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Chad Camp
205-478-4974



11 +/- ACRES

Moody, AL - GPS 33.594915, -86.458729

Kelly Creek Mini Farm - Just 3 Minutes off I-20 in Moody, Alabama - Enjoy gazing over meadow pastures and horses grazing. Property is fenced and has 3 stall barn with chicken coop. Does have hay loft too. Older pond onsite that needs attention. Kelly Creek joins the property near the back of the property. The 4BR 3BA Tri-level home is on 11.67 Acres. Large Great Room Downstairs with Fireplace. Spacious Laundry Room. All bedrooms upstairs. Large Master Bedroom. Master Bath features tiled shower and floors. All spare bedrooms are spacious. You have an office off the Kitchen with a great view of the pasture and barn. 24x36 Detached 2 Car Garage. Plenty of Parking space for RV's, Campers or Trailers. Plenty of Room for Additional Buildings on the Property too. Moody Schools. Moody Middle and High School only 5 minutes from the house. 8 Minutes from Moody Baseball Fields and City Hall.

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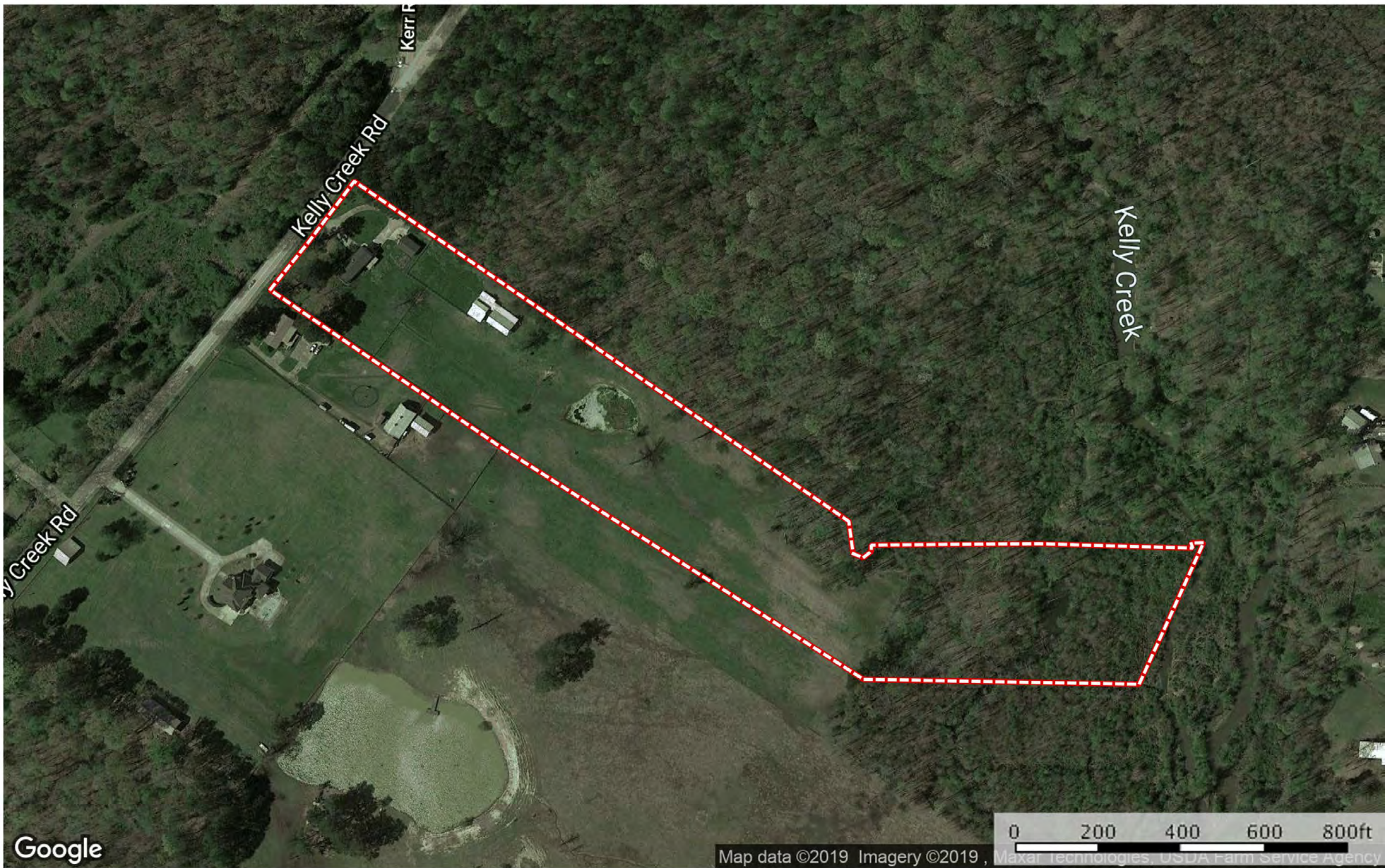
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Directions: From Birmingham: Go East toward Atlanta and take Brompton Exit. Turn Right on Kelly Creek Rd. Property on the Right just before Kerr Road.



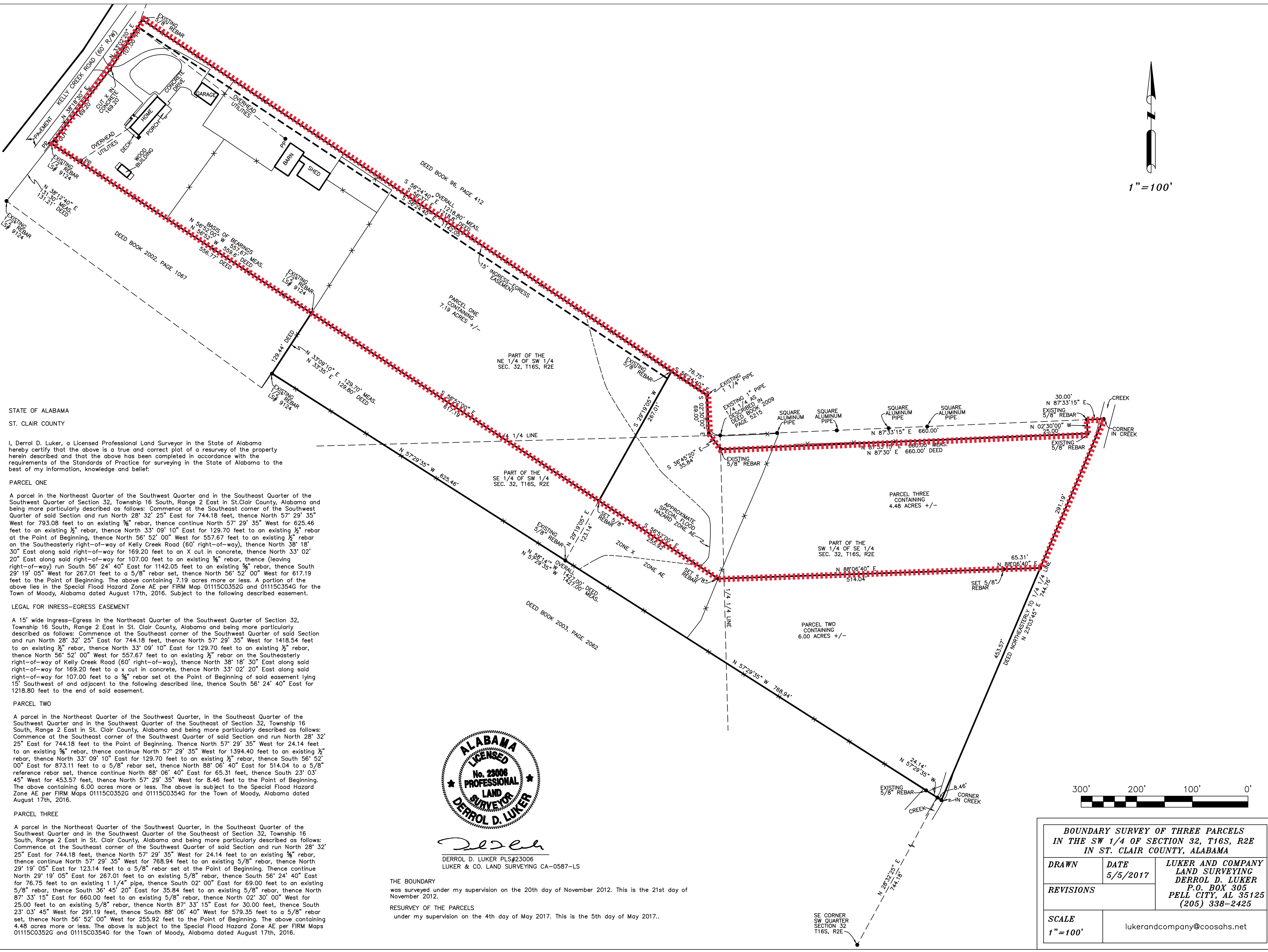
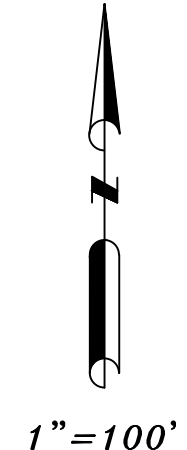
3340 Kelly Creek Rd
Alabama, AC +/-



