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September 12, 2022

VIA ELECTRONIC FILING

Project No. 349

Martin Dam Hydroelectric Project

Article 412 – Grouped Non-project Use of Project Lands and Waters Application:

Existing Non-Residential Developments of the Martin Dam Hydroelectric Project

Ms. Kimberly D. Bose

Secretary

Federal Energy Regulatory Commission

888 First Street, N

Washington, D.C. 20426

Dear Secretary Bose:

Alabama Power Company (Alabama Power) is the Federal Energy Regulatory Commission (FERC or Commission) licensee for the Martin Dam Hydroelectric Project (Martin Project) (FERC No. 349). On December 17, 2015, FERC issued an Order Issuing New License¹ for the Martin Project. Article 412 required Alabama Power to file for Commission approval a revised Shoreline Management Plan (SMP) that must include, among other requirements, “(8) a description of the encroachments at the Martin Dam Project, including the number of encroachments that have been addressed, the method of resolution, and the number and location of encroachments that remain unresolved”. On December 19, 2016, Alabama Power filed a revised Shoreline Management Program (SMP)² for FERC approval, which included as Appendix F the Martin Unpermitted Structure Report. On September 12, 2017, FERC issued an Order Approving Shoreline Management Plan³.

Section 3.7.2 of the Martin Unpermitted Structure Report discusses 34 Legacy Non-Residential developments with a total of 691 structures. Alabama Power committed to conduct further research on these facilities to determine the ownership and permitting status of the structures, including research of internal files and any previously issued FERC approvals. Alabama Power stated it would prepare a grouped non-Project use application⁴ for each of these 34 sites, except where research concludes that previous permitting and FERC approvals are sufficient. Alabama Power committed to filing the grouped

¹ 153 FERC ¶ 61,298

² Accession No. 20161219-0105

³ 160 FERC ¶ 62,219

⁴ Alabama Power submitted a similar grouped non-Project use application for existing Non-Residential Developments of the Warrior River Project that were identified through the Warrior Unpermitted Structure Study (Accession No. 20151231-5141). As requested by Alabama Power, FERC issued a series of orders approving each development separately.

non-Project use application for FERC approval within five years of FERC approval of the report (i.e., no later than September 12, 2022).

While conducting research on the 34 Legacy Non-Residential developments identified in the Martin Unpermitted Structure Report, Alabama Power determined that ten developments had been previously approved by FERC and, therefore, are not included as part of this grouped non-project use application. Furthermore, Alabama Power determined that all of the facilities located at Pleasure Point have been removed. The table below details the findings on these eleven developments.

Development	Resolution / Most Recent FERC Authorization	Encroachments resolved⁵
Blue Creek Marina	178 FERC ¶ 62,076 (2022)	12
Chucks Marina	177 FERC ¶ 62,080 (2021)	20
Dixie Sailing Club	145 FERC ¶ 62,135 (2013)	15
Harbor Point Condos	131 FERC ¶ 62,120 (2010)	78
Kowaliga Marina	163 FERC ¶ 62,047 (2018) ⁶	22
Marina Bay Condos	167 FERC ¶ 62,034 (2019)	26
New Water Ministries	171 FERC ¶ 62,047 (2020) ⁷	16
Piney Woods Ramp	Accession No. 20190204-3002	4
Pleasure Point	All facilities removed	11
Ridge Marina	160 FERC ¶ 62,022 (2017) ⁸	28
River North Marina	174 FERC ¶ 62,120 (2021)	13

For the remaining 23 Legacy Non-Residential developments identified in the Martin Unpermitted Structure Report, attached is a grouped non-project use application (Attachment 1) that describes existing Non-Residential developments that have not previously been approved by FERC or for which no documentation could be located. The purpose of this grouped non-project use application is to gain FERC approval for each of the developments. However, Alabama Power asks that FERC respond to each individual request for approval independently, and if acceptable, issue a separate approval order for each individual development. All developments included for FERC approval are existing. No portion of this application is intended to request approval for new or proposed structures within the FERC Project boundary. The primary structures included within this application are boat docks, wet slips, boat ramps, seawalls and other bank stabilization, and buildings used for various purposes. The application includes an overview map as well as the following documents for each development:

- a report describing the structures included for approval (including square footage [or linear footage, where applicable] and number of watercraft that can be accommodated); coordinates and other location information; and a brief description of the current use

⁵ Encroachments may have been resolved by several methods. For example, if a structure (either as shown in the 2016 report or as modified since 2016) was found to be permitted under a FERC order, it is considered resolved; also, if it has been removed.

⁶ Note that a more recent application has been filed under Accession No. 20220621-5048 but an order has not been issued to date.

⁷ FERC recently approved Alabama Power's request for an extension of time to file the construction completion report for this project (Accession No. 20220502-3023)

⁸ FERC recently approved Alabama Power's request for an extension of time to file the construction completion report for this project (Accession No. 20220718-3018)

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9/12/2022

- a map illustrating the development and structures
- photographs
- copy of tax assessment and deed

In some cases, the structures detailed within this application do not precisely match data provided within the Martin Unpermitted Structures Report (e.g., modifications/removals/additions since 2016). This application contains the most up-to-date, accurate information available regarding these sites.

Alabama Power distributed this grouped non-project application to the Alabama Department of Conservation and Natural Resources (ADCNR), the Alabama Law Enforcement Agency (ALEA) Marine Patrol Division, the Alabama Historical Commission (AHC), the U.S. Army Corps of Engineers (USACE), and the U.S. Fish & Wildlife Service (USFWS) on August 10, 2022. Documentation of consultation and agency responses is included in Attachment 2. No comments were received from ALEA, AHC, or USACE.

If there are any questions concerning this grouped non-project use of project lands and waters application, please contact me at tlmills@southernco.com or 205-257-4892.

