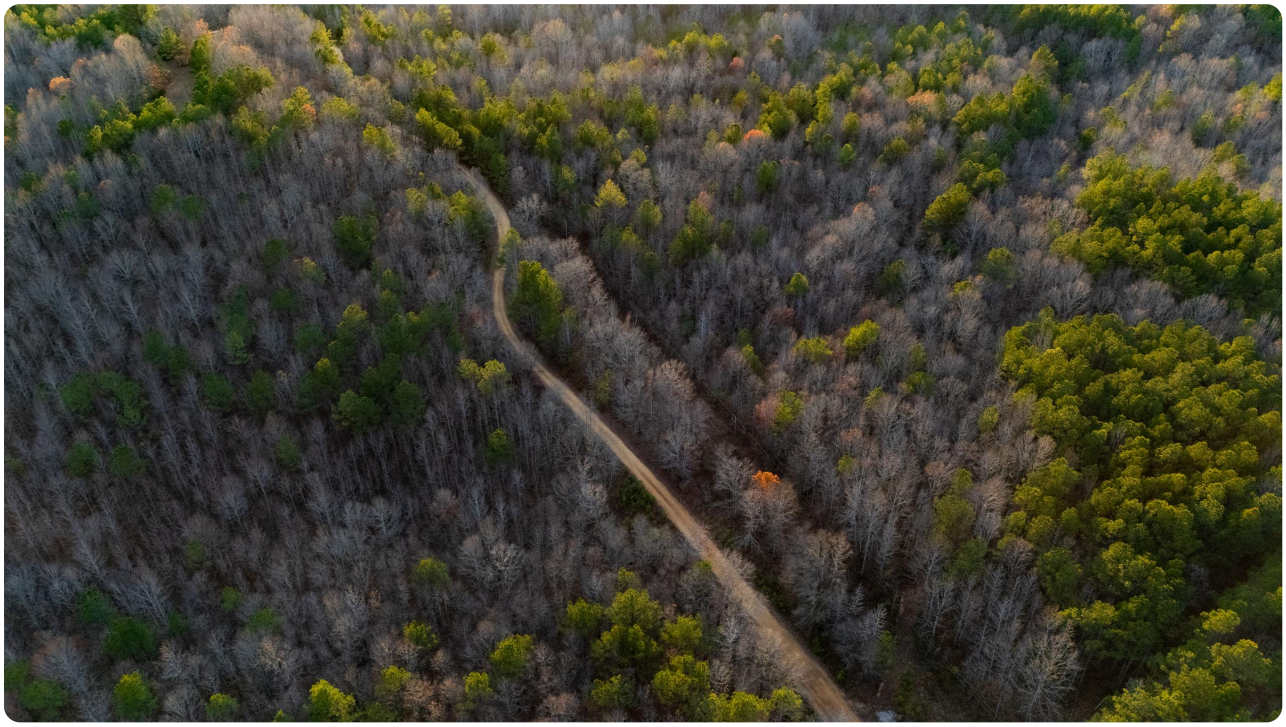
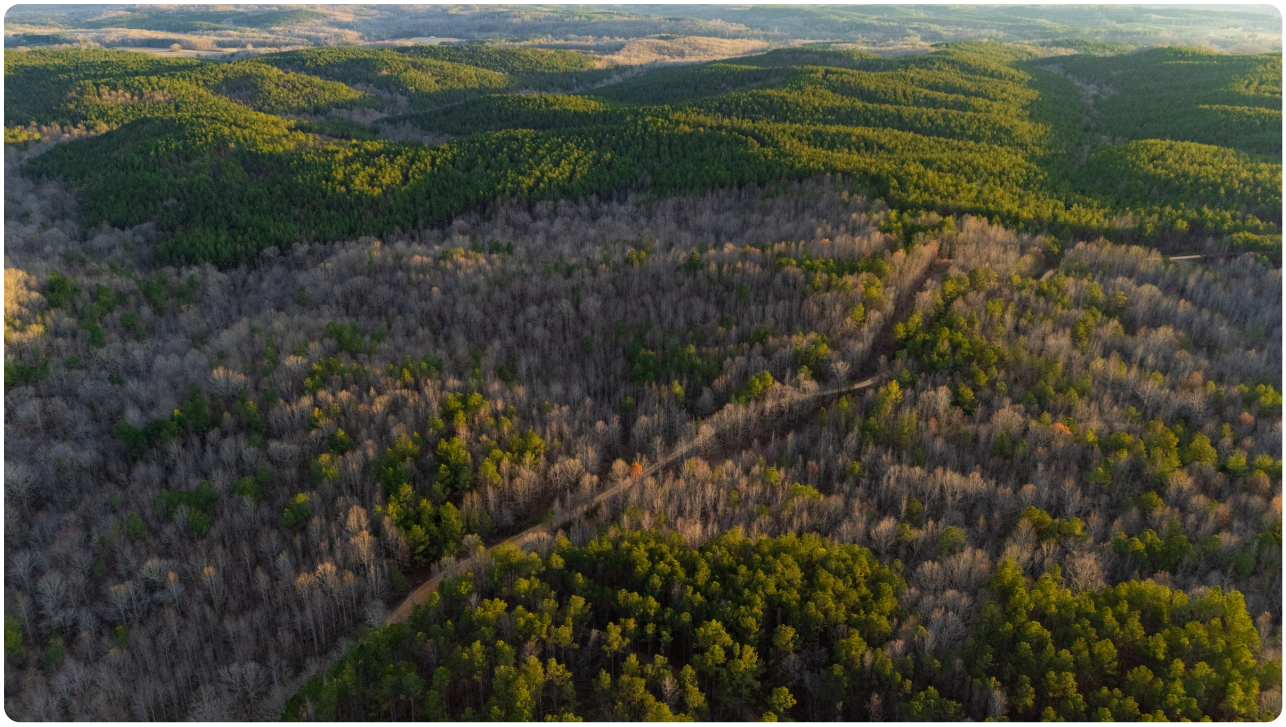
Lighting Ridge

