

We, the undersigned, do hereby approve of this document as being correct, just, and accurate. We acknowledge and accept this document as being final, and will record this document with all appropriate officials. We understand and acknowledge this agreement was created to help resolve ambiguities or errors associated with historical deeds, conveyances, ownership, possession, and overall survey and division of this property, and will fully abide by this map of survey and legal descriptions provided herein. We also acknowledge J Pierce and Associates LLC implemented due care and thorough process to ensure the accuracy of this document. Therefore, we understand total liability by J Pierce and Associates LLC for this document will not exceed the costs of professional services rendered. We, the undersigned, do hereby acknowledge and agree as follows:

**Emily Charmaine Paul**

*As written by J Pierce and Associates, LLC on October 18, 2022, and based on results of boundary survey of said property.*

COMMENCING from the Purported Northeast corner of Section 5, Township 1 South, Range 4 East, Baldwin County, Alabama, said point being a found rail spike, thence S 89° 54' 55" W 896.12' to a point, thence S 00° 17' 31" E 210' to a set ½ inch yellow capped rebar JPA CA 920, said point being the POINT OF BEGINNING, thence S 89° 40' 10" W 210.71' to a found ½ inch yellow capped rebar JPA CA 920, thence S 80° 44' 53" E 116.03 to a found round wooden fence corner post, thence S 00° 01' 10" W 198.92' to a found ½ inch yellow capped rebar JPA CA 920, thence S 90° 00' 00" W 416.33' to a found ½ inch yellow capped rebar JPA CA 920, thence N 04° 22' 43" E 187.03' to a found round wooden fence corner post, thence N 14° 01' 25" W 75.91' to a found ½ inch yellow capped rebar JPA CA 920, thence S 51° 47' 25" W 311.28' to a set ½ inch yellow capped rebar JPA CA 920, thence S 05° 50' 32" W 201.02' to a found ancient post, thence S 05° 50' 32" W 76.23' to a found ancient post, thence S 04° 08' 32" W 504.16' to a found ancient post, thence S 00° 16' 27" W 50.04' to a found ancient post, thence S 01° 18' 56" W 54.64' to a set ½ inch yellow capped rebar JPA CA 920, thence N 89° 12' 40" E 832.71' to a found ½ inch rebar, thence N 00° 17' 31" W 1022.99' back to the point of beginning, containing ±16.48 acres and subject to all easements, right of ways, and restrictions included therein.

**Subject Site**

T1N R4E

31 32 33

Town Ln

L65

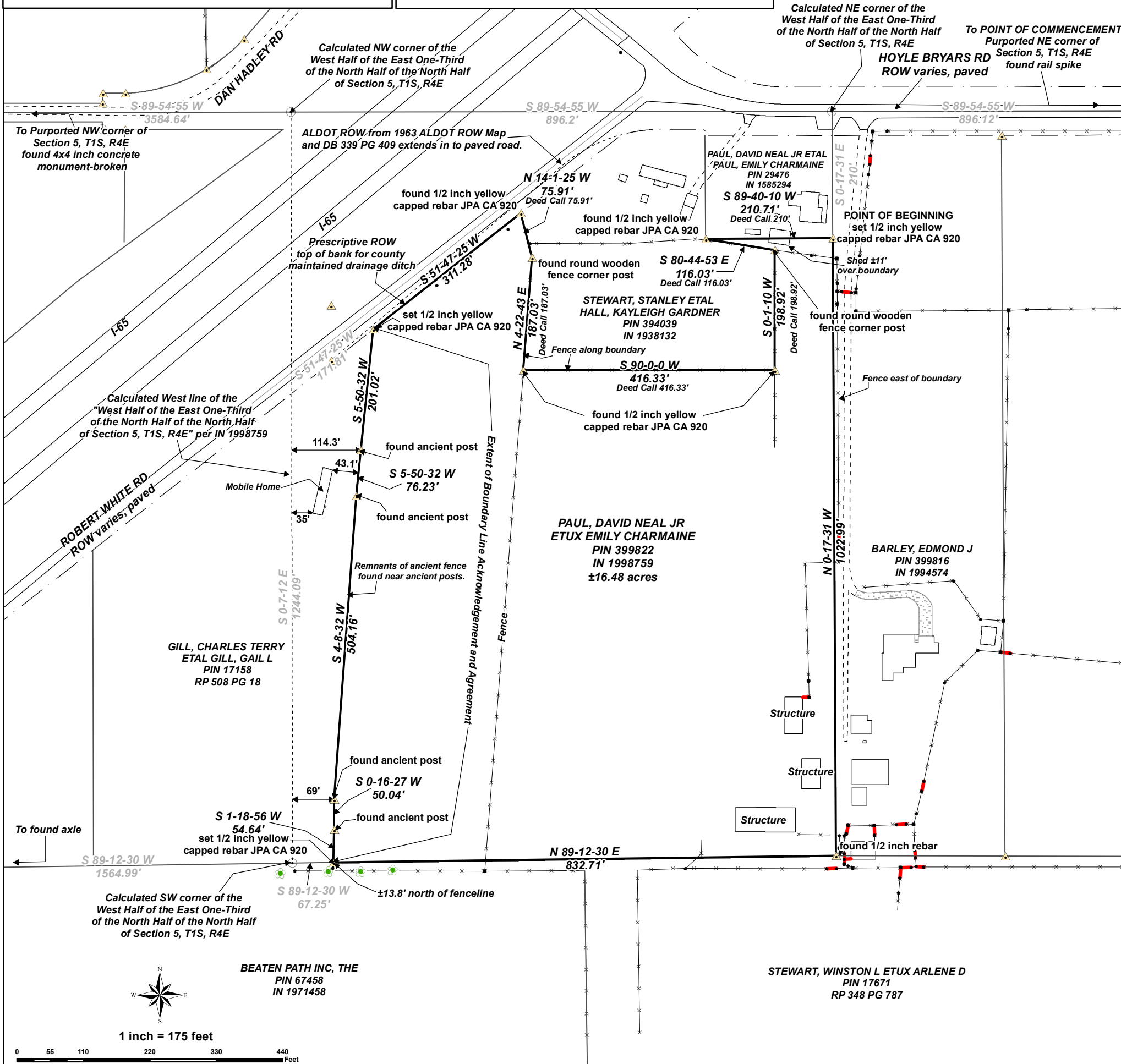
DAN HADLEY RD

HOYLE BRYARS RD

06 05 04

T1S R4E

DYAS RD



1. Sources of information used to facilitate this document may have been previously submitted by this company, other firms, clients, or other involved entities.
2. Bearings and distances are referenced to grid north in the Alabama State Plane Coordinate West Zone (NAD 83) with coordinate units in US survey feet. All quadrant bearings depicted are referenced as Degrees° Minutes' Seconds". GPS and conventional techniques were used to derive the information depicted hereon.
3. Field work performed October 4, 2022.
4. Utilities were not located for the purpose of this survey, except where shown on this survey.
5. No instruments of record concerning right of ways, easements or ownership were furnished, except as noted on this survey.
6. This survey was delivered without the benefit of a title search or abstract history. No liability is assumed for loss or judgments related to an abstract, title search, or legal process associated with this property.
7. Total liability for this survey shall not exceed the amount paid for this survey.
8. Not valid without embossed seal, original signature or stamp.
9. Copyright JPA© 2022. This work shall not be reproduced or redistributed without expressed, written permission.
10. This document valid for 90 days from date of survey.
11. All improvements, covenants, easements, or other restrictions of record may not be shown for the purpose of this survey.
12. Background imagery or information shown is not produced or guaranteed by JPA and is for graphic purposes only.

**Legend**

|                                                                                       |                        |                                                                                       |                      |                                                                                       |                   |                                                                                       |                      |
|---------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|----------------------|
|  | Monument               |  | Approximate Boundary |  | Overhead Electric |  | Approximate Boundary |
|  | Calculated Point       |  | CL Road              |  | Pier              |  | COGO Boundary        |
|  | Fence corner           |  | Culvert              |  | RR Track          |  | Concrete             |
|  | Fencepost              |  | Easement             |  | Right of Way      |  | Fence                |
|  | Marked Tree            |  | Edge Dirt Road       |  | Setback Line      |  | Water                |
|  | Access Drive           |  | Edge Field Road      |  | Sewer Line        |  | Structure            |
|  | Edge Unpaved Access    |  | Edge of Pavement     |  | Survey Boundary   |  | Survey Boundary      |
|  | Vacated Line           |  | Edge of Water        |  | Vegetation Line   |                                                                                       |                      |
|  | Natural Gas            |  | Electric Easement    |  | Water Line        |                                                                                       |                      |
|  | COGO Line              |  | Fence                |  | Wetland           |                                                                                       |                      |
|  | Double Arrow Dimension |  | Gate                 |                                                                                       |                   |                                                                                       |                      |

I hereby state all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for land surveying in the state of Alabama to best of my knowledge, information, and belief.

Matthew Burkett, PLS  
AL #40398-S

Date \_\_\_\_\_

**J Pierce and Associates LLC**  
Geospatial Consultants

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## Results of Boundary Survey & Boundary Line Agreement for David Paul

Section 5  
T1S R4E

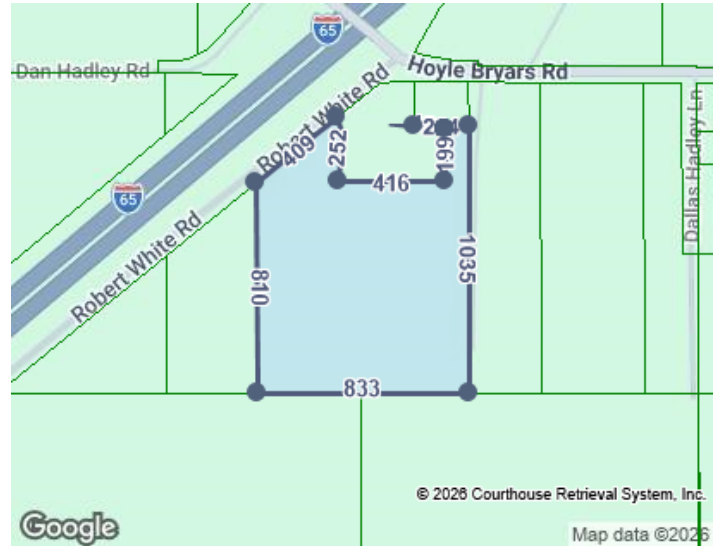
JPA Project #742

Robert White Rd  
Perdido, AL 36562

Field work: MDB  
 Drawn: MDE  
 Checked: MDB/

**Date: 10/18/2022**  
This document supersedes any  
previously dated document

Tuesday, February 03, 2026



#### LOCATION

**Property Address** 52814 Robert White Rd  
Perdido, AL 36562-3074

#### Subdivision

**County** Baldwin County, AL

#### GENERAL PARCEL INFORMATION

**Parcel ID/Tax ID** 17-03-05-0-000-001.005

**Tax PPIN** 399822

**Account Number** 328626

**District/Ward** County Hospital

**2020 Census Trct/Blk** 102/1

#### Zoning Code

**Assessor Roll Year** 2024

**Fairhope Single Tax** No

#### PROPERTY SUMMARY

**Property Type** Farm

**Land Use** Pasture (Avg B2)

#### Improvement Type

#### Square Feet

#### CURRENT OWNER

**Name** Paul David Neal Jr Emily Charmainepaul

**Mailing Address** 497 Horseshoe Cir  
Atmore, AL 36502-8026

#### SCHOOL ZONE INFORMATION

**Perdido Elementary School** 3.9 mi  
Primary Middle: K to 8 Distance

**Baldwin County High School** 9.4 mi  
High: 9 to 12 Distance

#### SALES HISTORY THROUGH 12/23/2025

| Date      | Amount | Buyer/Owners                       | Seller                          | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|--------|------------------------------------|---------------------------------|------------|-------------|------------------------|
| 5/12/2022 |        | Paul David Neal Jr Etux Emily Char | Stewart Winston L               |            |             | 1998759                |
| 5/1/2022  |        | Stewart Winston L                  | Stewart Winston L Etux Arlene D |            |             | 1998758                |

#### TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount  |
|------------------------|-----------|-----------------------|---------|
| Appraisal Year         | 2024      | Assessment Year       | 2024    |
| Appraised Land         | \$171,200 | Assessed Land         | \$720   |
| Appraised Improvements | \$70,500  | Assessed Improvements | \$7,060 |
| Total Tax Appraisal    | \$241,700 | Total Assessment      | \$7,780 |

Exempt Amount

Exempt Reason

## TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2024     |            | \$234.00     | \$234.00    |
| 2023     |            | \$461.40     | \$461.40    |

## MORTGAGE HISTORY

No mortgages were found for this parcel.

## FORECLOSURE HISTORY

No foreclosures were found for this parcel.

## PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature        | Size or Description | Year Built | Condition |
|----------------|---------------------|------------|-----------|
| Barn Shed B-32 | 4059 SF             | 2007       |           |
| Barn Shed B-22 | 600 SF              | 2016       |           |
| Barn B-42      | 2328 SF             | 1990       |           |

## PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |         |
|--------------------|------------------------|-----------------|---------|
| Land Use           | Pasture (Avg B2)       | Lot Dimensions  |         |
| Block/Lot          |                        | Lot Square Feet | 743,740 |
| Latitude/Longitude | 30.995170°/-87.687626° | Acreage         | 17.074  |

| Type | Land Use          | Size | Tax Assessor Value |
|------|-------------------|------|--------------------|
|      | PASTURE (AVG B2)  | 8 Ac | \$72,700           |
|      | PASTURE (POOR B3) | 3 Ac | \$37,900           |
|      | TIMBER (POOR C3)  | 6 Ac | \$60,600           |

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |                                               |
|-----------------|-----------------------------------------------|
| Gas Source      | Road Type                                     |
| Electric Source | Topography                                    |
| Water Source    | District Trend                                |
| Sewer Source    | Special School District 1                     |
| Zoning Code     | Special School District 2                     |
| Owner Type      | School District Baldwin County Public Schools |

## LEGAL DESCRIPTION

|             |                                                                                                                                                                                                                                                                       |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subdivision | Plat Book/Page                                                                                                                                                                                                                                                        |
| Block/Lot   | District/Ward County Hospital                                                                                                                                                                                                                                         |
| Description | 17 Ac(C) Com At The Ne Cor Of Sec 5 Th Run W 893(S), Th S 2 01(S) For Pob, Th W 214(S), Th S 4(S), Th Se 120(S), Th S 199(S), Th W 416(S), Th Ne 187(S), Th Nw 65(S), Th Sw 110(S), Cont Sw 298(S), Th S 810(S), Th E 833(S), Th N 1 035(S) To Pob Sec 5-T1s-R4e (Wd) |

## FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description                                                                                | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--------------------------------------------------------------------------------------------|---------------|----------------------|
| X         | Minimal    |     | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 01003C0325M   | 04/19/2019           |

LISTING ARCHIVE

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No Listings found for this parcel.

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