Sincerely,



Tina L Mills
Hydro Licensing Specialist

Attachments (2)

cc: Todd Fobian – ADCNR
Matt Brooks - ALEA
Amanda McBride – AHC
Lee Anne Wofford – AHC
Leslie Turney – USACE
Erin Padgett - USFWS

Attachment 1

Grouped Non-project Use of Project Lands and Waters Application:
Existing Non-Residential Developments of the Martin Dam Hydroelectric Project

**MARTIN DAM HYDROELECTRIC PROJECT
UNPERMITTED STRUCTURES REPORT:
GROUPED NON-PROJECT USE APPLICATION
FOR EXISTING NON-RESIDENTIAL DEVELOPMENTS**

MARTIN DAM HYDROELECTRIC PROJECT

FERC No. 349

Prepared by:



Birmingham, Alabama

August 2022

**GROUPED NON-PROJECT USE APPLICATION
FOR EXISTING NON-RESIDENTIAL DEVELOPMENTS**

MARTIN DAM HYDROELECTRIC PROJECT

**ALABAMA POWER COMPANY
BIRMINGHAM, ALABAMA**

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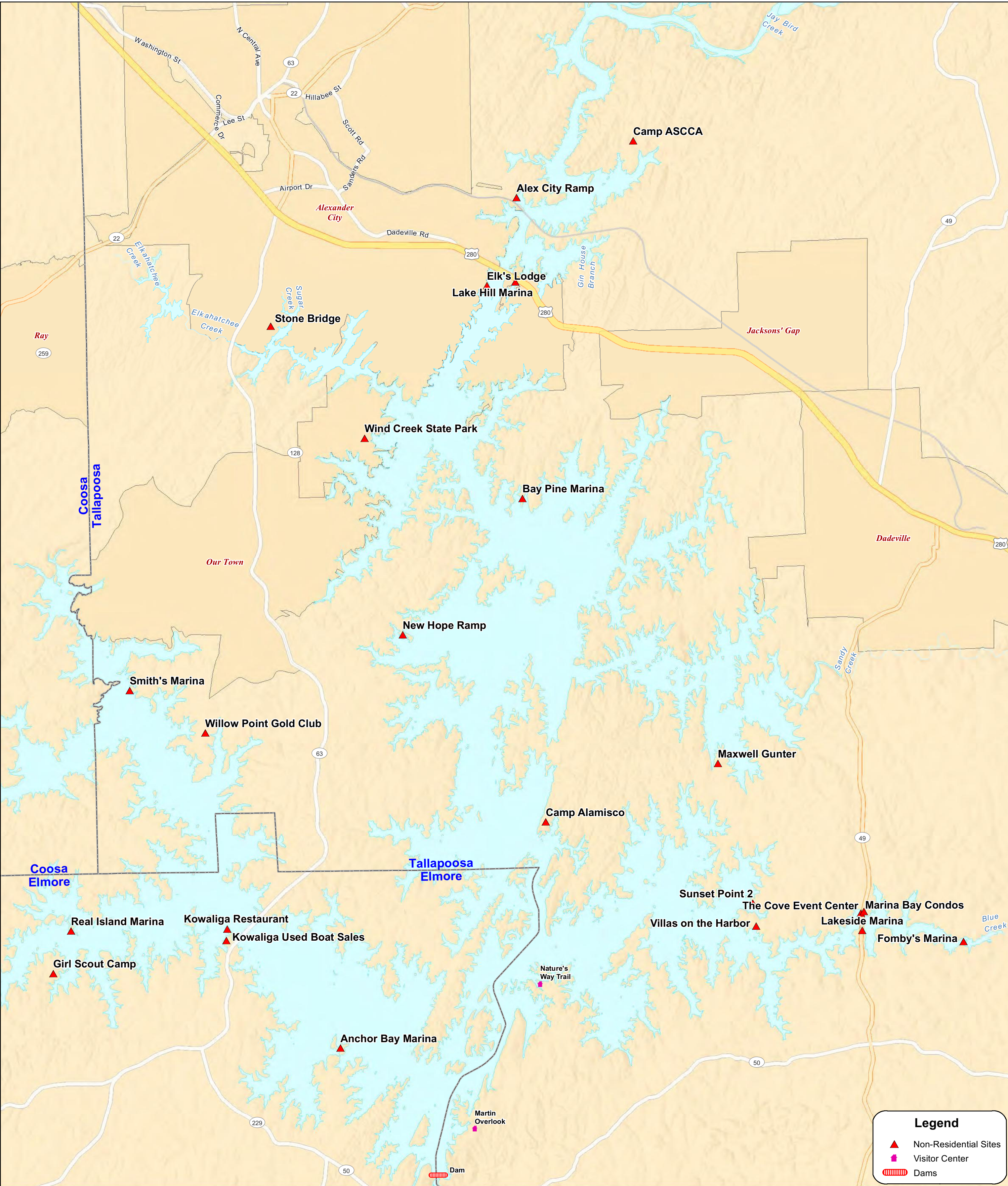
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Lake Martin

Non-Residential Map for FERC #349



Legend

Non-Residential Sites

Visitor Center

Dams

Copyright 2015
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Alabama Power Company
Shoreline Management
Compliance



APCO Reservoir Info System 1-800-LAKES 11
Alabama State Marine Police 1-800-272-7930



ALEX CITY RAMP

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Alex City Ramp
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.91747, W85.88281
County:	Tallapoosa County
Public Lands Survey System (PLSS) location:	South half of the Southwest Quarter of Section 05, Township 22 North, Range 22 East
Full Pool Contour:	491' mean sea level (msl)
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 880 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

The Alex City Ramp is public boat ramp owned and operated by the City of Alexander City to provide access to Lake Martin.