Colbert County, AL, United States of America, Colbert County County, Alabama





Overview

Welcome to Lighting Ridge, a stunning collection of 60 tracts nestled in the picturesque Colbert County, Alabama. Spanning over 465 acres, this property offers a unique opportunity to embrace nature while enjoying the comforts of modern living, making it an ideal retreat for those seeking tranquility and adventure alike.

Key Features

- ✓ Diverse tract sizes ranging from 5.69 to 19.62 acres
- ✓ Scenic landscapes with several tracts featuring natural streams
- ✓ Accessible location within Colbert County, AL
- ✓ Abundant wildlife and outdoor recreational opportunities
- ✓ Ideal for building your dream home or a weekend getaway
- ✓ Available tracts at competitive prices starting from $33,617
- ✓ Peaceful surroundings with a vibrant local community

Location

Strategically located in Colbert County, Lighting Ridge offers easy access to nearby amenities and attractions, including shopping, dining, and recreational activities. The area is known for its beautiful landscapes, making it perfect for outdoor enthusiasts and families alike.

Investment Highlights

- ✓ Affordable pricing for prime land in a growing area
- ✓ Potential for appreciation as demand for land increases
- ✓ Perfect for both individual buyers and developers
- ✓ Opportunity to create a personal sanctuary or profitable rental property

Lightning Ridge Coordinates

Below is a list of approximate boundary coordinates, separated by tract number.

Tract 1
34.57108,-88.04213
34.57097,-88.04128
34.56823,-88.04213
34.56824,-88.04125

Tract 2
34.57097,-88.04128
34.56824,-88.04125
34.57083,-88.04045
34.56825,-88.04042

Tract 3
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34.57095,-88.03959
34.56826,-88.03956

Tract 4
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34.56826,-88.03874

Tract 5
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34.56826,-88.03874
34.57151,-88.03800
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Tract 6
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Tract 7
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34.57135,-88.03666
34.57218,-88.03746
34.57127,-88.03296
34.57205,-88.03306

Tract 8
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Tract 9
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Tract 10
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Tract 11
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Tract 12
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Tract 13
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Tract 14
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Tract 16
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Tract 17
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Tract 18
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Tract 19
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34.57642,-88.02696

Tract 20
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Tract 21
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Tract 22
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Tract 23
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Tract 24
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Tract 29
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Tract 31
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Tract 32
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Tract 33
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Tract 40
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Tract 44
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Tract 51
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Tract 52
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Tract 54
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Tract 60
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34.55768,-88.03516
34.55762,-88.04214

This Document Was Prepared By:
Classic Country Land, LLC
940 W Stacy Suite #140
Allen, TX 75013

After Recording Please Return To:
Classic Country Land, LLC
940 W Stacy Suite #140
Allen, TX 75013

Classic Country Land, LLC
DECLARATION OF COVENANTS AND RESERVATIONS
From: 12/18/2025
Classic Country Land, LLC a Nevada LLC is the owner of the following described real property situated in Franklin County, Alabama to wit:

Property Name: Lightning Ridge

LEGAL DESCRIPTION - Please see "Exhibit A"

SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until December 18, 2055, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.
If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Alabama State Building Codes and if applicable, Franklin County Building and Zoning Department regulations and permitted uses.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Pets and Livestock: Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your property.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is

not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Environmental Protection: Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

Covenant Violations: In the event of a covenant violation, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation within said period will result in the Owner paying Classic Country Land, LLC twenty five ($25.00) per day until the violation is fully cured.

SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Residing on the Property: You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Alabama State Building Codes and if applicable, Franklin County Building and Zoning Department regulations and permitted uses.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Subleasing: You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

Pets and Livestock: Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted per Contract for Deed. Dogs must be contained to your property.

Utility/Water Installation: Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Septic Systems: If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

Environmental Protection and Cutting Timber: You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than $1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Covenant Violations: In the event of a covenant violation, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation

within said period will result in the Owner paying Classic Country Land, LLC twenty five ($25.00) per day until the violation is fully cured.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

In witness whereof, these reservations and restrictive covenants have been executed this day of 12/18/2025.

By: _____
Emma Wigginton - Sales Manager

ACKNOWLEDGEMENT

State of Texas

County of Collin

On this 18th day of December, 2025, before me, the undersigned Notary Public, personally appeared Emma Wigginton, personally known to me (or proved to me based on satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: _____

LORI JEAN MURPHY
NOTARY PUBLIC
STATE OF TEXAS
ID. 125615707
EXP. 03-10-2026

Exhibit "A"

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE SW CORNER OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 14 WEST, FRANKLIN COUNTY, ALABAMA; THENCE S 88°36'53" E A DISTANCE OF 4813.63 FEET TO A FOUND CAPPED IRON (LONG); THENCE N 02°36'23" E A DISTANCE OF 2883.34 FEET TO A FOUND CAPPED IRON (LONG) IN THE CENTER OF A WOODS ROAD;THENCE ALONG SAID CENTERLINE IN A NORTHERLY DIRECTION THE FOLLOWING COURSES: N 69°23'48" E A DISTANCE OF 130.26 FEET; THENCE N 78°51'27" E A DISTANCE OF 229.38 FEET; THENCE N 79°29'48" E A DISTANCE OF 219.14 FEET; THENCE N 71°22'36" E A DISTANCE OF 240.23 FEET; THENCE N 59°30'31" E A DISTANCE OF 141.78 FEET; THENCE N 26°39'08" E A DISTANCE OF 250.24 FEET; THENCE N 27°12'29" E A DISTANCE OF 129.46 FEET; THENCE N 12°16'49" E A DISTANCE OF 70.76 FEET; THENCE N 03°45'55" E A DISTANCE OF 150.66 FEET; THENCE N 01°55'38" W A DISTANCE OF 522.88 FEET; THENCE N 06°09'58" E A DISTANCE OF 210.07 FEET; THENCE N 24°23'53" E A DISTANCE OF 209.71 FEET; THENCE N 21°53'47" E A DISTANCE OF 74.59 FEET; THENCE N 02°06'59" W A DISTANCE OF 67.08 FEET; THENCE N 17°24'22" W A DISTANCE OF 164.58 FEET; THENCE N 01°38'29" E A DISTANCE OF 206.25 FEET; THENCE N 06°02'26" E A DISTANCE OF 101.67 FEET; THENCE N 24°48'40" E A DISTANCE OF 77.32 FEET; THENCE N 37°54'15" E A DISTANCE OF 113.06 FEET; THENCE N 24°29'54" E A DISTANCE OF 145.84 FEET; THENCE N 28°09'32" E A DISTANCE OF 116.46 FEET; THENCE N 29°20'53" E A DISTANCE OF 252.79 FEET; THENCE N 55°30'42" E A DISTANCE OF 399.16 FEET; THENCE N 47°08'37" E A DISTANCE OF 107.22 FEET; THENCE N 28°48'44" E A DISTANCE OF 83.81 FEET; THENCE N 08°08'44" E A DISTANCE OF 135.26 FEET TO A FOUND CAPPED IRON (LONG) IN THE CENTER OF TROY THORN ROAD; THENCE ALONG SAID CENTERLINE IN A WESTERLY DIRECTION THE FOLLOWING COURSES:N 70°44'15" W A DISTANCE OF 61.06 FEET; THENCE N 63°10'46" W A DISTANCE OF 112.82 FEET; THENCE N 52°50'03" W A DISTANCE OF 76.43 FEET; THENCE N 42°44'37" W A DISTANCE OF 85.32 FEET; THENCE N 33°45'29" W A DISTANCE OF 310.99 FEET; THENCE N 37°09'01" W A DISTANCE OF 128.26 FEET; THENCE N 47°40'40" W A DISTANCE OF 104.31 FEET; THENCE N 56°12'33" W A DISTANCE OF 173.54 FEET;THENCE N 60°06'47" W A DISTANCE OF 117.28 FEET; THENCE N 56°07'28" W A DISTANCE OF 81.15 FEET; THENCE N 49°16'42" W A DISTANCE OF 379.87 FEET; THENCE N 56°21'51" W A DISTANCE OF 183.72 FEET; THENCE N 78°46'59" W A DISTANCE OF 134.43 FEET; THENCE N 88°04'05" W A DISTANCE OF 178.19 FEET; THENCE N 71°37'04" W A DISTANCE OF 90.40 FEET; THENCE N 52°38'30" W A DISTANCE OF 72.42 FEET; THENCE N 42°26'45" W A DISTANCE OF 140.12 FEET; THENCE N 45°04'56" W A DISTANCE OF 297.25 FEET; THENCE N 51°35'51" W A DISTANCE OF 110.08 FEET; THENCE N 60°08'56" W A DISTANCE OF 98.60 FEET; THENCE N 68°03'57" W A DISTANCE OF 234.09 FEET; THENCE N 67°55'02" W A DISTANCE OF 149.69 FEET; THENCE N 57°46'11" W A DISTANCE OF 88.40 FEET; THENCE N 49°41'21" W A DISTANCE OF 215.87 FEET; THENCE N 57°01'45" W A DISTANCE OF 92.61 FEET; THENCE N 72°20'14" W A DISTANCE OF 93.84 FEET; THENCE N 84°27'00" W A DISTANCE OF 111.95 FEET; THENCE S 88°10'23" W A DISTANCE OF 146.36 FEET;