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

 Boundary



STATE OF ALABAMA
ST. CLAIR COUNTY

I, Derrol D. Luker, a Licensed Professional Land Surveyor in the State of Alabama hereby certify that the above is a true and correct plat of a resurvey of the property herein described and that the above has been completed in accordance with the requirements of the Standards of Practice for surveying in the State of Alabama to the best of my information, knowledge and belief.

PARCEL ONE

A parcel in the Northeast Quarter of the Southwest Quarter and in the Southeast Quarter of the Southwest Quarter of Section 32, Township 16 South, Range 2 East in St. Clair County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of said Section and run North 28° 32' 25" East for 744.18 feet, thence North 57° 29' 35" West for 793.08 feet to an existing 5/8" rebar, thence continue North 57° 29' 35" West for 625.46 feet to an existing 1/2" rebar, thence North 33° 09' 10" East for 129.70 feet to an existing 1/2" rebar at the Point of Beginning, thence North 56° 52' 00" West for 557.67 feet to an existing 1/2" rebar on the Southeasterly right-of-way of Kelly Creek Road (60' right-of-way), thence North 38° 18' 30" East along said right-of-way for 169.20 feet to an X cut in concrete, thence North 33° 02' 20" East along said right-of-way for 107.00 feet to an existing 5/8" rebar, thence (leaving right-of-way) run South 56° 24' 40" East for 1142.05 feet to an existing 5/8" rebar, thence South 29° 19' 05" West for 267.01 feet to a 5/8" rebar set, thence North 56° 52' 00" West for 617.19 feet to the Point of Beginning. The above containing 7.19 acres more or less. A portion of the above lies in the Special Flood Hazard Zone AE per FIRM Map 01115C0352G and 01115C354G for the Town of Moody, Alabama dated August 17th, 2016. Subject to the following described easement.

