

Exhibit A(1)

LEGAL EASEMENT 1

A tract of land lying and being in the Northeast Quarter of Section 9, Township 4 South, Range 2 East and being more particularly described as follows.

Begin at a point that is located on Alabama East State Plain Coordinates of N-1531790.3726, E-383102.5014 on City of Madison Project 23-010 and on the Eastern Right-of-Way of Hughes Road; thence N 01° 57' 20" E along said Eastern Right-of-Way a distance of 34.52 feet to a point; thence leaving said Eastern Right-of-Way S 88° 34' 01" E a distance of 176.65 feet to a point on the Western property line of Tract 2 of said Project; thence S 01° 57' 20" W along said Western Line a distance of 38.00 feet to a point; thence N 88° 34' 01" W a distance of 170.49 feet to a point; thence N 58° 31' 20" W a distance of 6.96 feet back to the POINT OF BEGINNING;

The above-described tract contains 0.16 acres more or less.

Exhibit A(1)

LEGAL TRACT 1

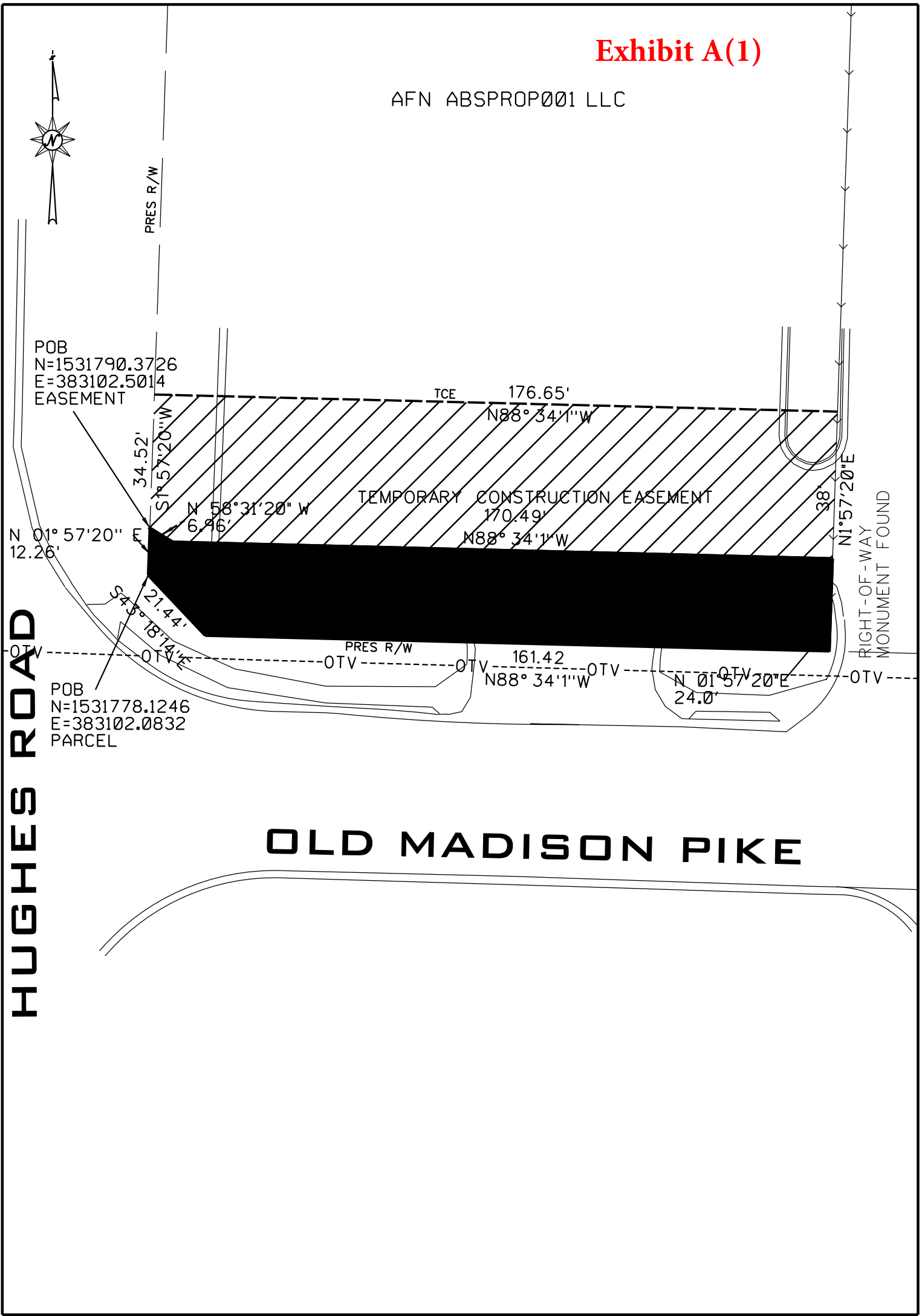
A tract of land lying and being in the Northeast Quarter of Section 9, Township 4 South, Range 2 East and being more particularly described as follows.

Begin at a point located on Alabama East State Plain Coordinates of N-1531778.1246, E-383102.0832 on City of Madison Project 23-010 and on the Northern Right-of-Way of Old Madison Pike and the Eastern Right-of-Way of Hughes Road; thence N 01° 57' 20" E along said Eastern Right-of-Way a distance of 12.26 feet to a point; thence leaving said Eastern Right-of-Way S 58° 31' 20" E a distance of 6.96 feet to a point; thence S 88° 34' 01" E for a distance of 170.49 feet to a point on the Western Property line of Tract 2 of said Project; thence S 01° 57' 20" W along said West line a distance of 24.00 feet to a point on said Northern Right-of-Way; thence N 88° 34' 01" W along said Northern Right-of-Way a distance of 161.42 feet to a point; thence continue along said Northern Right-of-Way N 43° 18' 14" W for a distance of 21.44 feet back to the POINT OF BEGINNING;

The above-described tract contains 0.09 acres more or less.

Exhibit A(1)

AFN ABSPROP001 LLC



TRACT NO. 1

OWNER: ANF ABSPROP001 LLC
TOTAL AREA 0.92 +/-
R/W REQUIRED: 0.09
EASEMENT: 0.16
REMAINDER: 0.87 +/-

PROJECT. NO.: 23-0008
COUNTY: MADISON
SCALE: 1"=30'
DATE: 3/27/25
REVISED: