

APPLICATION FOR TENTATIVE APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD)

Date submitted: 11/29/22

1. Name of PUD, if known: Hillcrest Gardens (69 South)

2. This is:  The first application submitted relative to this PUD.  
 An application to amend the tentative approval previously granted by  
City Council on: \_\_\_\_\_. This would be the First (2) amendment.

3. Name and address of development entity: Robbs Investments LLC  
c/o Winter McFarland LLC  
3515 Watermelon Road, Northport, Alabama  
Phone: (205) 650-1400 FAX: (205) 650-1401

Development entity is a:  Natural person  
 Partnership  
 Corporation  
 Other: Alabama Limited Liability Company

Contact person for development entity is: Bryan Winter, Winter McFarland or Jason Walker/Adam Ingram

Others having a financial interest in the project, if any: None  
(Attach sheet if needed.)

4. Design Professionals.

Developer's Engineer is: Jason Walker and/or Adam Ingram  
TTL  
2890 Rice Mine Road NE Tuscaloosa, Alabama 35406  
Phone: (205) 3450816 FAX: (    )     

Other Design Professional: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: (    )      FAX: (    )     

5. Financial Capability. (Check one box below.)

I have attached hereto information demonstrating the financial capability of the developer(s), such as an audited financial statement, copy of Dunn and Bradstreet rating, detailed letter from bank, etc.

I/we have developed \_\_\_\_\_ lots in the Tuscaloosa area within the last five years, and I request a waiver of the financial capability report.

6. Our design professionals have submitted herewith a Sketch Site Plan meeting all specifications outlined in Section 24-163.1.d. of the Zoning Ordinance.

7. Private Streets. (Check one box below.)

All streets in this PUD will be dedicated public streets.

Certain streets identified in the Sketch Site Plan are proposed to be maintained in private ownership. On behalf of the developer(s), I have read, and intend to comply with, the provisions of Section 4.7(1) of the Subdivision Regulations relative to private streets.

8. Narrative. *(SEE EXHIBIT A)*

I have attached hereto a narrative describing the concept of the PUD, the market it is intended to serve, the number, size, and approximate cost of dwelling units to be contained in the development, whether such dwelling units are planned for sale or rental, the expected total population of the development, a clear description of arrangements for the ownership and management of any common open space, and a description of any covenants and restrictions to apply to property sold to homeowners. I understand that this application for tentative approval will not be heard by the Planning Commission until the Planning Director determines that the narrative described above is clear and complete.

*Walter McFald*  
*By: Byron P. Webb*

(Signature of Development Entity Official)

Title: *Attorney for Robb's*

*Edwards*

- Included Checklist:
- Sketch Site Plan Narrative
  - Financial Capability Report (if required)
  - List of additional entities having a financial interest, if any.

Please accept this letter as the Petition of Robb's Investments, LLC to remove the Tuscaloosa County GIS parcel **63 36 06 23 0 001 012.000** and **63 36 06 23 0 001 012.033** from the Hillcrest Gardens Planned Unit Development as reflected in the GIS MAP attached hereto and incorporated herein as Exhibit A. This Petition is made in accordance with the Restrictive Covenants of the Subdivision which provide as follows:

1776 118  
Recorded in the Above  
Book 4 Page  
118  
27. **COMPLETION OF DEVELOPMENT.** In the event that governmental regulations or economic conditions make the completion of the development of additional phases thereof impossible, unprofitable to the Declarants, or unreasonable, then the Declarants may, at their option, terminate the effect of those restrictive covenants as to all such real property for which a map or plat of has not actually been recorded. Should the declarants decide to terminate the restrictions as to any portion of the real property under the circumstances described herein, they shall file notice of such termination in the office of the Judge of Probate of Tuscaloosa County, Alabama, and thereafter Declarants shall not be obligated to complete future phases of the development.

The management of Robb's Investments, LLC does not believe its economic conditions make it economically feasible, profitable, or possible to complete the development. As required by the Covenants, Robb's Investments, LLC has filed notice of such termination in the office of the Judge of Probate of Tuscaloosa County, Alabama.

Accordingly, as each of the current owners of real property in the Hillcrest Gardens Subdivision had notice prior to purchasing their property that the development need not be completed, there should not be an issue about removing these two parcels from the PUD.

**EXHIBIT A**

Tuscaloosa County Alabama  
Public GIS  
Web 9 - 11/15/2019 - Tuscaloosa, AL - 11-28-2022  
Parcel Search

Max Records 1,000

Parcel Pin  (w/o Beging 0's)

Account  (w/o Beging 0's)

Parcel(s) 63-  through 63-

Owner robbs invest  begins with

PhyAddr #  ST Name

TL Acres >=  <=

TL Value >=  <=

District

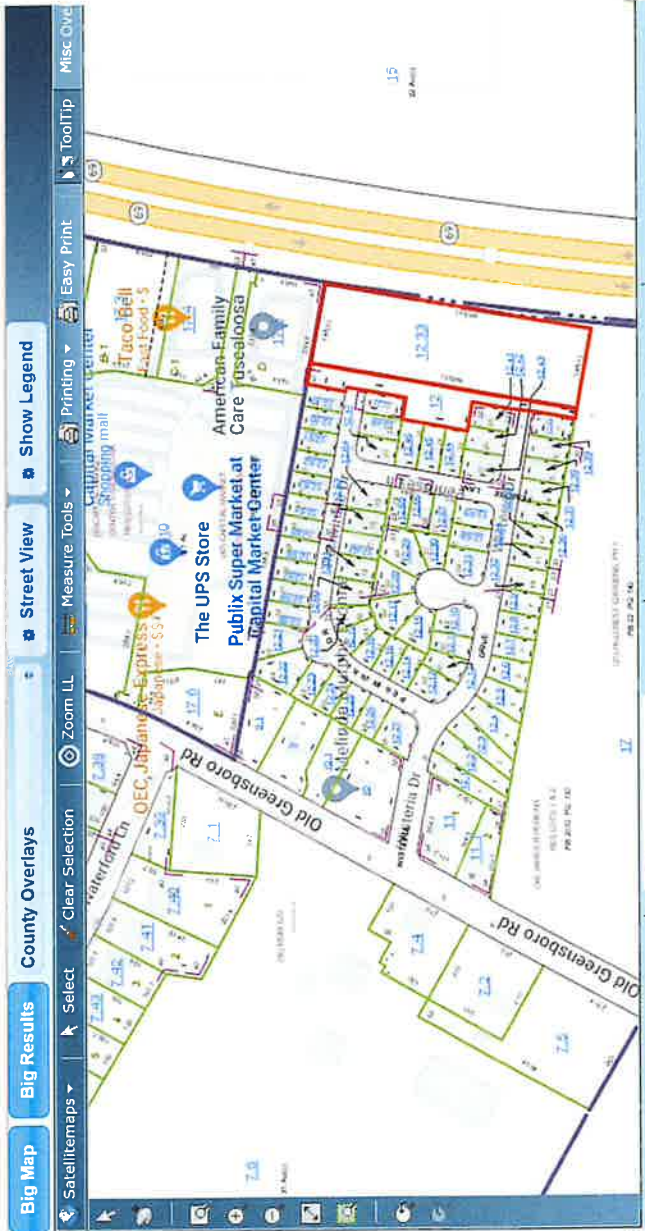
Subdivsn

ExemptCode  Not Exempt

Deed BkPg >=  <=

Deed Date >=  <=

Sort: Ascending



2 feature(s) selected on 1 layer(s) 1: 4561 4221 x 1615 ft

Row	Info Links	Account	PPIN	Parcel Number	Owner's Name	Parcel Address	S-T-R	Tax District	Land Val	Imp Val	IMkt Val	Acres	DBook	DPage	DDate	Use	Exmt	YrlyTax	Subdivision
1	<a href="#">Q</a> <a href="#">i</a>	7799	42041	63 36 06 23 0 001 012.000	ROBBS INVESTMENTS LLC	HILLCREST GARDENS	23-22S-10W	02 - County South	\$15,600	\$0	\$15,600	0.78	2019	20009	08/14/2019		0	\$84.24 for 2022	
2	<a href="#">Q</a> <a href="#">i</a>	7799	644	63 36 06 23 0 001 012.033	ROBBS INVESTMENTS LLC	HWY 69S	23-22S-10W	02 - County South	\$75,000	\$0	\$75,000	3	2014	19129	10/21/2014		0	\$405 for 2022	

Recorded: 11/29/2022 2:58:08 PM  
Ward D. Robertson, III, Probate Judge  
Tuscaloosa County, Alabama  
Term/Cashier: PRO-RECORDINGS/JMCATEER  
Tran: 45298  
Probate Judge Fee \$2.00  
Recording Fee - By Page Count \$12.00  
Total: \$14.00

THIS INSTRUMENT PREPARED BY:  
Ruth McFarland  
Winter McFarland, LLC  
3515 Watermelon Road  
Northport, Alabama 35473

STATE OF ALABAMA )  
COUNTY OF TUSCALOOSA )

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that Robb's Investments, LLC, an Alabama limited liability company ("Company"), by these presents does make, constitute and appoint, Parminder Pruthi its true and lawful attorney ("Attorney in Fact") for Company, in its name, place and stead, and for its use and benefit, and as its act and deed, to do and execute, or to concur with persons jointly interested with Company therein in the doing or executing of, all or any of the following acts, deeds and things, that is to say:

1. The power to do and perform or cause to be done and performed all such acts, deeds, and things, and to negotiate, draft, make, execute, deliver, and record, any and all documents and instruments, which are reasonably necessary or desirable in the Attorney in Fact's sole and absolute discretion, to remove from the Hillcrest Gardens Subdivision ("Subdivision") and the Subdivision's planned unit development ("PUD"), those certain parcels of real property owned by Company and currently located within the boundaries of the Subdivision, to wit: Tuscaloosa County Parcel No. 63 36 06 23 0 001 012.000 and Tuscaloosa County Parcel No. 63 36 06 23 0 001 012.033 (collectively the "Property"), and to terminate the application of any covenants and restrictions on the Property imposed by and/or applicable to the Property by any of the following (collectively the "Restrictive Covenants"): (a) "Protective & Restrictive Covenants of Hillcrest Gardens, L.L.C." [sic], recorded with the Tuscaloosa County Probate Court in Deed Book 1996 at Page 108, (b) "Protective & Restrictive Covenants of Hillcrest Gardens, Phase II", recorded with the Tuscaloosa County Probate Court in Deed Book 2001 at Page 12551, (c) "Protective & Restrictive Covenants of Hillcrest Gardens, Phase III", recorded with the Tuscaloosa County Probate Court in Deed Book 2001 at Page 12534 and re-recorded with the Tuscaloosa County Probate Court in Deed Book 2001 at Page 15611, (d) "Protective & Restrictive Covenants of Hillcrest Gardens, Phase III" ("Phase III Lot 76 Declaration"), recorded with the Tuscaloosa County Probate Court in Deed Book 2004 at Page 18539, (e) "Protective & Restrictive Covenants of Hillcrest Gardens, Phase I", recorded with the Tuscaloosa County Probate Court in Deed Book 2005 at Page 11453, and (f) any other declarations of covenants and/or restrictions of record relating or applicable to all or any part of the Subdivision.

2. The powers described in Section 1 above include but are not limited to (1) petitioning the City of Tuscaloosa's Planning and Zoning Commission to remove the Property from the Subdivision and PUD; (2) negotiating, making, drafting, executing, delivering, recording, and/or filing, in the Company's name and on its behalf, any and all petitions, agreements, certificates, deeds, plans, plats, surveys, instruments, and other documents, reasonably necessary to remove the Property from the Subdivision and PUD and/or to terminate the application of the Restrictive Covenants to the Property, including but not limited to filing a Notice of Termination with the Tuscaloosa County Judge of Probate; (3) hiring, engaging and retaining such legal counsel, engineers, surveyors, realtors, brokers, agents, and advisors, reasonably necessary and/or desirable in order to assist the Attorney in Fact in accomplishing the removal of the Property from the Subdivision and PUD and/or the termination of the Restrictive Covenants as to the Property; and (5) taking any and all other or further actions necessary or desirable to accomplish any of the foregoing.

3. By this Special Power of Attorney, the Company intends to grant and does hereby grant and give unto said Attorney in Fact full and complete authority and power to do and perform the above acts, as well as any and all other acts necessary or incidental to the performance and execution of the powers herein granted with power to do and perform all acts authorized hereby, as fully to all intents and purpose as the Company, the Grantor, might and/or could do, including, as necessary, the general authority with respect to the subjects stated in Sections 204, 205, 208, 209 and 212 of the Alabama Uniform Power of Attorney Act.

4. This Power of Attorney, and the rights, powers, and authority Company hereby grants to its Attorney in Fact under this Power of Attorney, shall commence and be in full force and effect on the date set forth below, shall not be affected by the disability, incompetency or incapacity of the principal in accordance with the Alabama Uniform Power of Attorney Act, and shall remain in full force and effect thereafter until Company gives written notice that this Power of Attorney is no longer in effect.

5. A copy of this Power of Attorney shall be filed with the Office of the Probate Judge of Tuscaloosa County, Alabama.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this Special Power of Attorney as of this the \_\_\_\_ day of November, 2022.

Robb's Investments, LLC

By: [Signature]  
Roopwinder Pruthi  
Its: Sole Member

STATE OF ~~ALABAMA~~ <sup>New York</sup> )  
COUNTY OF ~~TUSCALOOSA~~ <sup>TUSCALOOSA</sup> )  
<sub>NASSAU</sub>

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that ~~Parminder Pruthi~~ <sup>Roopwinder Pruthi</sup>, whose name as the sole Member of Robb's Investments, LLC, an Alabama limited liability company, is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such sole member and authorized representative and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand on this the 17 day of November, 2022.

RICHARD JOSEPH WIEMER  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 01WI6415974  
QUALIFIED IN NASSAU COUNTY  
COMMISSION EXPIRES 04/05/2025

[Signature]  
Notary Public  
My Commission expires: 04/05/2025

**ACKNOWLEDGMENT OF ATTORNEY IN FACT**

By signing below, I acknowledge that I have received a copy of this Special Power of Attorney and I understand its terms this \_\_ day of November, 2022.

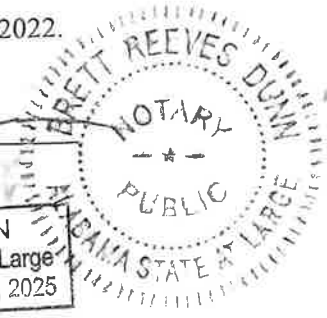
[Signature]  
Parminder Pruthi, Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF TUSCALOOSA )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Parminder Pruthi whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 17<sup>th</sup> day of November, 2022.

[Signature]  
Notary Public



BRETT REEVES DUNN  
Notary Public, Alabama State at Large  
My Commission Expires May 10, 2025

My Commission expires: 5/10/25



This instrument prepared by:  
Ruth McFarland  
Winter McFarland, LLC  
3515 Watermelon Road.  
Northport, Alabama 35473

**Source of Title: Deed Book 2019, Page 20009  
Deed Book 2014, Page 19129  
Deed Book 2014, Page 19696 (scrivener's affidavit)**

STATE OF ALABAMA                    )  
COUNTY OF TUSCALOOSA        )

**NOTICE OF TERMINATION**

**THIS NOTICE OF TERMINATION (“Notice of Termination”)** of the application of restrictive covenants to certain parcels of real property in Hillcrest Gardens, is given this 28<sup>th</sup> day of November, 2022, by Robb’s Investments, LLC (“Robb’s”), for those certain parcels of real property described in Exhibit A (attached hereto and incorporated herein by reference)(the “Property”), which are unplatted parcels of real property located within the boundaries of the Hillcrest Gardens Subdivision.

**WITNESSETH**

**WHEREAS**, Hillcrest Gardens, L.L.C., as the original developer of the Hillcrest Gardens subdivision (“Subdivision”) and the owner of Lots 1-9, 53-64, and 80-84, a map or plat of which is recorded with the Office of the Tuscaloosa County Judge of Probate in Plat Book 22 at Page 140, executed a “*Protective & Restrictive Covenants of Hillcrest Gardens, L.L.C.*” [sic] (“Phase I Declaration”), which was recorded on October 31, 1996, with the Office of the Tuscaloosa County Judge of Probate in Deed Book 1996 at Page 108; and

**WHEREAS**, the owners of the Lots in Hillcrest Gardens Phase II, a map or plat of which is recorded in the Office of the Tuscaloosa County Judge of Probate in Plat Book 1997 at Page 116, executed a “*Protective & Restrictive Covenants of Hillcrest Gardens, Phase II*” (“Phase II Declaration”), which was recorded on August 16, 2001 with the Office of the Tuscaloosa County Judge of Probate in Deed Book 2001 at Page 12551; and

**WHEREAS**, the owners of the Lots in Hillcrest Gardens Phase III, a map or plat of which is recorded in Plat Book 1999 at Page 25, and the Resurvey of Lots 73 and 74 of Hillcrest Gardens, Phase III, a map or plat of which is recorded in Plat Book 1999 at Page 43, and the Resurvey of Lots 25, 26 & 27 of Hillcrest Gardens, Phase III, a map or plat of which is recorded in Plat Book 2000 at Page 150, all being recorded with the Office of the Tuscaloosa County Judge of Probate, executed a “*Protective & Restrictive Covenants of Hillcrest Gardens, Phase III*”, which was filed on August 16, 2001, with the Tuscaloosa County Judge of Probate in Deed Book 2001 at Page 12534 and then re-recorded with the Tuscaloosa County Judge of Probate on October 3, 2001 in Deed Book 2001 at Page 15611 (collectively, the “Phase III Declaration”); and

**WHEREAS**, the owners of Lot 76 in Hillcrest Gardens Phase III, a map or plat of which is recorded in Plat Book 1999 at Page 25, and the Resurvey of Lots 73 and 74 of Hillcrest Gardens, Phase III, a map or plat of which is recorded in Plat Book 1999 at Page 43, and the Resurvey of Lots 25, 26 & 27 of Hillcrest Gardens, Phase III, a map or plat of which is recorded in Plat Book 2000 at Page 150, all being recorded with the Office of the Tuscaloosa County Judge of Probate, executed a "Protective & Restrictive Covenants of Hillcrest Gardens, Phase III" ("Phase III Lot 76 Declaration"), which was recorded on August 12, 2004 with the Office of the Tuscaloosa County Judge of Probate in Deed Book 2004 at Page 18539; and

**WHEREAS**, the owners of Lot 85 in Hillcrest Gardens Phase I, a map or plat of which is recorded in the Office of the Tuscaloosa County Judge of Probate in Plat Book 22 at Page 140, executed a "Protective & Restrictive Covenants of Hillcrest Gardens, Phase I", which was recorded on June 3, 2005 with the Office of the Tuscaloosa County Judge of Probate in Deed Book 2005 at Page 11453 ("Phase I Lot 85 Declaration", and collectively with the Phase I Declaration, Phase II Declaration, Phase III Declaration, and Phase III Lot 76 Declaration, the "Declarations"); and

**WHEREAS**, each of the Declarations states in Paragraph 27 of said Declaration, as follows:

1996 118  
Recorded in the Above  
Deed Book & Page

27. **COMPLETION OF DEVELOPMENT.** In the event that governmental regulations or economic conditions make the completion of the development of additional phases thereof impossible, unprofitable to the Declarants, or unreasonable, then the Declarants may, at their option, terminate the effect of those restrictive covenants as to such real property for which a map or plat of has not actually been recorded. Should the declarants decide to terminate the restrictions as to any portion of the real property under the circumstances described herein, they shall file notice of such termination in the office of the Judge of Probate of Tuscaloosa County, Alabama, and thereafter Declarants shall not be obligated to complete future phases of the development.

**WHEREAS**, Robb's Investments, LLC is the owner of the Property, which is located within the boundaries of the Subdivision, but for which a map or plat has not been recorded; and

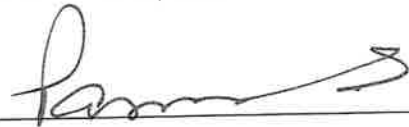
**WHEREAS**, more than fifteen (15) years have elapsed since the filing of the last of the Declarations, and in that time, economic conditions have made the completion of the development of any additional phases of the Subdivision, including any phases involving the Property, impossible, unprofitable, and/or unreasonable, and Robb's Investments, LLC, as the owner of the Property, wishes to terminate any application of any restrictions which may be applicable to the Property pursuant to any or all of the Declarations;

**NOW, THEREFORE**, notice is hereby given of the following:

1. Any and all restrictions and effects of any restrictive covenants pursuant to any one or more of the Declarations are hereby terminated as to the Property, and the Property is relieved of the effects of any such restrictive covenants; and
2. Except as specifically set forth in this Notice of Termination, the restrictions and covenants set forth in each of the Declarations shall continue to apply to all other Lots in the Subdivision, and shall remain in full force and effect as to all other Lots in the Subdivision.

IN WITNESS WHEREOF, the undersigned as the owner of the Property, has executed this Notice of Termination, on this the day and year first above written.

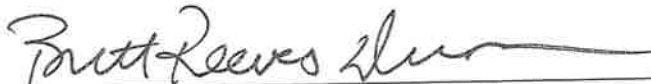
**Robb's Investments, LLC**

By:   
Parminder Pruthi,  
Attorney in Fact for Robb's Investments, LLC

STATE OF ALABAMA            )  
COUNTY OF TUSCALOOSA    )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Parminder Pruthi, whose name as the Attorney in Fact of Robb's Investments, 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 said instrument, he, as such Attorney in Fact, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand on this the 28<sup>th</sup> day of November, 2022.

  
Notary Public  
My Commission expires: 5/10/25

BRETT REEVES DUNN  
Notary Public, Alabama State at Large  
My Commission Expires May 10, 2025



**EXHIBIT A**  
**(The Property)**

**PARCEL NO: 63 36 06 23 0 001 012.000**

A parcel of land situated in the W ½ of the NE ¼ and the E ½ of the NW ¼ of Section 23, Township 22 South, Range 10 West, Tuscaloosa County, Alabama, more particularly described as follows:

Commence at the southeast corner of the North ½ of said Section 23; thence, run westwardly along the south boundary of the N ½ of said Section 23 a distance of 2498.10; thence, with a deflection angle right of 97°12', run northwardly a distance of 712.80 feet; thence, with a deflection angle left of 90°15', run westwardly a distance of 216.56 feet to a point on the curving west right-of-way of Alabama Highway No. 69 (250-foot right-of-way); thence, continue westwardly along the previous course a distance of 27.64 feet to an iron pipe found at the POINT OF BEGINNING; thence, continue westwardly along the previous course a distance of 237.00 feet to a ½" rebar and cap previously set at the southeast corner of Lot 17 of Hillcrest Gardens, Phase III as recorded in Plat Book 1999, Page 25 in the Probate Office of Tuscaloosa County, Alabama; thence, with an interior angle left of 90°00'00", run northwardly along the east boundary of said Lot 17 and across the eastern end of Wisteria Drive (50-foot right-of-way) a distance of 150.00 feet to a ½" rebar and cap previously set at the eastern end of the north right-of-way of said Wisteria Drive; thence, with an interior angle left of 270°00'00", run westwardly along the north right-of-way of said Wisteria Drive a distance of 17.66 feet to a ½" rebar and cap previously set at the southeast corner of Lot 25 of said Hillcrest Gardens, Phase III; thence, with an interior angle left of 90°00'00", run northwardly along the east boundary of said Lot 25 a distance of 98.38 feet to a ½" rebar and cap previously set at the northeast corner of said Lot 25; thence, with an interior angle left of 270°00'00", run westwardly along the north boundary of said Lot 25 a distance of 53.86 feet to a ½" rebar and cap previously set at the northwest corner of said Lot 25, said point also being the southeast corner of Lot 28 of said Hillcrest Gardens, Phase III; thence, with an interior angle left of 90°00'05",

**EXHIBIT A, CONTINUED**  
(The Property)

run northwardly along the east boundary of Lots 28, 29 and 30 of said Hillcrest Gardens, Phase III a distance of 161.49 feet to a ½" rebar and cap previously set at the northeast corner of said Lot 30, said point also being the southwest corner of Lot 33 of Hillcrest Gardens, Phase IV as recorded in Plat Book 2004, Page 243 in the afore-mentioned Probate Office; thence, with an interior angle left of 89°59'55", run eastwardly along the south boundary of said Lot 33 a distance of 53.83 feet to a ½" rebar and cap previously set at the southeast corner of said Lot 33; thence, with an interior angle left of 270°00'57", run northwardly along the east boundary of said Lot 33 and across the eastern end of Periwinkle Drive (50-foot right-of-way) a distance of 150.06 feet to a ½" rebar and cap previously set at the eastern end of the north right-of-way of said Periwinkle Drive; thence, with an interior angle left 270°00'00", run westwardly along the north right-of-way of said Periwinkle Drive a distance of 9.55 feet to a ½" rebar and cap previously set at the southeast corner of Lot 42 of Hillcrest Gardens, Phase III; thence, with an interior angle left of 89°59'03", run northwardly along the east boundary of said Lot 42 a distance of 100.00 feet to a ½" rebar and cap previously set at the northeast corner of said Lot 42; thence, with an interior angle left of 90°00'57", run eastwardly a distance of 263.87 feet to an iron pipe found; thence, with an interior angle left of 90°01'12", run southwardly a distance of 660.00 feet to the POINT OF BEGINNING, thus forming a closing interior angle left of 89°57'51".

Said parcel contains 4.016 acres, more or less.

Less and Except any part of the following two parcels which may lie within the above described property:

Lot 17 Resurvey of Lot 17 Hillcrest Gardens, Phase III, a map or plat of which is recorded in Plat Book 2005, Page 70 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid of and as a part of this description.

Lot 25 Resurvey of Lots 25, 26 & 27 of Hillcrest Gardens Phase III, a map or plat of which is recorded in Plat Book 2000, at Page 150 in the Probate Office of Tuscaloosa County, Alabama.

**EXHIBIT A, CONTINUED**  
**(The Property)**

**PARCEL NO: 63 36 06 23 0 001 012.033**

Part of the North Half of Section 23, Township 22 South, Range 10 West, in Tuscaloosa County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the North Half of Section 23; thence run in a westwardly direction and along the south line of the North Half of Section 23 for a distance of 2498.10 feet; thence with a deflection angle right of 97 degrees, 12 minutes, run in a northwardly direction for a distance of 712.80 feet; thence with a deflection angle left of 90 degrees, 15 minutes, run in a westwardly direction for a distance of 244.20 feet to the Point of Beginning; thence continue westwardly and along said course for a distance of 1216.67 feet; thence with an interior angle left of 70 degrees, 59 minutes, run in a northeastwardly direction for a distance of 210.01 feet; thence with an interior angle left of 289 degrees, 02 minutes, run in a westwardly direction for a distance of 209.96 feet; thence with an interior angle left of 71 degrees, 01 minutes, run in a northeastwardly direction for a distance of 67.66 feet; thence with an interior angle left of 108 degrees, 59 minutes, run in a eastwardly direction for a distance of 210.00 feet; thence with an interior angle left of 250 degrees, 46 minutes, run in a northeastwardly direction for a distance of 216.26 feet; thence with a interior angle left of 180 degrees, 31 minutes, run in a northeastwardly direction for a distance of 203.74 feet; thence with an interior angle left of 108 degrees, 43 minutes, run in a southeastwardly direction for a distance of 989.51 feet; thence with an interior angle left of 90 degrees, 00 minutes, run in a southwestwardly direction for a distance of 660.00 feet to the point of beginning, thus making a closing interior angle left of 89 degrees, 59 minutes.

LESS AND EXCEPT the following described property: Part of the North Half of Section 23, Township 22 South, Range 10 West, and being more particularly described as follows: Commence at the Southeast corner of the North Half of Section 23; thence run in a Westwardly direction and along the South line of the North Half of Section 23 for a distance of 2498.10 feet; thence with a deflection angle right of 97 degrees 12 minutes run in a Northwardly direction for a distance of 712.80 feet; thence with a deflection angle left of 90 degrees, 15 minutes run in a Westwardly direction for a distance of 443.01 feet to the Point of Beginning; thence continue Westwardly and along said course for a distance of 1017.86 feet; thence with an interior angle left of 70 degrees, 59 minutes, run in a Northeastwardly direction for a distance of 210.01 feet; thence with an interior angle left of 289 degrees, 02 minutes, run in a Westwardly direction for a distance of 209.96 feet; thence with an interior angle left of 71 degrees 01 minutes run in a Northeastwardly direction for a distance of 67.66 feet; thence with an interior angle left of 108 degrees 59 minutes run in an Eastwardly direction for a distance of 210.00 feet; thence with an interior angle left of 250 degrees, 46 minutes, run in a Northeastwardly direction for a distance of 216.26 feet; thence with an interior angle left of 180 degrees, 31 minutes run in a Northeastwardly direction for a distance of 203.74 feet; thence with an interior angle left of 108 degrees, 43 minutes, run in a Southeastwardly direction for a distance of 790.70 feet; thence with an interior angle left of 90 degrees, 00 minutes, run in a Southwestwardly direction for a distance of 659.94 feet to the Point of Beginning, thus making a closing interior angle left of 89 degrees, 59 minutes.

**EXHIBIT A, CONTINUED**  
**(The Property)**

**Tuscaloosa County Alabama Public GIS**  
 Web 19 - 113.5 Tusc - TuscaloosaAL - 11-28-2020  
**Parcel Search**

Max Records: 1,000

Parcel Pin: (w/o Beging 0's)

Account: (w/o Beging 0's)

Parcel(s):  
 63- through 63-

Owner: robbs invest begins with  
 Last First Middle format (1st by last name only)

PhyAddr: # St Name

TL Acres: [>=] [<=]

TL Value: [>=] [<=]

District: [v]

Subdivsn: [v]

ExemptCode: Not Exempt [v]

Deed BkPg: [v]

Deed Date: [>=] [<=]

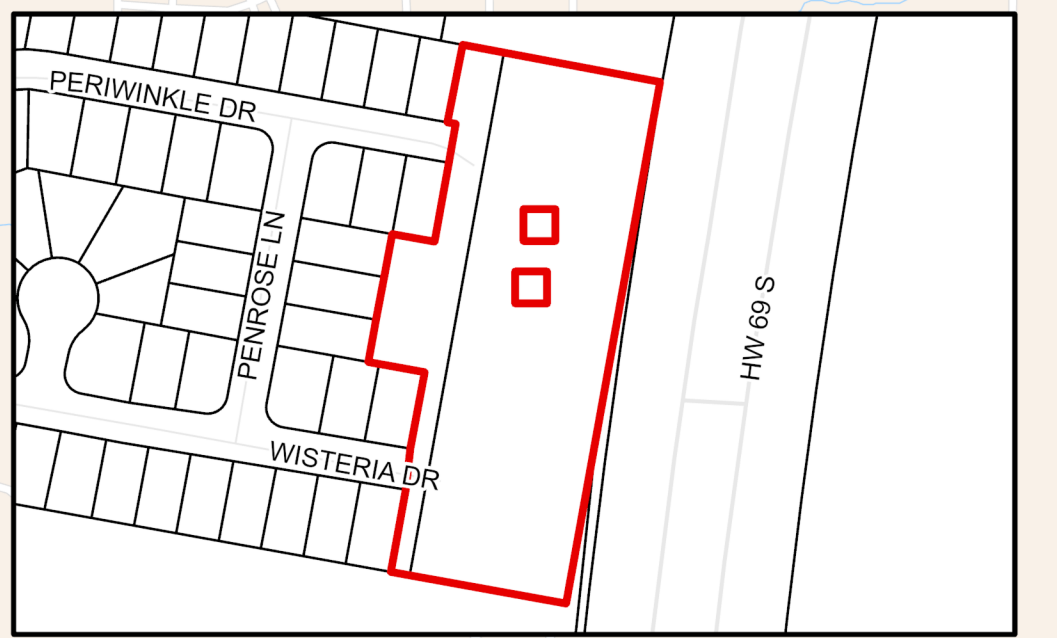
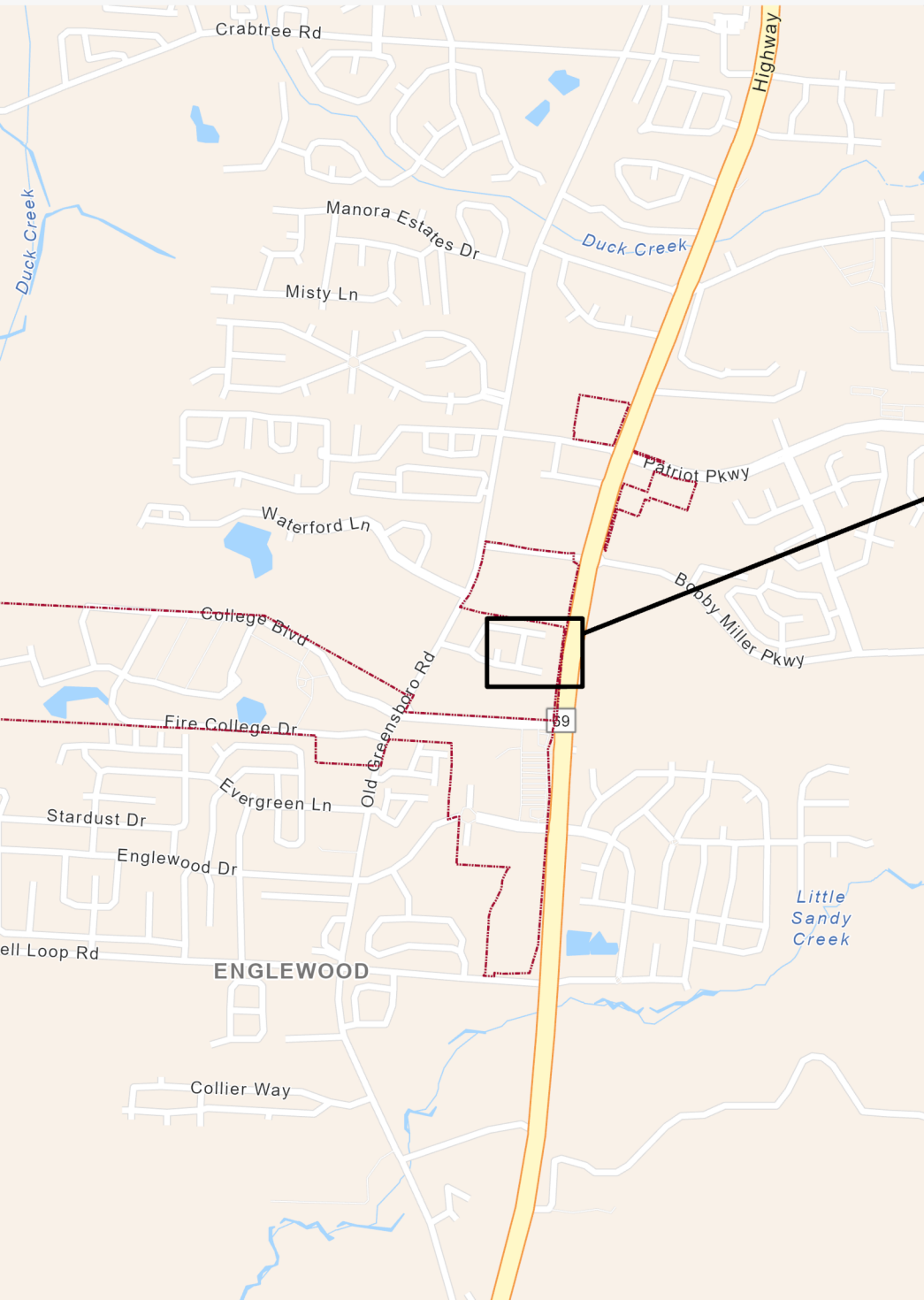
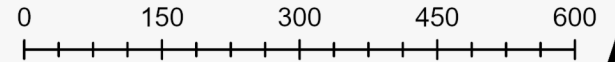
Sec. Twn: [v]

TuscaloosaAL - PARCEL SUMMARY - 2 Records															Sorted: Ascending		Print Back Map Fit Clear		To Excel To Mailing		Parcel To Bldg To Land	
Row	Info Links	Account	PPin	Parcel Number	Owner's Name	Parcel Address	S-T-R	Tax District	Land Val	Imp Val	TMkt Val	Acres	DBook	DPAGE	DDate	Use	Exmt	YrlyTax	Subdivision			
1		7739	42041	63 36 06 23 0 001 012.000	ROBBS INVESTMENTS LLC	HILLCREST GARDENS	23-22S-10W	02 - County South	\$15,800	\$0	\$15,800	0.78	2019	20009	08/14/2019	-	0	\$84.24 for 2022	-			
2		7739	644	63 36 06 23 0 001 012.033	ROBBS INVESTMENTS LLC	HWY 69S	23-22S-10W	02 - County South	\$75,000	SD	\$75,000	3	2014	19129	10/21/2014	-	0	\$405 for 2022	-			



# 9200 Highway 69S

1 inch = 209 feet







# 9200 Highway 69S

1 inch = 209 feet