THENCE S 84°38'34" W A DISTANCE OF 160.21 FEET; THENCE S 77°57'09" W A DISTANCE OF 94.01 FEET; THENCE S 64°45'15" W A DISTANCE OF 97.88 FEET; THENCE S 55°34'00" W A DISTANCE OF 97.28 FEET; THENCE S 51°56'36" W A DISTANCE OF 153.69 FEET; THENCE S 65°49'56" W A DISTANCE OF 76.48 FEET; THENCE N 87°08'22" W A DISTANCE OF 52.06 FEET; THENCE N 54°33'29" W A DISTANCE OF 94.69 FEET; THENCE N 62°39'46" W A DISTANCE OF 107.55 FEET; THENCE N 80°13'01" W A DISTANCE OF 83.24 FEET; THENCE S 81°04'04" W A DISTANCE OF 126.31 FEET; THENCE S 74°22'07" W A DISTANCE OF 73.53 FEET; THENCE S 69°52'03" W A DISTANCE OF 193.29 FEET; THENCE S 64°34'29" W A DISTANCE OF 149.10 FEET; THENCE S 61°49'10" W A DISTANCE OF 219.46 FEET; THENCE S 62°19'37" W A DISTANCE OF 213.65 FEET; THENCE S 64°51'07" W A DISTANCE OF 197.72 FEET; THENCE S 62°35'14" W A DISTANCE OF 123.70 FEET; THENCE S 53°01'04" W A DISTANCE OF 152.23 FEET; THENCE S 41°23'52" W A DISTANCE OF 112.28 FEET; THENCE S 31°22'04" W A DISTANCE OF 135.14 FEET; THENCE S 23°17'48" W A DISTANCE OF 164.42 FEET; THENCE S 11°42'56" W A DISTANCE OF 186.05 FEET; THENCE S 12°02'45" W A DISTANCE OF 77.31 FEET; THENCE S 26°16'15" W A DISTANCE OF 65.24 FEET; THENCE S 33°33'44" W A DISTANCE OF 172.50 FEET; THENCE S 29°17'57" W A DISTANCE OF 204.25 FEET; THENCE S 30°16'12" W A DISTANCE OF 93.62 FEET; THENCE S 49°57'32" W A DISTANCE OF 58.61 FEET; THENCE S 58°32'43" W A DISTANCE OF 110.35 FEET; THENCE S 38°25'02" W A DISTANCE OF 85.77 FEET; THENCE S 26°03'13" W A DISTANCE OF 121.79 FEET; THENCE S 21°17'59" W A DISTANCE OF 145.90 FEET; THENCE S 36°10'01" W A DISTANCE OF 99.82 FEET; THENCE S 44°24'17" W A DISTANCE OF 99.91 FEET; THENCE S 29°26'23" W A DISTANCE OF 87.85 FEET; THENCE S 18°49'59" W A DISTANCE OF 106.89 FEET; THENCE S 30°16'42" W A DISTANCE OF 105.23 FEET; THENCE S 54°21'49" W A DISTANCE OF 89.70 FEET; THENCE S 68°10'29" W A DISTANCE OF 183.34 FEET; THENCE S 64°34'28" W A DISTANCE OF 269.74 FEET; THENCE S 69°09'04" W A DISTANCE OF 167.75 FEET; THENCE S 82°43'58" W A DISTANCE OF 92.66 FEET; THENCE N 86°31'08" W A DISTANCE OF 79.38 FEET; THENCE N 77°50'00" W A DISTANCE OF 385.13 FEET; THENCE N 81°04'04" W A DISTANCE OF 102.01 FEET; THENCE S 89°12'15" W A DISTANCE OF 27.02 FEET; THENCE DEPARTING SAID CENTERLINE S 00°19'02" W A DISTANCE OF 20.00 FEET TO A FOUND CAPPED IRON (LONG); THENCE CONTINUE S 00°19'02" W A DISTANCE OF 2773.02 FEET TO A FOUND CAPPED IRON (LONG); THENCE S 00°40'54" W A DISTANCE OF 2693.26 FEET TO A FOUND LIMESTONE MONUMENT; THENCE S 88°37'50" E A DISTANCE OF 1046.64 FEET; WHICH IS THE POINT OF BEGINNING, CONTAINING 1127.60 ACRES, MORE OR LESS. LYING AND BEING SITUATED IN SECTIONS 4,5,6,7 AND 8 OF TOWNSHIP 6 SOUTH, RANGE 14 WEST, FRANKLIN COUNTY, ALABAMA AND SECTION 32 OF TOWNSHIP 5 SOUTH, RANGE 14 WEST, COLBERT COUNTY, ALABAMA.

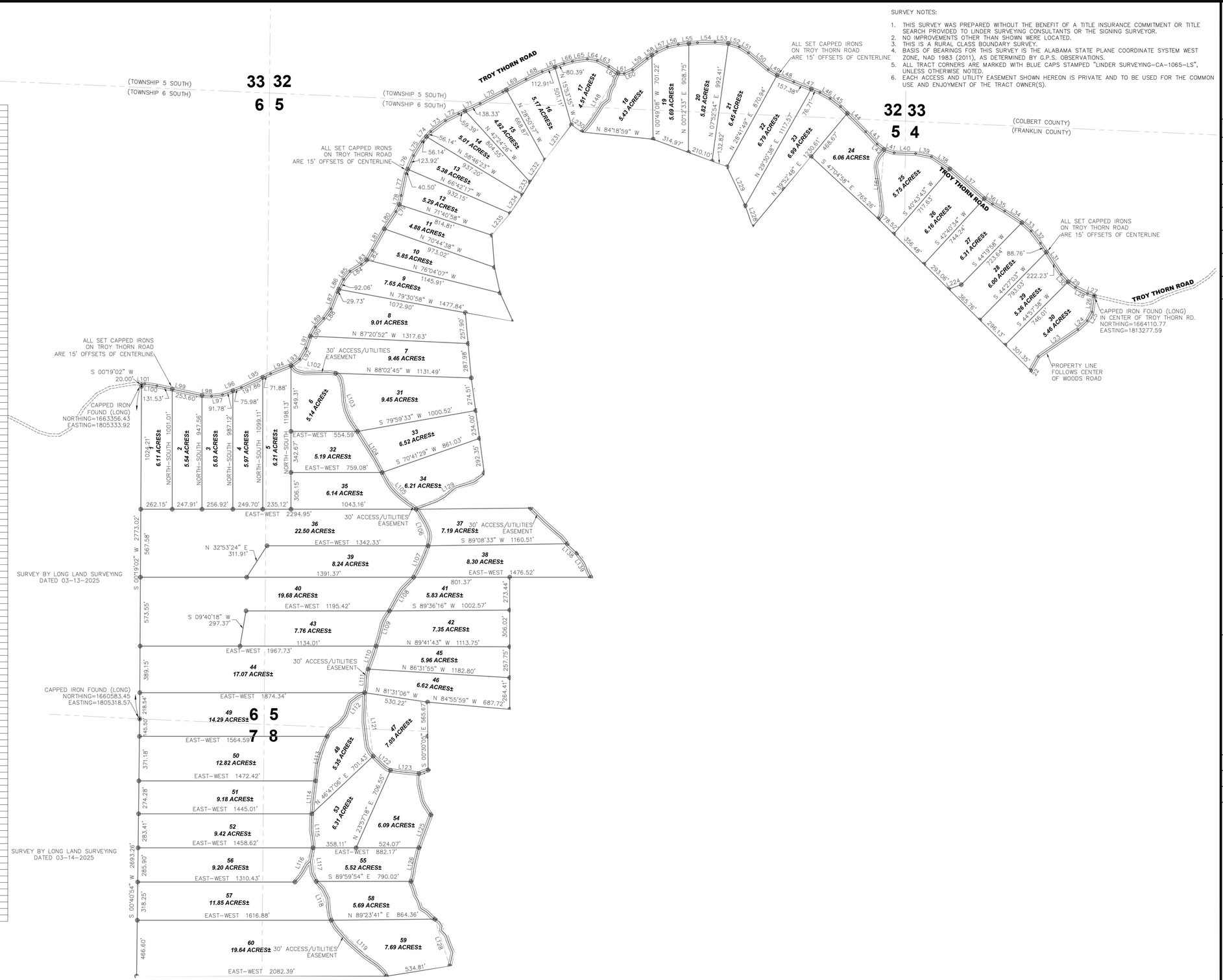
GRAPHIC SCALE

0 400 800

(IN FEET)
1 inch = 400 ft.

N

GRID BEARINGS



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 69°23'48" E	130.26'	L125	S 20°03'26" W	291.60'
L2	N 78°51'27" E	229.38'	L126	S 13°14'32" W	288.58'
L3	N 79°29'48" E	219.14'	L127	S 32°20'52" E	372.28'
L4	N 71°22'36" E	240.23'	L128	S 17°32'27" E	410.94'
L5	N 59°30'31" E	141.78'	L129	N 62°04'22" E	643.16'
L6	N 26°39'08" E	250.24'	L130	N 42°53'00" E	354.70'
L7	N 27°12'29" E	129.46'	L131	S 79°28'47" E	69.03'
L8	N 12°16'49" E	70.76'	L132	S 64°19'07" E	246.35'
L9	N 03°45'55" E	150.66'	L133	S 65°13'18" E	293.89'
L10	N 01°55'58" W	522.88'	L134	S 59°44'15" E	287.91'
L11	N 06°09'58" E	210.07'	L135	S 63°53'05" E	201.09'
L12	N 24°23'53" E	209.71'	L136	S 08°02'33" E	544.24'
L13	N 21°53'47" E	74.59'	L137	S 45°46'15" E	427.15'
L14	N 02°06'59" W	67.08'	L138	S 46°03'19" E	112.39'
L15	N 17°24'22" W	164.58'	L139	S 29°43'05" E	231.74'
L16	N 01°38'29" E	206.25'	L140	S 23°34'35" E	106.35'
L17	N 06°02'26" E	101.67'	L141	S 44°03'24" E	268.33'
L18	N 24°48'40" E	77.32'	L142	S 52°46'16" W	482.59'
L19	N 37°54'15" E	113.06'	L143	S 31°20'36" W	612.44'
L20	N 24°29'54" E	145.84'	L144	S 22°57'38" E	285.80'
L21	N 28°09'32" E	116.46'	L145	S 05°35'05" W	273.79'
L22	N 29°20'53" E	252.79'	L146	N 40°27'27" E	92.73'
L23	N 55°30'42" E	399.16'	L147	N 54°34'42" E	249.21'
L24	N 47°08'37" E	107.22'	L148	S 31°36'33" W	576.50'
L25	N 28°48'44" E	83.81'	L149	S 03°49'57" E	431.33'
L26	N 08°08'44" E	135.26'	L150	S 30°50'01" W	249.14'
L27	N 70°44'15" W	61.06'	L151	S 27°28'55" W	552.36'
L28	N 63°10'46" W	112.82'	L152	S 31°51'15" E	428.24'
L29	N 52°50'03" W	76.43'	L153	S 62°12'10" E	630.32'
L30	N 42°44'37" W	85.32'	L154	S 46°20'26" E	187.31'
L31	N 33°45'29" W	310.99'	L155	S 18°29'50" E	103.72'
L32	N 37°09'01" W	128.26'	L156	S 11°03'09" E	268.50'
L33	N 47°40'40" W	104.31'	L157	S 16°14'50" E	271.24'
L34	N 58°12'33" W	173.54'	L158	S 30°33'37" E	273.73'
L35	N 60°06'47" W	117.28'	L159	S 25°54'33" E	115.69'
L36	N 56°07'28" W	81.15'	L160	S 13°13'56" W	132.88'
L37	N 49°16'42" W	379.87'	L161	S 04°31'24" W	581.97'
L38	N 56°21'51" W	183.72'	L162	S 38°58'13" W	258.53'
L39	N 78°46'59" W	134.43'	L163	S 47°31'47" W	197.58'
L40	N 88°04'05" W	178.19'	L164	N 45°08'07" W	589.27'
L41	N 71°37'04" W	90.40'	L165	N 58°48'51" W	269.51'
L42	N 52°38'30" W	72.42'	L166	S 64°54'17" E	167.04'
L43	N 42°26'45" W	140.12'	L167	S 81°47'29" W	400.78'
L44	N 45°04'56" W	297.25'	L168	S 56°12'49" W	449.96'
L45	N 51°35'51" W	110.08'	L169	N 58°26'48" W	226.98'
L46	N 60°08'56" W	98.60'	L170	N 38°57'06" W	225.35'
L47	N 68°03'57" W	234.09'	L171	N 07°01'05" W	231.87'
L48	N 67°55'02" W	149.69'	L172	N 01°19'03" W	251.42'
L49	N 57°46'11" W	88.40'	L173	S 17°37'42" E	453.89'
L50	N 49°41'21" W	215.87'	L174	S 63°49'32" W	196.82'
L51	N 57°01'45" W	92.61'	L175	S 61°53'07" W	499.62'
L52	N 72°20'14" W	93.84'	L176	S 25°55'39" W	273.27'
L53	N 84°27'00" E	111.95'	L177	S 18°32'28" W	374.07'
L54	S 88°10'23" W	146.36'	L178	S 29°40'27" E	238.86'
L55	S 84°38'34" W	160.21'	L179	S 44°21'07" E	209.65'
L56	S 77°57'09" W	94.01'	L180	S 26°33'33" E	289.56'
L57	S 64°45'15" W	97.88'	L181	S 24°37'17" E	389.26'
L58	S 55°34'00" W	97.28'	L182	S 31°07'59" E	383.28'
L59	S 51°56'36" W	153.69'	L183	N 21°53'37" W	484.82'
L60	S 65°49'56" W	76.48'	L184	N 05°20'02" E	292.56'
L61	N 87°08'22" W	52.06'	L185	N 13°56'06" E	383.74'
L62	N 54°33'29" W	94.69'	L186	S 82°39'36" E	279.98'
L63	N 62°39'46" W	107.55'	L187	N 69°45'55" W	75.86'
L64	N 80°13'01" W	83.24'	L188	N 65°22'19" W	217.14'
L65	S 81°04'04" W	126.31'	L189	S 20°55'44" W	798.09'
L66	S 74°22'07" W	73.53'	L190	S 63°36'31" W	245.02'
L67	S 69°52'03" W	193.29'	L191	S 49°46'36" W	273.63'
L68	S 64°34'29" W	149.10'	L192	S 67°59'47" W	253.33'
L69	S 61°49'10" W	219.46'	L193	S 27°53'17" W	185.28'
L70	S 62°19'37" W	213.65'	L194	N 06°42'22" W	267.83'
L71	S 64°51'07" W	197.72'	L195	N 09°42'39" E	128.06'
L72	S 62°35'14" W	123.70'	L196	N 11°40'21" E	188.20'
L73	S 53°01'04" W	152.23'	L197	N 01°28'02" W	184.91'
L74	S 41°23'52" W	112.28'	L198	N 01°29'00" W	304.30'
L75	S 31°22'04" W	135.14'	L199	N 11°21'16" E	310.27'
L76	S 23°17'48" W	164.42'	L200	N 10°29'18" E	426.05'
L77	S 11°42'56" W	186.05'	L201	N 18°42'11" E	200.55'
L78	S 12°02'45" W	77.31'	L202	N 12°12'06" E	301.11'
L79	S 26°16'15" W	65.24'	L203	N 20°11'59" E	228.51'
L80	S 33°33'44" W	172.50'	L204	N 12°49'00" E	152.49'
L81	S 29°17'57" W	204.25'	L205	N 42°20'46" E	562.84'
L82	S 30°16'12" W	93.62'	L206	N 33°18'43" E	279.52'
L83	S 49°57'32" W	58.61'	L207	N 54°56'40" E	231.55'
L84	S 58°32'43" W	110.35'	L208	N 51°14'49" E	130.42'
L85	S 38°25'02" W	85.77'	L209	N 24°28'01" E	180.27'
L86	S 26°03'13" W	121.79'	L210	N 25°07'42" E	220.10'
L87	S 21°17'59" W	145.90'	L211	N 02°58'12" E	166.49'
L88	S 36°10'01" W	99.82'	L212	N 13°55'50" E	297.16'
L89	S 44°24'17" W	99.91'	L213	N 25°52'27" E	237.68'
L90	S 29°26'23" W	87.85'	L214	N 41°58'43" E	297.92'
L91	S 18°49'59" W	106.89'	L215	N 36°30'29" E	217.22'
L92	S 30°16'42" W	105.23'	L216	N 13°16'14" E	242.08'
L93	S 54°21'49" W	89.70'	L217	N 49°20'04" E	133.46'
L94	S 68°10'29" W	183.34'	L218	N 34°26'06" E	312.50'
L95	S 64°34'28" W	269.74'	L219	N 66°09'38" E	117.55'
L96	S 69°09'04" W	167.75'	L220	N 62°08'13" E	87.13'
L97	S 82°43'58" W	92.66'	L221	N 82°14'55" E	306.27'
L98	N 86°31'08" W	79.38'	L222	N 61°57'19" E	178.62'
L99	N 77°50'00" W	385.13'	L223	N 70°38'36" E	394.40'
L100	N 81°04'04" W	102.01'	L224	N 70°49'58" E	110.78'
L101	S 89°12'15" W	27.02'	L225	N 19°35'46" W	530.52'
L102	S 80°05'50" E	377.36'	L226	N 10°05'34" W	360.41'
L103	S 20°40'47" E	517.77'	L227	N 15°22'27" W	368.17'
L104	S 30°49'40" E	399.05'	L228	N 19°19'16" W	184.94'
L105	S 42°51'28" E	417.65'	L229	N 25°12'49" W	357.77'
L106	S 18°00'12" E	321.42'	L230	N 55°03'39" W	105.39'
L107	S 24°40'41" W	288.22'	L231	S 36°37'59" W	367.07'
L108	S 35°39'38" W	345.08'	L232	S 34°17'36" W	220.36'
L109	S 20°48'01" W	313.61'	L233	S 30°30'39" W	125.01'
L110	S 19°09'01" W	203.38'	L234	S 33°26'03" W	184.64'
L111	S 08°19'27" W	199.11'	L235	S 39°54'28" W	237.82'
L112	S 40°39'41" W	479.89'	L236	S 04°27'25" E	267.87'
L113	S 14°35'14" W	383.51'	L237	S 12°15'19" E	218.97'
L114	S 06°22'50" W	275.97'	L238	S 24°25'58" E	261.64'
L115	S 02°04'04" E	283.57'	L239	S 62°09'26" E	341.83'
L116	S 27°56'05" W	323.59'	L240	N 30°26'40" E	279.90'
L117	S 05°20'01" E	281.72'	L241	N 74°26'51" E	318.34'
L118	S 21°06'11" E	346.88'	L242	S 51°56'38" E	272.74'
L119	S 44°35'34" E	655.15'	L243	S 73°58'02" E	114.64'
L120	S 15°05'30" E	250.44'	L244	S 61°59'52" E	440.11'
L121	S 07°40'02" E	533.89'	L245	S 50°52'52" E	104.36'
L122	S 50°40'15" E	186.21'	L246	S 40°29'27" E	242.25'
L123	S 83°34'12" E	238.46'	L247	S 58°48'46" E	146.06'
L124	S 16°14'09" E	359.00'	L248	S 58°28'51" E	225.81'
			L249	S 47°23'38" E	374.98'

