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Land • Farms • Lake Property

**Chad Camp
205-478-4974**



2.65+/- Acres -

Steele, AL ~ GPS 33.870362, -86.308933

Office and Warehouse Space for Small Business Owner. Convert into Residence and then have home based business. Once used as trucking company. Features five rooms and 2 half baths on the main level, room upstairs plumbed for sink and warehouse in the back. Side rollup door for ware house entry. No loading dock. over 600 feet on Hwy 11 with level parking yard for storing equipment or trucks. Great for landscape company needing to store rock, mulch or plants for clients or jobs. Maybe sign company needing office and shop room then later building large warehouse next door. Only 8 minutes from I-59 at Ashville Exit 166. Lots of Possibilities.

Take I-59 to Exit 166. Turn Left Toward Blount County. Left on Hwy 11. Property on the Right.

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Hwy 11 Commercial Building on 2.65 Ac
Alabama, AC +/-



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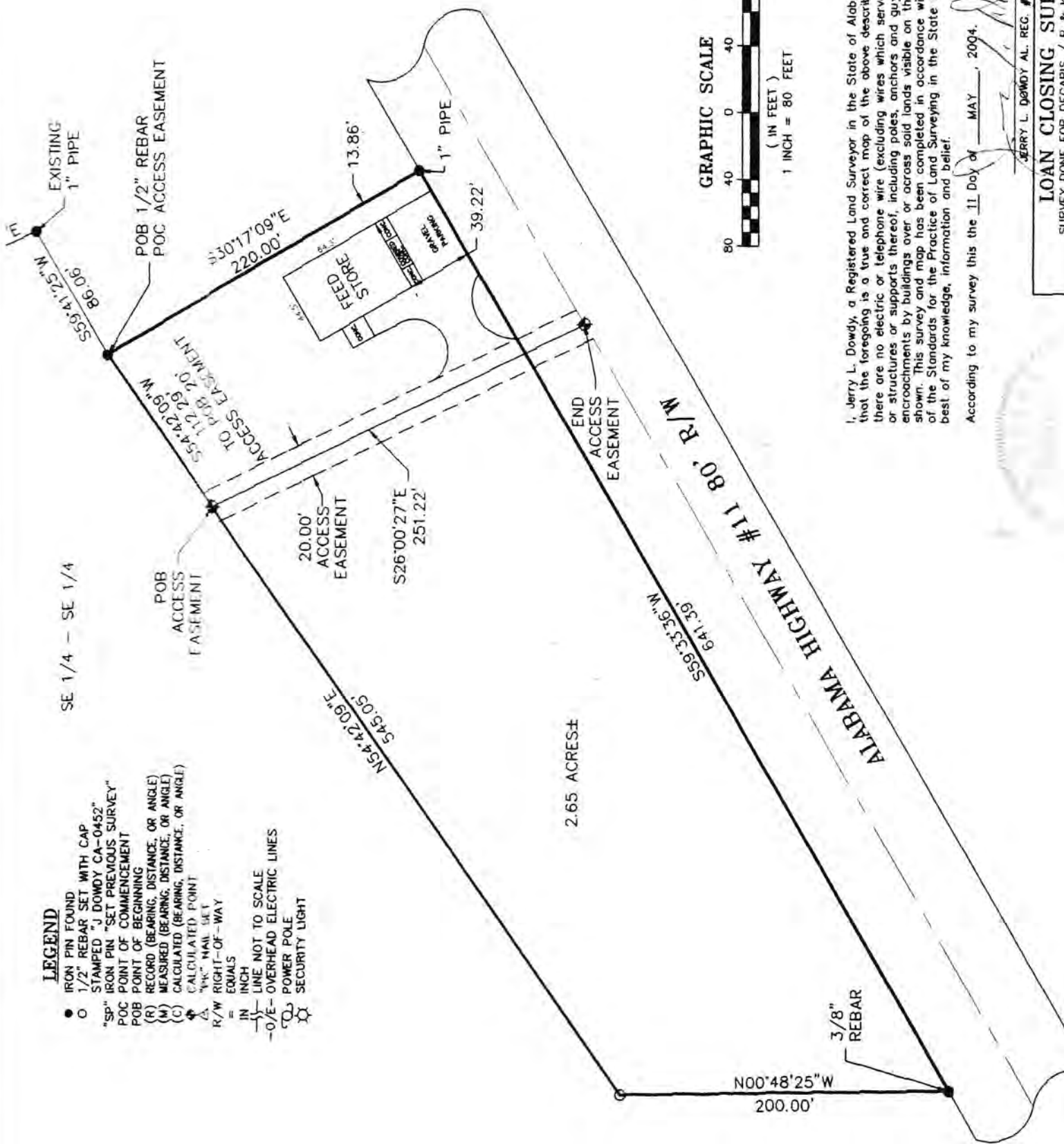
Google

Boundary

chad camp

LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET WITH CAP
- "SP" STAMPED "J. DOWDY CA-0452"
- IRON PIN "SET PREVIOUS SURVEY"
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
- ▲ CALCULATED POINT
- ▲ "NAIL SET"
- R/W RIGHT-OF-WAY
- IN INCH
- LINE NOT TO SCALE
- O/E- OVERHEAD ELECTRIC LINES
- POWER POLE
- SECURITY LIGHT



GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing is a true and correct map of the above described property, that there are no electric or telephone wire (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, or encroachments by buildings over or across said lands visible on the surface except as shown. This survey and map has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 11 Day of MAY, 2004.

Jerry L. Dowdy
JERRY L. DOWDY AL. REG. #18979

LOAN CLOSING SURVEY

SURVEY DONE FOR DECARIS / R & K PROPERTIES

STATE OF ALABAMA
COUNTY OF ST. CLAIR
LEGAL DESCRIPTION

Commence at an existing 3" capped pipe at the Northeast corner of the NE 1/4 of the SE 1/4, Section 27, T-13-S R-3-E of Huntsville Meridian, St. Clair County, Alabama and run S00°21'47"E, along the East line thereof, 1215.16 feet to an existing 1/2" bar; thence run S64°43'20"W, leaving said East line, 289.29 feet to an existing 1/4" rebar; thence run S24°18'35"E, 73.69 feet to an existing 1" pipe; thence run S59°41'25"W, 86.06 feet to an existing 1/2" rebar and the point of beginning of the property described herein; thence run S30°17'09"E, 220.00 feet to an existing 1" pipe on the Northwesterly R/W of Alabama Highway #11 (80' R/W); thence run S59°33'36"W, along said R/W, 641.39 feet to an existing 3/8" rebar; thence run N00°48'25"W, leaving said R/W, 200.00 feet to a point; thence run N54°42'09"E, 545.05 feet to the point of beginning. Said property being a portion of the SE 1/4 of the SE 1/4, Section 27, T-13-S, R-3-E, St. Clair County, Alabama and contains 2.65 acres (more or less).

There is also a 20.00 feet access easement, the centerline being more particularly described as follows: Commence at the Northeast corner of the above described property and run S54°42'09"W, 112.29 feet to the point of beginning of said centerline; thence run S26°00'27"E, along said centerline, 251.22 feet to the centerline of Alabama Highway #11 (80' R/W) and the end of said access easement.
The address being 18805 Highway #11.

