

# AUCTION

THURSDAY JULY 20TH 12 NOON

19.85 ACRES +/- LOCATED ON THE  
SOUTH SIDE OF US HIGHWAY 72 EAST  
IN ATHENS, ALABAMA



PRIME REAL ESTATE LOCATED ON HIGHWAY 72  
JUST EAST OF ATHENS

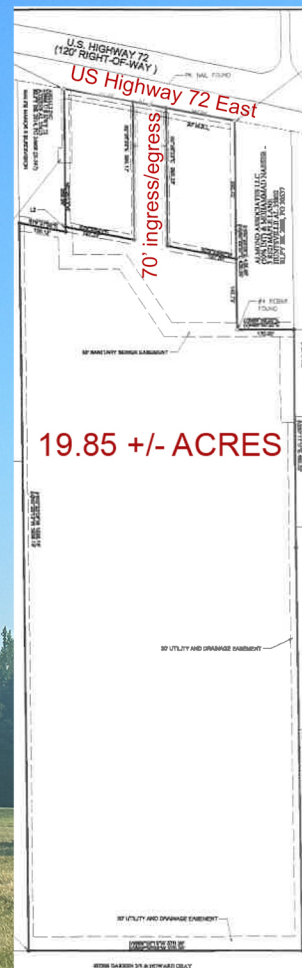
CONVENIENTLY LOCATED NOT FAR  
FROM INTERSTATE 65

JUST A FEW MINUTES WEST OF MADISON AND HUNTSVILLE

WITHIN ATHENS CITY LIMITS

ZONED FOR MULTI-FAMILY

HUGE DAILY TRAFFIC COUNT - 24,000 +/- CARS PER DAY





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PERMIT NO. 955

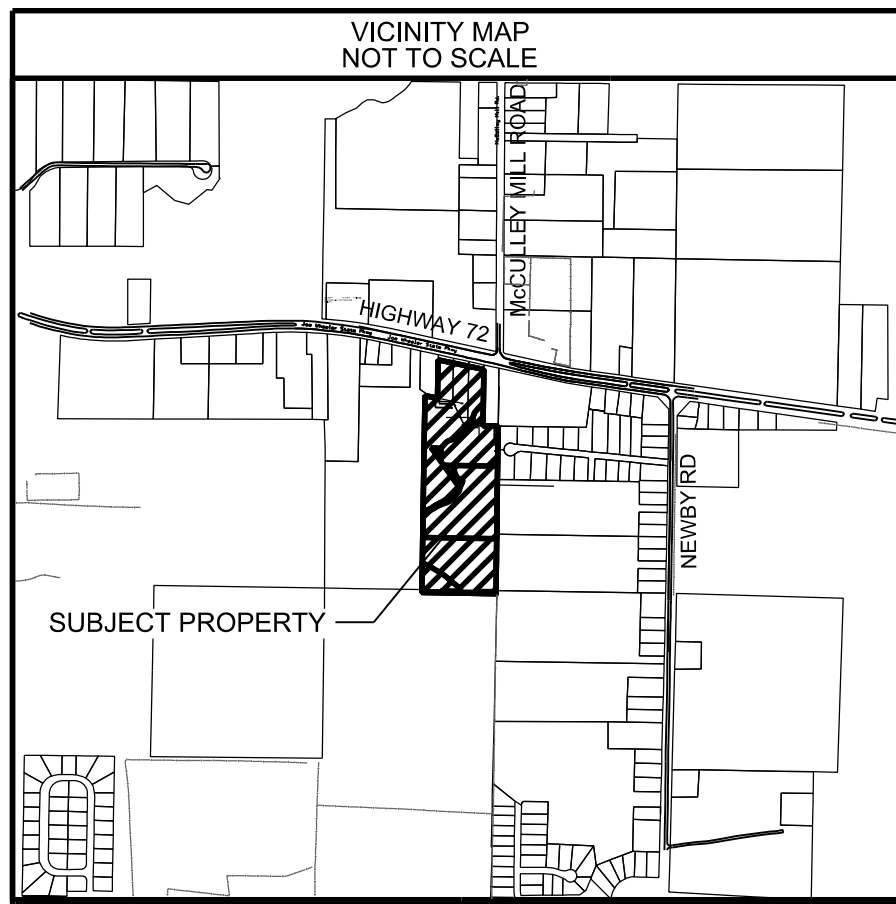
Ken Garner, President  
AL1002 TN 2034 MS 22622  
FL 5001 GA 2912  
L. K. Garner AA 3071  
256-233-5699  
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# AUCTION

THURSDAY JULY 20TH 12 NOON



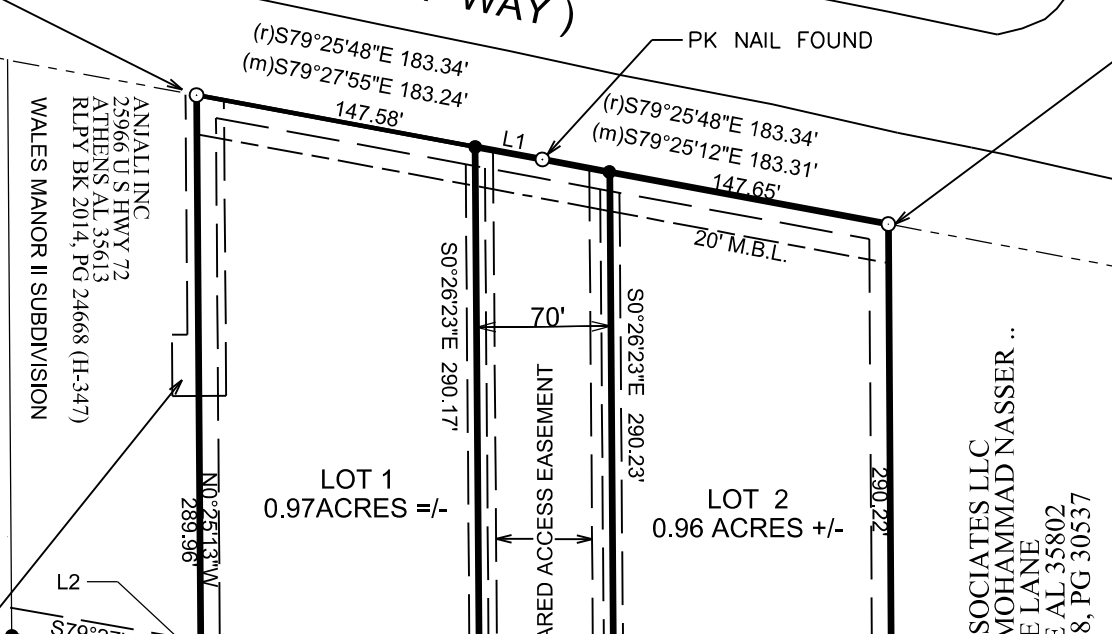
19.85 ACRES +/- LOCATED ON THE  
SOUTH SIDE OF US HIGHWAY 72 EAST  
IN ATHENS, ALABAMA



POINT OF BEGINNING  
A #4 REBAR WITH A CAP  
STAMPED "ATHENS LS CA 0092 LS"  
FOUND MARKING THE NORTHWEST CORNER  
OF TRACT 3 OF HIGHWAY 72 DEVELOPMENT  
AS RECORDED IN THE OFFICE OF THE JUDGE  
OF PROBATE FOR LIMESTONE COUNTY, ALABAMA  
IN PLAT BOOK H, PAGE 428  
SPC  
N: 1733849.61  
E: 2159109.84

U.S. HIGHWAY 72  
(120' RIGHT-OF-WAY)

#4 REBAR WITH A CAP  
STAMPED "ATHENS LS CA 0092 LS"  
FOUND  
SPC  
N: 1733782.45  
E: 2159470.18



**PLAT NOTES**  
1. OWNER/DEVELOPER:  
BELLA MINA LAND COMPANY, LLC  
363 NANCE ROAD  
MADISON, AL 35757

2. THERE ARE THREE LOTS IN THIS SUBDIVISION.

3. UNLESS OTHERWISE NOTED, THERE IS A 20' EASEMENT ALONG THE REAR PROPERTY LINES WITH 10' ON EITHER SIDE OF LINE, A 10' EASEMENT ALONG FRONT LOT LINES AND A 10' EASEMENT WITH 5' ON EITHER SIDE OF THE SIDE LOT LINE ON THE SIDES OF LOTS.

4. PROPERTY IS ZONED B-2 (GENERAL BUSINESS DISTRICT)

**SURVEYOR'S NOTES:**  
1. DATE OF FIELD SURVEY: 6/19/17

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.

4. NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

5. SOURCE OF TITLE: RLPY 2016, PAGE 67344

WALEs MANOR II SUBDIVISION

ALMOND ASSOCIATES LLC  
(50% INT) & MOHAMMAD NASSER ..  
3 RED MAPLE LANE  
HUNTSVILLE AL 35802  
RLPY BK 2015, PG 8649  
(H-347)

WALEs SHELA  
P. O. BOX 266  
ATHENS AL 35612  
ACT-2011-544  
(H-122)

WALEs SHELA  
P. O. BOX 266  
ATHENS AL 35612  
ACT-2011-544  
(H-122)

LYNN PERSELL HOME BUILDERS INC  
10450 JIM RUSSELL LANE  
ATHENS AL 35611  
RLPY BK 2012, PG 62662  
(H-122)

ALMOND ASSOCIATES LLC  
(50% INT) & MOHAMMAD NASSER ..  
3 RED MAPLE LANE  
HUNTSVILLE AL 35802  
RLPY BK 2008, PG 30538  
(H-122)

LOT 3  
19.85 ACRES +/-

**CERTIFICATE OF APPROVAL BY THE ELECTRIC DEPARTMENT**  
The undersigned, as authorized by the Electric Department of the City of Athens, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Limestone County, Alabama, this \_\_\_ day of \_\_\_, 2017.

**CERTIFICATE OF APPROVAL BY THE GAS DEPARTMENT**  
The undersigned, as authorized by the Gas Department of the City of Athens, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Limestone County, Alabama, this \_\_\_ day of \_\_\_, 2017.

**CERTIFICATE OF APPROVAL BY LIMESTONE COUNTY WATER & SEWER AUTHORITY**  
The undersigned, as authorized by the Limestone County Water and Sewer Authority, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Limestone County, Alabama, this \_\_\_ day of \_\_\_, 2017.

**CERTIFICATE APPROVAL BY THE CITY ENGINEER**  
The undersigned, as City Engineer of the City of Athens, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Limestone County, Alabama, this \_\_\_ day of \_\_\_, 2017.

**CERTIFICATE APPROVAL BY THE PLANNING COMMISSION**  
The within plat of Cambridge Estates a Resubdivision of Tracts 3 and 4 of Highway 72 Development a Resubdivision of Lot 2 of Wales Manor II as recorded in Plat Book H, Page 428, Limestone County, Alabama, is hereby approved by the Planning Commission of the City of Athens, Alabama, subject to recordation of same in the office of the Judge of Probate, Limestone County, Alabama, within 90 days from date, or the herein approval shall be void and of no effect.

This \_\_\_ day of \_\_\_, 2017.

PLANNING COMMISSION FOR THE CITY OF ATHENS, ALABAMA

CHAIRMAN

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA  
LIMESTONE COUNTY

I hereby certify that this Plat or Map was filed in this office for record this the \_\_\_ day of \_\_\_, 2017 at \_\_\_ o'clock \_\_\_ M.  
AND recorded in Book \_\_\_ of Plats and Maps, Page \_\_\_.

Judge of Probate

SPC  
N: 1732029.78  
E: 2159024.89

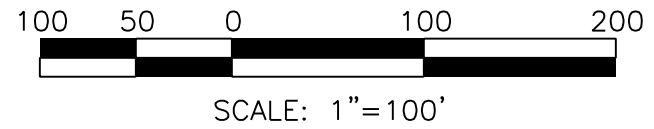
SPC  
N: 1732031.45  
E: 2159603.27

SIDES DARREN 2/5 & HOWARD GRAY  
12833 HENDERSON LANE  
MADISON AL 35756  
RLPY BK 2011, PG 38326

TANYA AYCOCK  
155 PORTAL LN  
MADISON AL 35758  
RLPY BK 2006, PG 69840

**LEGEND**

- PROPERTY CORNER FOUND (TYPE NOTED)
- #5 REBAR WITH A CAP STAMPED "GARVER LLC CA 445" SET
- (m) MEASURED BEARING AND DISTANCE
- (c) CALCULATED BEARING AND DISTANCE
- (f) RECORDED BEARING AND DISTANCE
- SPC STATE PLANE COORDINATES
- M.B.L. MINIMUM SET BACK LINE



HORIZONTAL SURVEY CONTROL DATUM BASED UPON THE CONTINUOUSLY OPERATION REFERENCE STATION (CORS) CURRENTLY LOCATED AT THE U.S. SPACE AND ROCKET CENTER IN HUNTSVILLE, ALABAMA WITH ALL DATA PROVIDED IN NAD 83 (NSRS2011)

**Line Table**

Line No.	Length	Direction
L1	71.31	S 79°26'33" E
L2	10.04	N 0°25'13" W

A RAILROAD SPIKE FOUND MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN

**STATE OF ALABAMA  
LIMESTONE COUNTY**

I, Loyd W. Carpenter, a Professional Land Surveyor of Athens, Alabama, hereby certify that I have surveyed the property of Belle Mina Land Company, LLC, situated in the City of Athens, Limestone County, Alabama and that I also hereby certify that all parts of this survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said property is described as follows:

Beginning at a #4 rebar with a cap Stamped "ATHENS LS CA-0292-LS" found marking the northwest corner of Tract 3 of Highway 72 Development Subdivision a Resubdivision of Lot 2 of Wales Manor II as recorded in the Office of the Probate Judge for Limestone County, Alabama in Plat Book H, Page 428, said point being on the south right-of-way of U.S. Highway 72; thence along the north boundary of said Tract 3 and said right-of-way South 79 Degrees 27 Minutes 55 Seconds East a distance of 183.34 feet to a PK nail found marking the northwest corner of Tract 4 of said Highway 72 Development; thence along the north boundary of said Tract 4 South 79 Degrees 25 Minutes 12 Seconds East a distance of 183.31 feet to a #4 rebar with a cap Stamped "ATHENS LS CA-0292-LS" found marking the northeast corner of said Tract 4; thence leaving said north boundary and said right-of-way, and along the east boundary of said Tract 4 South 0 Degrees 22 Minutes 07 Seconds East a distance of 439.95 feet to a #4 rebar found; thence North 89 Degrees 50 Minutes 22 Seconds East a distance of 120.00 feet to a #5 rebar with a cap Stamped "GARVER LLC CA 445" (typical) set; thence South 0 Degrees 11 Minutes 17 Seconds East a distance of 460.32 feet to a #5 rebar set; thence South 0 Degrees 35 Minutes 20 Seconds East a distance of 851.13 feet to a #5 rebar set at the southeast corner of said Tract 4, said point being located, North 89 Degrees 27 Minutes 00 Seconds West a distance of 1347.05 feet from a railroad spike found marking the southeast corner of Section 20, Township 3 South, Range 3 West of the Huntsville Meridian; thence leaving said east boundary and along the south boundary of said Tract 4 South 89 Degrees 50 Minutes 00 Seconds West a distance of 578.38 feet to a #5 rebar set at the southwest corner of said Tract 4; thence leaving said south boundary and along the west boundary of said Tract 4 North 0 Degrees 25 Minutes 13 Seconds West a distance of 1538.18 feet to a #5 rebar set at the northwest corner of said Tract 4; thence leaving said west boundary and along the north boundary of said Tract 4 South 79 Degrees 27 Minutes 55 Seconds East a distance of 100.12 feet to a #5 rebar set at the southwest corner of said Tract 3; thence leaving said north boundary and along the west boundary of said Tract 3 North 0 Degrees 25 Minutes 13 Seconds West a distance of 300.00 feet to the POINT OF BEGINNING.

The above described parcel contains 21.78 acres (948594.60 sq. ft.) more or less.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing streets, alleys and public grounds and giving the bearings, length, width, and name of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (0) as hereon shown.

WITNESS my hand this the \_\_\_ day of \_\_\_, 2017.

Loyd W. Carpenter, PLS  
Registration #26012

**DEDICATION**

We Belle Mina Land Company, LLC, an Alabama Limited Liability Company, 363 Nance Road, Madison, Alabama 35757, as proprietor (s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Cambridge Estates a Resubdivision of Tracts 3 and 4 of Highway 72 Development a Resubdivision of Lot 2 of Wales Manor II as recorded in Plat Book H, Page 428, Section 20, Township 3 South, Range 3 West of the Huntsville Meridian, City of Athens, Limestone County, Alabama, and that the easements as shown on said plat are hereby dedicated to the public.

Signed and sealed in the presence of:

Witness \_\_\_\_\_ Property Owner \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Belle Mina Land Company, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such office and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this \_\_\_ day of \_\_\_, 2017.

NOTARY PUBLIC



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5125A Research Drive  
Huntsville, AL 35805  
(256) 534-5512

REV.	DATE	DESCRIPTION	BY

CAMBRIDGE ESTATES  
A RESUBDIVISION OF TRACTS 3  
AND 4 OF HIGHWAY 72 DEVELOPMENT  
A RESUBDIVISION OF LOT 2 OF  
WALEs MANOR II AS RECORDED  
IN PLAT BOOK H, PAGE 428  
SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST LIMESTONE COUNTY ALABAMA

FINAL PLAT  
(MINOR)

JOB NO.: 17056230  
DATE: JUNE 2017  
CHECKED BY: LWC  
DRAWN BY: LLF

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET NUMBER

\$\$\$\$DATE\$\$\$\$TIMES\$\$  
WORKSPACE\$\$WORKSPACE\$\$  
\$\$FILES