LEGEND

These standard symbols may be found in the drawing.
(M)= Measured in Field
(R)= Recorded Measurement
R/W= Right of Way
P.O.C.= Point of Commencement
P.O.B.= Point of Beginning
I.P.F.= Iron Pin Found
C.M.F.= Concrete Monument Found
C.I.P.S.= 1/2" Capped Iron Pin Set
C.I.P.F.= Capped Iron Pin Found
L.W.K.F.= Lightered Wood Knot Found
C.T.I.P.F.= Crimped Top Iron Pipe Found
O.T.I.P.F.= Open Top Iron Pipe Found
● = CAPPED IRON SET

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE SEARCH PROVIDED TO LINDER SURVEYING CONSULTANTS OR THE SIGNING SURVEYOR.
2. NO IMPROVEMENTS OTHER THAN SHOWN WERE LOCATED.
3. THIS IS A RURAL CLASS BOUNDARY SURVEY.
4. BASIS OF BEARINGS FOR THIS SURVEY IS THE ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 1983 (2011), AS DETERMINED BY G.P.S. OBSERVATIONS.
5. ALL TRACT CORNERS ARE MARKED WITH BLUE CAPS STAMPED "LINDER SURVEYING-CA-1065-LS", UNLESS OTHERWISE NOTED.
6. EACH ACCESS AND UTILITY EASEMENT SHOWN HEREON IS PRIVATE AND TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE TRACT OWNER(S).

LINDER SURVEYING CONSULTANTS, LLC

LINDER SURVEYING CONSULTANTS

370 FIRST STREET
SILAS, ALABAMA 36919

(P) 251.542.9334
(E) jason@lindersurvey.com

Revisions

No.	Date	Description
	--/--/--	

LIGHTNING RIDGE

DIVISION SURVEY

SECTION 4,5,6,7,8,9,32,
TOWNSHIP 5&6 SOUTH, RANGE 14 WEST
FRANKLIN & COLBERT COUNTY, ALABAMA
TROY THORN ROAD

ALABAMA LICENSED NO.34762 PROFESSIONAL LAND SURVEYOR JASON M. LINDER

12-12-2025

"DRAWING NOT VALID UNLESS BEARING SURVEYOR'S ORIGINAL SIGNATURE AND SEAL"

Drawn	TAG
Checked	JML
Approved	JML

SURVEYOR'S CERTIFICATE

I, Jason M. Linder, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jason M. Linder, Alabama Registration No. 34762

Issue Date	Sheet No.
12-12-2025	1 OF 1