHWESTERLY SIDE OF SAID COUNTY ROAD NO. 6 (80' R/W) AND TO THE POINT OF BEGINNING; THENCE NORTH 39°47'28" WEST, 572.70 FEET TO A PINE KNOT; THENCE SOUTH 84°09'46" WEST, 345 FEET MORE OR LESS TO THE EASTERLY MARGIN OF THE BON SECOUR RIVER; THENCE ALONG THE EASTERLY MARGIN OF THE BON SECOUR RIVER THE FOLLOWING COURSES: THENCE NORTH 17°22'37" EAST, 62.89 FEET; NORTH 8°59'28" EAST, 50.57 FEET; NORTH 22°03'56" WEST, 20.44 FEET; NORTH 12°56'32" WEST, 35.40 FEET; NORTH 15°34'49" EAST, 86.63 FEET; THENCE LEAVING SAID EASTERLY MARGIN OF BON SECOUR RIVER, NORTH 38°44'18" EAST, 104.57 TO THE APPROXIMATE CENTERLINE OF THE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL NORTH 37°36'21" EAST, 109.09 FEET; THENCE NORTH 44°06'05" EAST, 117.82 FEET TO A POINT ON THE CENTERLINE OF SAID CANAL; THENCE SOUTH 52°24'02" EAST, 899.14, MORE OR LESS TO AN IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6 (80' R/W); THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT ON SAID COUNTY ROAD 6 (80' R/W) HAVING AN ARC DISTANCE OF 295.31 FEET, SAID CURVE HAVING A CHORD LENGTH OF 293.1 FEET WITH A BEARING OF SOUTH 42°53'12" WEST, TO AN IRON PIN; THENCE CONTINUING ALONG SAID R/W OF COUNTY ROAD 6 IN A SOUTHWESTERLY DIRECTION AROUND A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 229.82 FEET, SAID CURVE HAVING A CHORD LENGTH OF 229.8 FEET WITH A BEARING OF SOUTH 28°48'19" W AND A RADIUS OF 4757.1 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT A RAILROAD SPIKE AT THE INTERSECTION OF THE PURPORTED SOUTH LINE OF THE E. LAMEY GRANT AND THE CENTERLINE OF COUNTY ROAD NO. 6 (80' R/W), THENCE NORTH 39 DEGREES 38 MINUTES 39 SECONDS WEST, 44.69 FEET TO THE NORTHWESTERLY SIDE OF SAID COUNTY ROAD NO. 6 (80' R/W) AND TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 48 MINUTES 18 SECONDS WEST, 269.43 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 57 MINUTES 09 SECONDS WEST, 333.35 FEET TO AN IRON PIN; THENCE NORTH 64 DEGREES 23 MINUTES 18 SECONDS WEST, 418 FEET MORE OR LESS TO THE EASTERLY MARGIN OF THE BON SECOUR RIVER; THENCE ALONG THE EASTERLY MARGIN OF BON SECOUR RIVER, 208 FEET MORE OR LESS TO AN IRON PIN; THENCE NORTH 84 DEGREES 09 MINUTES 46 SECONDS EAST, 345 FEET MORE OR LESS TO A PINE KNOT; THENCE SOUTH 39 DEGREES 47 MINUTES 28 SECONDS EAST, 572.70 TO AN IRON PIN AND THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS FROM FIELD SURVEY

PARCEL 1:

THIS PARCEL WAS NOT SURVEYED IT IS SHOWN FROM THE RECORD DESCRIPTION ONLY

PARCEL 2:

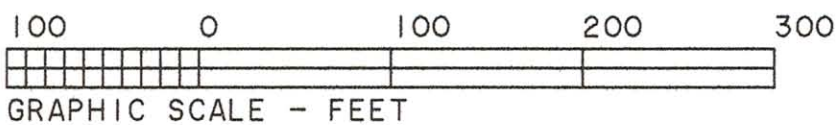
COMMENCING AT THE INTERSECTION OF THE PURPORTED SOUTH LINE OF THE E. LAMEY GRANT AND THE CENTERLINE OF COUNTY HIGHWAY NO. 6, IN BALDWIN COUNTY, ALABAMA, THENCE NORTH 39°38'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 44.69 FEET TO AN OPEN TOP IRON PIPE IN CONCRETE ON THE NORTHWESTERN RIGHT OF WAY OF SAID COUNTY HIGHWAY NO. 6 (80' R/W) AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 39°49'48" WEST ALONG SAID SOUTH LINE A DISTANCE OF 572.59 FEET TO A LIGHTWOOD STAKE; THENCE SOUTH 84°09'46" WEST A DISTANCE OF 345 FEET MORE OR LESS TO THE EASTERN MARGIN OF THE BON SECOUR RIVER; THENCE NORTHWARDLY ALONG THE MEANDERS OF SAID EASTERN MARGIN OF THE BON SECOUR RIVER THE FOLLOWING COURSES: THENCE NORTH 17°22'37" EAST A DISTANCE OF 62.89 FEET; THENCE NORTH 08°59'28" EAST A DISTANCE OF 50.57 FEET; THENCE NORTH 22°03'56" WEST A DISTANCE OF 20.44 FEET; THENCE NORTH 12°56'32" WEST A DISTANCE OF 35.40 FEET; THENCE NORTH 15°34'49" EAST A DISTANCE OF 86.63 FEET; THENCE LEAVING SAID EASTERN MARGIN OF THE BON SECOUR RIVER, NORTH 33°44'09" EAST A DISTANCE OF 109.09 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CANAL; THENCE NORTH 42°28'52" EAST ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL A DISTANCE OF 109.40 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPROXIMATE CENTERLINE NORTH 44°06'05" EAST A DISTANCE OF 202.87 FEET TO A POINT; THENCE SOUTH 52°23'35" EAST A DISTANCE OF 899.6 FEET TO A CAPPED IRON PIN (HAND) ON THE AFOREMENTIONED NORTHWESTERN RIGHT OF WAY OF COUNTY HIGHWAY NO. 6; THENCE SOUTHWESTWARDLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 762.28 FOOT RADIUS CURVE CONCAVE SOUTHEASTWARDLY A DISTANCE OF 294.83 FEET (SAID CURVE SEGMENT HAVING A CHORD OF SOUTH 42°53'08" WEST, 292.99 FEET) TO A POINT; THENCE CONTINUE SOUTHWESTWARDLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 2195.23 FOOT RADIUS CURVE CONCAVE SOUTHEASTWARDLY A DISTANCE OF 229.91 FEET (SAID CURVE SEGMENT HAVING A CHORD OF SOUTH 28°48'19" WEST, 229.80 FEET) TO THE POINT OF BEGINNING. CONTAINING 9.92 ACRES MORE OR LESS.

PARCEL 3:

COMMENCING AT THE INTERSECTION OF THE PURPORTED SOUTH LINE OF THE E. LAMEY GRANT AND THE CENTERLINE OF COUNTY HIGHWAY NO. 6, IN BALDWIN COUNTY, ALABAMA, THENCE NORTH 39°38'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 44.69 FEET TO AN OPEN TOP IRON PIPE IN CONCRETE ON THE NORTHWESTERN RIGHT OF WAY OF SAID COUNTY HIGHWAY NO. 6 (80' R/W) AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTH 25°48'18" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 269.43 FEET TO AN OPEN TOP IRON PIPE; THENCE NORTH 38°57'02" WEST A DISTANCE OF 333.49 FEET TO AN OPEN TOP IRON PIPE; THENCE NORTH 64°23'18" WEST A DISTANCE OF 418.00 FEET TO A POINT ON THE EASTERN MARGIN OF THE BON SECOUR RIVER; THENCE NORTHEASTWARDLY ALONG THE MEANDERS OF SAID EASTERN MARGIN A DISTANCE OF 208 FEET MORE OR LESS TO A POINT; THENCE NORTH 84°09'46" EAST A DISTANCE OF 345 FEET MORE OR LESS TO A LIGHTWOOD STAKE ON THE AFOREMENTIONED PURPORTED SOUTH LINE OF THE E. LAMEY GRANT; THENCE SOUTH 39°49'48" EAST ALONG SAID SOUTH LINE A DISTANCE OF 572.59 FEET TO THE POINT OF BEGINNING. CONTAINING 5.08 ACRES MORE OR LESS.

To Hancock Bank, Commonwealth Land 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, 2, 3, 4, 6(a), 7(a), 8 and 11(a) of Table A thereof. The field work was completed on July 11, 2012

Joseph T. Regan, Jr., P.L.S. Date
Ala. Reg. No. 14563



ALTA/ACSM TITLE SURVEY		
REF:	SCALE:	DRAWN BY:
	1" = 100'	JTR
JOSEPH T. REGAN, JR., P.L.S. P.O. BOX 6704 MOBILE, AL. 36660-0704 PHONE: 251-331-9850		
DATE:	REVISIONS:	JOB NO:
7/19/2012		1234

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
1	762.22'	294.83'	22°09'44"	292.99'	S42°53'08"W
2	2195.23'	229.91'	6°00'02"	229.80'	S28°48'19"W