LEGAL FOR INGRESS-EGRESS EASEMENT

A 15' wide Ingress-Egress in the Northeast Quarter of the Southwest Quarter of Section 32, Township 16 South, Range 2 East in St. Clair County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of said Section and run North 28° 32' 25" East for 744.18 feet, thence North 57° 29' 35" West for 1418.54 feet to an existing 1/2" rebar, thence North 33° 09' 10" East for 129.70 feet to an existing 1/2" rebar, thence North 56° 52' 00" West for 557.67 feet to an existing 1/2" rebar on the Southeasterly right-of-way of Kelly Creek Road (60' right-of-way), thence North 38° 18' 30" East along said right-of-way for 169.20 feet to a x cut in concrete, thence North 33° 02' 20" East along said right-of-way for 107.00 feet to a 5/8" rebar set at the Point of Beginning of said easement lying 15' Southwest of and adjacent to the following described line, thence South 56° 24' 40" East for 1218.80 feet to the end of said easement.

PARCEL TWO

A parcel in the Northeast Quarter of the Southwest Quarter, in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast of Section 32, Township 16 South, Range 2 East in St. Clair County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of said Section and run North 28° 32' 25" East for 744.18 feet to the Point of Beginning, thence North 57° 29' 35" West for 24.14 feet to an existing 5/8" rebar, thence continue North 57° 29' 35" West for 1394.40 feet to an existing 1/2" rebar, thence North 33° 09' 10" East for 129.70 feet to an existing 1/2" rebar, thence South 56° 52' 00" East for 873.11 feet to a 5/8" rebar set, thence North 88° 06' 40" East for 514.04 feet to a 5/8" reference rebar set, thence continue North 88° 06' 40" East for 85.31 feet, thence South 23° 03' 45" West for 453.57 feet, thence North 57° 29' 35" West for 8.46 feet to the Point of Beginning. The above containing 6.00 acres more or less. The above is subject to the Special Flood Hazard Zone AE per FIRM Maps 01115C0352G and 01115C0354G for the Town of Moody, Alabama dated August 17th, 2016.

PARCEL THREE

A parcel in the Northeast Quarter of the Southwest Quarter, in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast of Section 32, Township 16 South, Range 2 East in St. Clair County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of said Section and run North 28° 32' 25" East for 744.18 feet, thence North 57° 29' 35" West for 24.14 feet to an existing 5/8" rebar, thence continue North 57° 29' 35" West for 768.94 feet to an existing 5/8" rebar, thence North 29° 19' 05" East for 123.14 feet to a 5/8" rebar set at the Point of Beginning, thence continue North 29° 19' 05" East for 267.01 feet to an existing 5/8" rebar, thence South 56° 24' 40" East for 76.75 feet to an existing 1 1/4" pipe, thence South 02° 00" East for 69.00 feet to an existing 5/8" rebar, thence South 36° 45' 20" East for 35.84 feet to an existing 5/8" rebar, thence North 87° 33' 15" East for 660.00 feet to an existing 5/8" rebar, thence North 02° 30' 00" West for 25.00 feet to an existing 5/8" rebar, thence North 87° 33' 15" East for 30.00 feet, thence South 23° 03' 45" West for 291.19 feet, thence South 88° 06' 40" West for 579.35 feet to a 5/8" rebar set, thence North 56° 52' 00" West for 255.92 feet to the Point of Beginning. The above containing 4.48 acres more or less. The above is subject to the Special Flood Hazard Zone AE per FIRM Maps 01115C0352G and 01115C0354G for the Town of Moody, Alabama dated August 17th, 2016.



DERROL D. LUKER PLS#23006
LUKER & CO. LAND SURVEYING CA-0587-LS

THE BOUNDARY was surveyed under my supervision on the 20th day of November 2012. This is the 21st day of November 2012.

RESURVEY OF THE PARCELS under my supervision on the 4th day of May 2017. This is the 5th day of May 2017.

BOUNDARY SURVEY OF THREE PARCELS IN THE SW 1/4 OF SECTION 32, T16S, R2E IN ST. CLAIR COUNTY, ALABAMA		
DRAWN	DATE 5/5/2017	LUKER AND COMPANY LAND SURVEYING DERROL D. LUKER P.O. BOX 305 PELL CITY, AL 35125 (205) 338-2425
REVISIONS		
SCALE 1" = 100'		lukerandcompany@coosahs.net