

Grubbs Property
PID: 23 5 21 0 001 038.003

EXHIBIT "A"

All that certain lot or parcel of land situate in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Commence at the SE Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence N **88** degrees 59 minutes 53 seconds W for a distance of 699.58 feet to the Westerly R.O.W. line of Norfolk Southern Railroad and the POINT OF BEGINNING; thence continue N **88** degrees 59 minutes 53 seconds W and leaving said R.O.W. line for a distance of 621.28 feet to the Easterly R.O.W. line of Shelby County Highway 17; to a curve to the left, having a radius of 2440.00, and subtended by a chord which bears N 08 degrees 07 minutes 41 seconds E, and a chord distance of 326.84 feet; thence along the arc of said curve and said R.O.W. line for a distance of 327.09 feet; thence N 04 degrees 03 minutes 26 seconds E and along said R.O.W. line for a distance of 139.22 feet; thence S **88** degrees 59 minutes 53 seconds E and leaving said R.O.W. line for a distance of 448.89 feet to the Westerly R.O.W. line of Norfolk Southern Railroad; thence S 16 degrees 36 minutes 03 seconds E and along said R.O.W. line for a distance of 139.60 feet to a curve to the right, having a radius of 2691.70 feet and subtended by a chord bearing S 12 degrees 58 minutes 32 seconds E, and a chord distance of 340.32 feet; thence along the arc of said curve and said R.O.W. line for a distance of 340.55 feet to the POINT OF BEGINNING.