Property Ownership:

The Alex City Ramp is owned and operated by:
The City of Alexander City
PO Box 1973
Alexander City, AL 35011

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

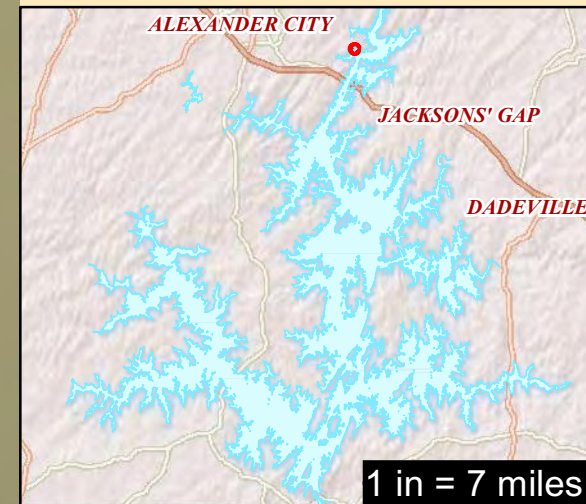
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pier	475 ft ²	0	0	0
Boardwalk	1,650 ft ²	n/a	n/a	n/a
Boat Ramp	2,935 ft ²	n/a	n/a	n/a
Pier with Float	880 ft ² , 450 ft ²	7	0	7
Pier	1,035 ft ²	2	0	2
Rip Rap	405 ft	n/a	n/a	n/a

Existing Non-Residential Site

Alex City Ramp

Lake Martin

32.91747, -85.88281



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Alex City Ramp



Figure 1: Overview of Alex City Ramp



Figure 2: Boardwalk and Pier

Alex City Ramp



Figure 3: Boat Ramp, Pier, Float and Rip-Rap



Figure 4: Boat Ramp, Pier, Float, Boardwalk, and Rip-Rap

Alex City Ramp



Figure 5: Rip-Rap, Pier, and Float



Figure 6: Boardwalk and Pier

Alex City Ramp



Figure 7: Pier and Rip Rap

Alex City Ramp
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 11 03 05 0 001 005.001		202220	14140	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	AC AREA WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
02 - County-D5	ALEXANDER CITY	05-22N-22E	2.29	0.00	B-DC11 P-09211 D-03/14/1997
Legal	COM @ THE NW COR SW4 SW4; TH E 1077.19 S 353.01 TO POB. NE 368.13 TO 490 CONTOUR OF LK; SLY & NLY 787.9 ALG THE MEANDERING OF THE SD LK; NW 100.6 TO POB.				

Owner

Name	ALEX CITY CITY OF
Mailing Addr	PO BOX 1973 ALEXANDER CITY, AL 35011

Values

Land Total:	\$229,000.00
Building Total:	\$0.00
Appraised Value:	\$229,000.00
Yrly Tax:	\$0 for 2021

GRANTEE'S ADDRESS: ^{Pl} P. O. Box 552, Alexander City, Alabama 35011-0552

WARRANTY DEED

STATE OF ALABAMA)
)
TALLAPOOSA COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That Russell Lands, Inc., a corporation, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to it in hand paid by The City of Alexander City, Alabama, a municipal corporation, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell, enfeoff, and convey unto the said City of Alexander City, Alabama, a municipal corporation, hereinafter referred to as Grantee, the following described real estate, lying in the County of Tallapoosa, State of Alabama—to-wit:

Commence at a 1" solid rod located at the northwest corner of the SW 1/4 of the SW 1/4 of Section 5, T-22-N, R-22-E, Tallapoosa County, Alabama; thence east 1077.19' to a point; thence south 353.01' to an iron pin and point of beginning for the herein described parcel of land; thence N 46° 17' 57" E 368.33' to an iron pin located on the high water line of Lake Martin; thence meandering along said high water line which generally follows the following eighteen (18) courses: (1) S 63° 53' 46" E 62.36'; (2) S 58° 58' 17" E 42.99'; (3) S 46° 38' 38" E 69.89'; (4) S 18° 30' 38" E 22.04'; (5) S 17° 48' 03" E 44.87'; (6) S 00° 51' 04" E 39.29'; (7) S 14° 46' 11" W 78.65'; (8) S 13° 42' 19" W 36.20'; (9) S 63° 32' 04" W 16.79'; (10) S 45° 01' 05" W 43.13'; (11) S 27° 10' 24" W 33.64'; (12) S 71° 16' 14" W 14.74'; (13) N 58° 46' 57" W 20.84'; (14) N 42° 31' 05" W 58.81'; (15) S 72° 01' 28" W 59.20'; (16) S 81° 02' 59" W 32.68'; (17) S 88° 59' 55" W 44.11'; (18) N 59° 25' 30" W 69.78' to an iron pin located on the centerline of a hollow; thence leaving said high water line go along said centerline of hollow N 50° 15' 56" W 100.66' to the point of beginning. Containing 2.29 acres, more or less, and lying in and being a part of the South Half of the SW 1/4 of Section 5, T-22-N, R-22-E, Tallapoosa County, Alabama.

TO HAVE AND TO HOLD the aforesaid premises to the said Grantee, its successors and assigns, to its use and behoof, forever. And Grantor does hereby covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the aforegranted premises; that Grantor is free from all incumbrances; that Grantor has a good right to sell and convey the same to the said Grantee, its successors and assigns, and Grantor does hereby warrant and covenant to defend the title to said premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Russell Lands, Inc., a corporation, has caused its corporate

NO. _____
RECEIVED
DONALD H. FOX
JUDGE OF PROBATE

97 MAR 24 PM 12:13

STATE OF ALABAMA
TALLAPOOSA COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON

RECORDED CARD

119211

No. _____

RECORDING FEES
TALLAPOOSA CO. AL.
REC. FEE \$ 3.00
C. FEE \$ 1.00
TOTAL \$ 4.00

Warranty Deed
 Russell Lands, Inc.
 To The City of Alexander City
 Page 2

name and seal to be hereunto affixed on this 14 day of March, 1997, by
 its President, William E. Davenport.

RUSSELL LANDS, INC.

BY: Wm E Davenport (L.S.)
 Its President

ATTEST:

David Mitchell
 Its Secretary

STATE OF ALABAMA)
 COUNTY OF TALLAPOOSA)

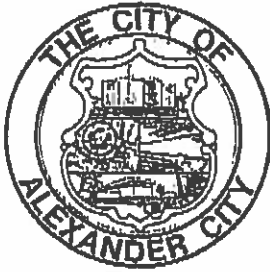
I, Carol B Henry, a Notary Public in and for said County, in said State,
 hereby certify that William E. Davenport whose name as President of Russell Lands, Inc. is
 signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
 day, that, being informed of the contents of the conveyance, he, as such officer and with full
 authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 14 day of March, 1997.

Carol B Henry
 NOTARY PUBLIC
 My commission expires March 17, 1997

THIS INSTRUMENT PREPARED BY:

Morris, Haynes, Ingram & Hornsby
 Attorneys at Law
 P. O. Box 1660
 Alexander City, Alabama 35011-1660



DON F. McCLELLAN
Mayor

George H. Gordon
Clerk and Treasurer

CITY OF ALEXANDER CITY

P.O. Box 552 • Alexander City • Alabama 36011-0552

Telephone (205) 329-8426

#119211

CITY COUNCIL

Glenn Thomas
Council President
David L. Benton
President Pro Tempore
Barbara H. Young
Gwendolyn D. Coley
Michael E. Sharman
Frank H. Tapley

State of Alabama

County of Tallapoosa

AFFIDAVIT

I, Don F. McClellan, as Mayor of the City of Alexander City, Alabama, do hereby certify that the preceding document is property that is used for the Parks and Recreation Department as a Municipal Boat Ramp.

Affiant Signature

Don F. McClellan

Mayor City of Alexander City, Alabama

ATTEST:

George H. Gordon, CMG

Subscribed and sworn before me this 20th day of March, 1997.

Notary Public

My Commission expires August, 2000

ANCHOR BAY MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Anchor Bay Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.71382, W85.93859
County:	Elmore County
PLSS location:	West half of the Southwest Quarter of Section 14 and the East half of the Southeast Quarter of Section 15, Township 20 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Commercial Recreation
Alabama Power Ownership/Rights:	Project lands owned by Alabama Power Company in fee simple and leased to Anchor Bay Marina.
Acreage within Project Boundary:	Approximately 7 acres
Shoreline footage at full pool elevation:	Approximately 3,100 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Anchor Bay Marina, formerly known as Castaway Island Marina, is a full-service marina operating on Alabama Power owned Project Lands that are leased to the marina. A commercial marina has operated continuously at this location since 1927. Facilities at this existing non-residential development have been authorized under several prior FERC orders, the most recent of which was issued on February 5, 2019¹. Although FERC has previously issued several orders approving various structures at this location, the facilities as shown on the map provided within this application include a pier and PWC floats that Alabama Power was unable to identify in previously filed drawings or within previously issued FERC orders. Therefore, the Anchor Bay Marina development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today.

¹ 166 FERC ¶ 62,057

Property Ownership:

Anchor Bay Marina is located on Project lands owned by Alabama Power Company. The marina is operated by:

Anchor Bay Marina, LP
2001 Castaway Island Road
Eclectic, AL 36024

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Rip Rap	375 ft 300 ft	n/a	n/a	n/a
Seawall	705 ft	n/a	n/a	n/a
Float	4,290 ft ²	0	0	0
7 PWC Floats	60 ft ² each	0	7	7
3 Boathouses	12,925 ft ²	10	0	10
	15,900 ft ²	18	0	18
	12,615 ft ²	20	0	20
2 Dry Storage Buildings	22,950 ft ²	n/a	n/a	n/a
	2,850 ft ²	n/a	n/a	n/a
Office	335 ft ²	n/a	n/a	n/a
Parking Lot	6,355 ft ²	n/a	n/a	n/a
Shop	2,280 ft ²	n/a	n/a	n/a
Forklift Pad	205 ft ²	n/a	n/a	n/a
Boardwalk	625 ft ²	n/a	n/a	n/a
Float	250 ft ²	5	0	5
3 Piers	105 ft ²	4	0	4
	125 ft ²	4	0	4
	100 ft ²	4	0	4
Pier with Wetslip	6,290 ft ²	24	0	24
Boat Ramp	7,685 ft ²	n/a	n/a	n/a

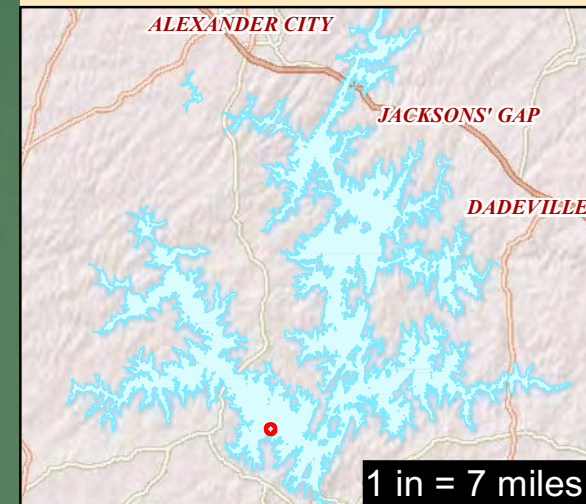
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Restaurant	6,975 ft ²	n/a	n/a	n/a
Deck	985 ft ²	n/a	n/a	n/a
Retaining Wall	95 ft	n/a	n/a	n/a
5 Piers	1 @ 160 ft ²	4	4	4
	3 at 165 ft ² each	4 each	4 each	12
	1 @ 175 ft ²	4	4	4
Boat Ramp	1,130 ft ²	n/a	n/a	n/a
Pavilion	6,135 ft ²	n/a	n/a	n/a
Office	2,070 ft ²	n/a	n/a	n/a
Pavilion	770 ft ²	n/a	n/a	n/a
Boardwalk	825 ft ²	n/a	n/a	n/a
5 Piers	1 @ 120 ft ²	4	n/a	4
	1 @ 135 ft ²	4	n/a	4
	1 @ 140 ft ²	4	n/a	4
	2 at 115 ft ² each	4 each	n/a	8
Store	2,880 ft ²	n/a	n/a	n/a
Wetslip	2,790 ft ²	6	0	6
PWC floats	4 at 60 ft ² each	0	4	4

Existing Non-Residential Site

Anchor Bay Marina

Lake Martin

32.71382, -85.93859



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.

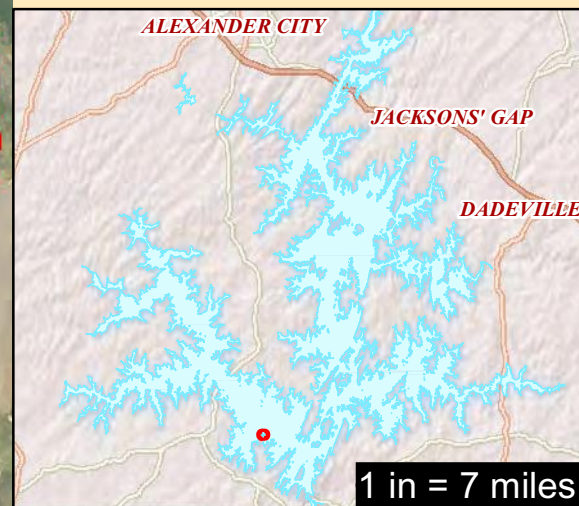


Existing Non-Residential Site

Anchor Bay Marina

Lake Martin

32.71190, -85.93879



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.

Anchor Bay Marina



Figure 1: Float and Boathouses



Figure 2: Float, Boathouses, and PWC Floats

Anchor Bay Marina



Figure 3: Boathouses and PWC Floats



Figure 4: Float and Boathouses

Anchor Bay Marina



Figure 5: Float and Boathouses



Figure 6: Wetslip

Anchor Bay Marina



Figure 7: Forklift Pad



Figure 8: Forklift Pad

Anchor Bay Marina



Figure 9: Dry Storage



Figure 10: Dry Storage

Anchor Bay Marina



Figure 11: Piers

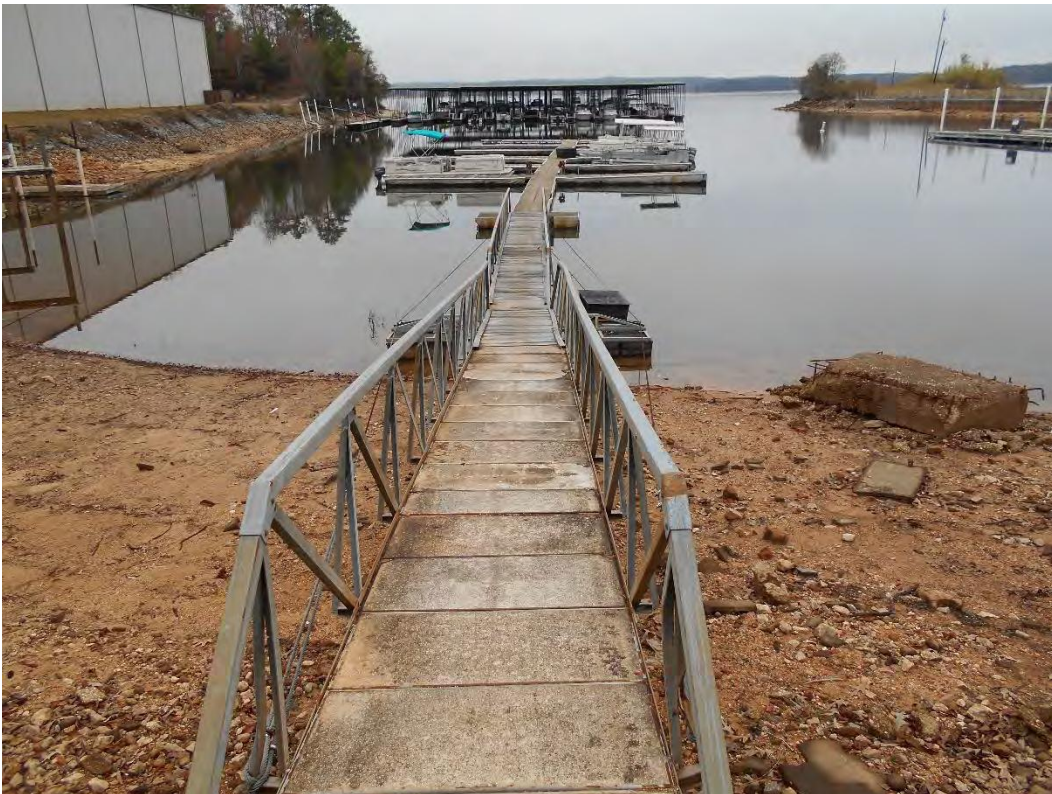


Figure 12: Wetslip

Anchor Bay Marina



Figure 13: Boat Ramp



Figure 14: Piers and Boat Ramp

Anchor Bay Marina



Figure 15: Piers, Store, and Wetslip



Figure 16: Restaurant

Anchor Bay Marina



Figure 17: Piers



Figure 18: Boat Ramp, Piers, Pavilion, and Office

Anchor Bay Marina



Figure 19: Wetslip and Store



Figure 20: Office and Pavilions

Anchor Bay Marina



Figure 21: Restaurant, Piers, and Boat Ramp

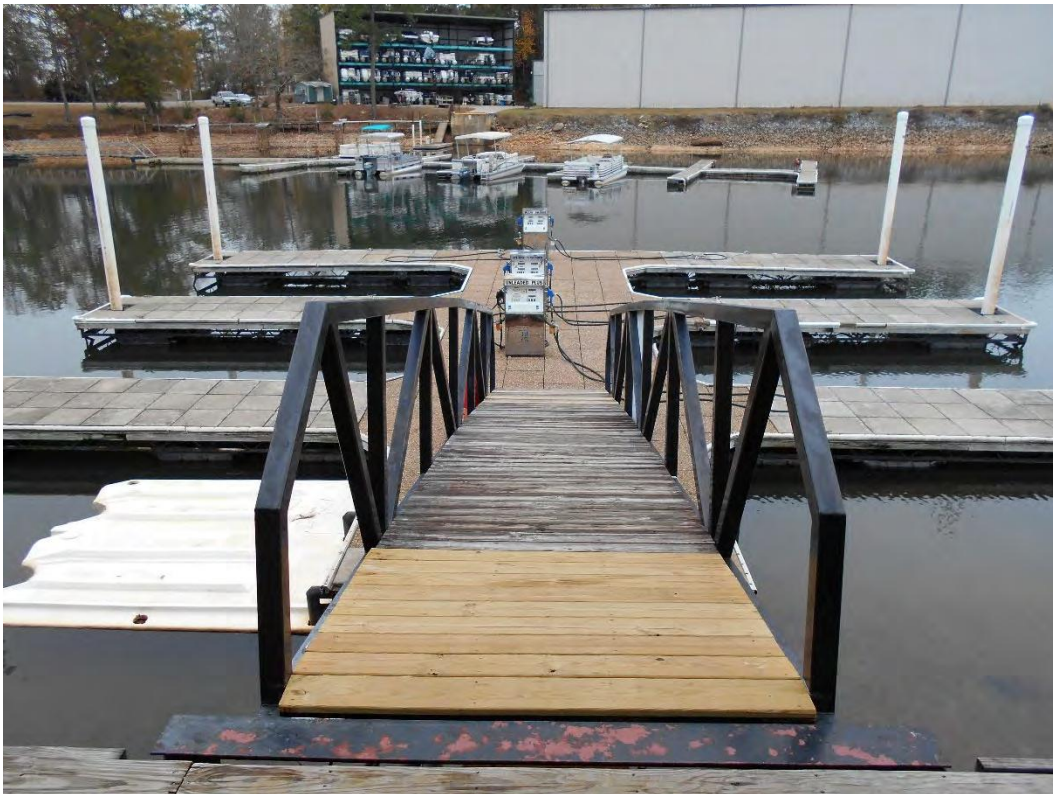


Figure 22: Wetslip

Anchor Bay Marina



Figure 23: Seawall

Anchor Bay Marina
Property Tax Assessment Information
and
Property Deed



Property Record Card - 2021

Owner Name and Mailing Address ALABAMA POWER CO % N M HORSLEY N/A BIRMINGHAM, AL35291	Parcel Number 07 05 15 0 001 009.000	Property Address CASTA ISLAND ADD ,
Tax District: 01	Land Value: \$627,000 <hr/> Improvement Value: \$0 <hr/> Misc. Improvement Value: \$0 <hr/> Total Value: \$627,000	Acres: 6.3 <hr/> Square Feet: 273,121.20 <hr/>

Brief Legal Description 6.27 AC SEC 15 T20 R21	
Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:	Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:

Deed Summary	
Instrument Reference	Instrument Date

Improvement Summary					
Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value

Extra Features				
Building Number	Category	Quantity	Square Foot	Total Cost

Miscellaneous Improvements								
Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value

5403130000

#400

The State of Alabama,)
Elmore County.)

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Viola Lancaster, a widow,

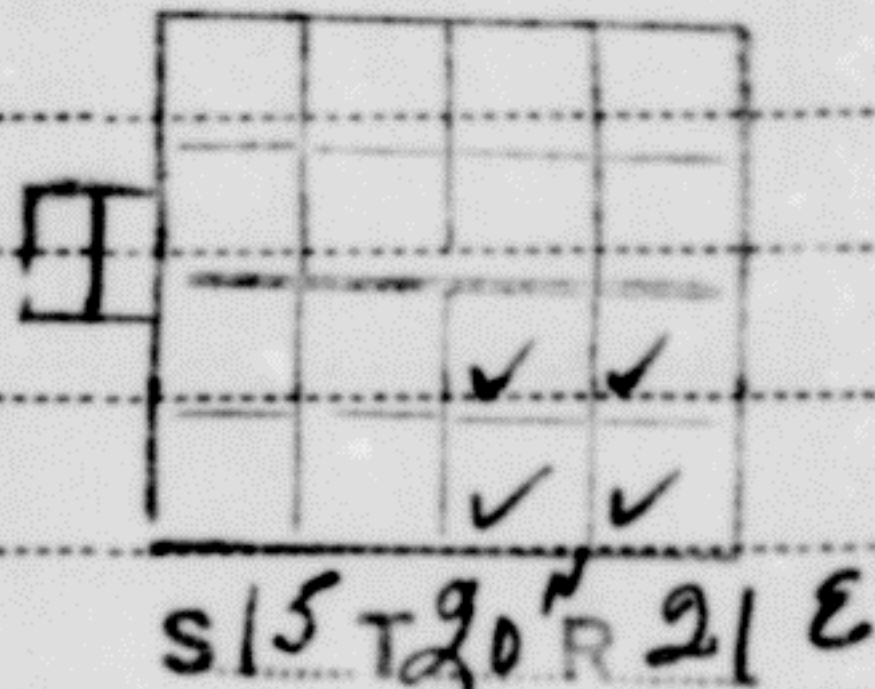
(hereinafter for convenience called the grantor....) for and in consideration of the sum of

Five Hundred and no/100-----Dollars (\$ 500.00)

to me in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY, a corporation (hereinafter for convenience called the Company), its successors and assigns, the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of

Elmore and State of Alabama, and are described as follows:

All that part of the SE 1/4 of Section 15, Township 20 North, Range 21 East
Lying south of Kowaliga Creek and East of Milner Creek,



Together with all my right, title and interest in and to the bed and banks of all streams running through, or bordering said lands, and all islands located in such streams contiguous or adjacent to said lands.

The above described lands containing in all _____ acres.

Whereas, the Company contemplates the construction of a dam across the Tallapoosa River down stream from said lands, interests, easements and rights herein conveyed, for the manufacture of electricity, which said dam and the pool of water created thereby are likely to cause the lands herein conveyed to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages; Now, therefore, I do further grant, bargain, sell and convey unto said Company the right to construct, maintain and operate said dam across the Tallapoosa River, down stream from said lands herein conveyed, for the manufacture of electricity, and to back and maintain the waters of said river and its tributaries from time to time or continuously over any and all of said lands, together with the right of ingress and egress; and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all the consequences arising therefrom, to the grantor and my heirs and assigns and to my remaining and adjoining lands, as well as from the operation of the power plant or plants of the Company.

01438

TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever.

And the grantor... covenant... with the said Company, its successors and assigns, that... I am lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that... I have a good right to sell and convey the same to the said Company, its successors and assigns, and that... I will warrant and defend the said premises to the said Company, its successors and assigns, forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Company, its successors or assigns, pay or tender or cause to be paid or tendered to the grantor... or to...

executors, administrators, heirs or assigns, on or before the 1st day of January 1926 at the office of the Company in Birmingham, Alabama, the further sum of (\$2000.00) Two Thousand and no/100----- Dollars,

for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void and the consideration presently paid shall be forfeited to the grantor...; but there shall be no obligation upon the said Company, its successors or assigns, to pay or tender the said sum of money.

The grantor... further agree... to execute such receipts and other instruments at the time of payment of said sum of money, as the said Company may deem necessary.

The grantor... further agree... to cure defects in the fee simple title to the land herein conveyed, if any there be, and if... I fail... to do so within the time during which the said Company may pay or tender said sum of money, then the time within which said money may be paid or tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the grantor... retain possession of, assess for and pay the taxes on said land until the purchase money is fully paid, but the said Company may without binding itself hereunder, at any time within said period enter upon said lands and make a survey and examination thereof without liability for damages in so doing.

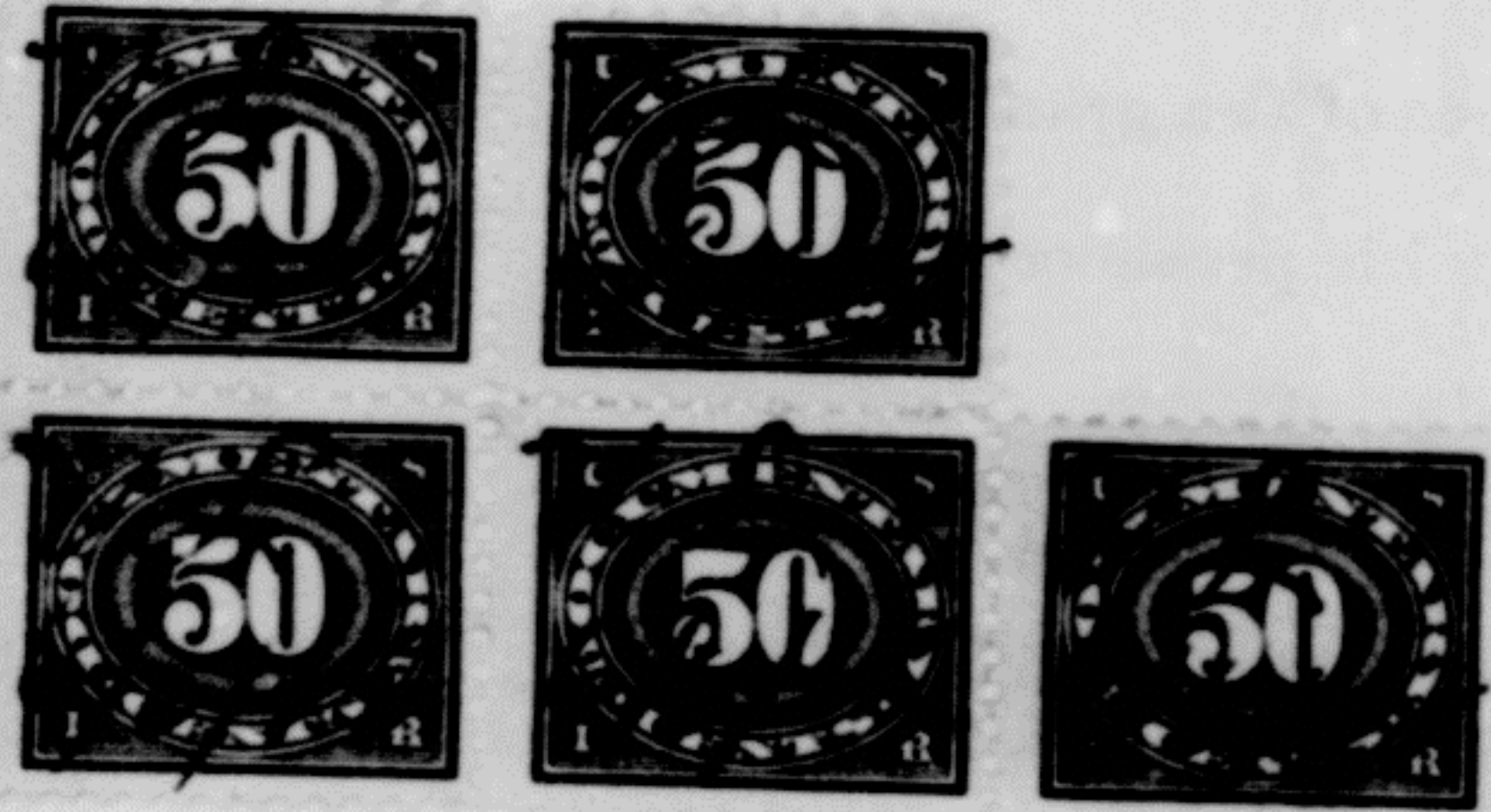
Reference to the said Company shall include its successors and assigns.

It is agreed that said said Company may enter upon said land and clear the same or any part thereof at any time after this date without incurring any liability thereby for damages.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 6th day of June in the year of our Lord One Thousand Nine Hundred Twenty-five

Signed, Sealed and Delivered in Presence of:

Mrs Viola Lancaster (L. S.) (L. S.) (L. S.) (L. S.) (L. S.) (L. S.) (L. S.) (L. S.)



01439

Florida
THE STATE OF ALABAMA, }
~~Blount~~ *Duval* County. }
I, *John P. Cochran*, a *Notary Public*
in and for said County in said State, hereby certify that *Mrs. Viola Lancaster, a widow,*

whose name *is* signed to the foregoing Conveyance, and who *is* known to me, acknowledged before me on this day, that, being informed of the contents of the Conveyance, *she* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this *6th* day of *June*, 19 *25*.

John P. Cochran
Notary Public
Notary Public for the State of Florida at Large
My Commission Expires July 9, 1927

THE STATE OF ALABAMA, }
County. }

I, _____, a _____
in and for said County in said State, do hereby certify that on the _____ day of _____, 19____,
came before me the within named _____,
known to me to be the wife of the within named _____,
who, being examined separate and apart from the husband touching her signature to the within Conveyance,
acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or
threats on the part of the husband.

In Witness Whereof, I hereto set my hand and official seal, this _____ day of _____, 19____.

THE STATE OF ALABAMA, }
County. }

I, _____, a _____
in and for said County in said State, hereby certify that _____
a subscribing witness to the foregoing Conveyance, known to me, appeared before me this day, and being
sworn, stated that _____, the grantor _____,
voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the
day the same bears date; that he attested the same in the presence of the grantor _____ and of the other witness,
and that such other witness subscribed his name as a witness in his presence.

Given under my hand and official seal, this _____ day of _____, 19____.

01140

TALLAPOOSA RIVER PROJECT

Parcel No. 400

MICROFILMED

The State of Alabama

County of Elmore

Viola Lancaster

TO

ALABAMA POWER COMPANY

CONVEYANCE

Form O
5139

STATE OF ALABAMA,
Elmore County. }

I hereby certify that the within conveyance was filed in this office for record on the 13 day of Aug, 1971 at 10 o'clock a M., and duly recorded in Deed Book R-37 page 118 and examined.

[Signature]
Judge of Probate of said County.

DISPATCH PTO. & STA. CO., B'HAM

REPORTED **Checked**

Judge of Probate
[Signature]
I hereby certify that
ELMORE COUNTY
STATE OF ALABAMA
has been paid on the within
Privilege Tax
Instrument as required by
law.

Judge of Probate
[Signature]
I hereby certify that the following privilege tax has been paid on the within instrument as required by Acts 1915, etc. § 300
ELMORE COUNTY } I. G. R. H...
STATE OF ALABAMA }

01441

#400-A

Florida
THE STATE OF ~~ALABAMA~~

Duval County.

FILM FOR RECORD ONLY

RECEIVED OF ALABAMA POWER COMPANY

the sum of Two Thousand & No/100 (\$2000.00) Dollars,

being in full payment of the purchase money due the undersigned on account of the purchase by said

ALABAMA POWER COMPANY of the lands described in

that certain conveyance executed by the undersigned on the 6th day of June, 1925, and recorded

in Deed Record E-37, page 118, in the office of the Judge of Probate of Elmore County, Alabama.

And the undersigned does hereby authorize and empower R. T. Milner

the Probate Judge of said County, or his successors in office, to enter the fact of the payment in full of such purchase money on the margin of the record of said conveyance, in the name of and as the attorney in fact for the undersigned.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this the 12 day of November

1925.

Viola Landroter (L. S.)

(L. S.)

(L. S.)

(L. S.)

WITNESS:

Edison Davis
A. Davis



01442

Florida
THE STATE OF ALABAMA

FILM FOR RECORD ONLY

I, Sigrid a Notary Public
in and for said County in said State, do hereby certify that Mrs. Viola Lancaster, a widow

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 this instrument she executed the same voluntarily on the day the same bears date.

Given under my hand, this and official seal day of November 13th, 1925
My commission expires

My Commission Expires
January 21st, 1926

THE STATE OF ALABAMA,

County.

I, _____
in and for said County in said State, do hereby certify that on the _____ day of _____, 19____
came before me the within named _____
known to me to be the wife of the within named _____
who, being examined separate and apart from her husband, touching her signature to the within instrument, acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of her husband.

In Witness Whereof, I hereto set my hand, this _____ day of _____, 19____

THE STATE OF ALABAMA,

County.

I, _____
in and for said County in said State, do hereby certify that _____
a subscribing witness to the foregoing instrument, known to me, appeared before me this day, and being sworn stated that _____

the grantor _____ in the instrument voluntarily executed the same in his presence, and in the presence of the other sub-
scribing witness _____, on the day the same bears date; that he attested the same in the presence of the grantor _____
and of the other witness _____ and that such other witness _____ subscribed _____ name _____ as _____ wit-
ness _____ in his presence.

Given under my hand, this _____ day of _____, 19____

Project Tallapoosa River

Parcel No. 400-A MICROFILMED

The State of Alabama

County of Elmore

Viola Lancaster,

a widow,

TO

ALABAMA

Power Company

RECEIPT for BALANCE of PURCHASE
MONEY and POWER of ATTORNEY.

Form 5101

THE STATE OF ALABAMA,

Elmore

County.

I hereby certify that the within instrument was
filed in this office for record on the
day of Nov, 1927
at 8 o'clock a m. and duly recorded in
Deed Book 152 page 414 and ex-
amined.

W. H. Stewart
Judge of Probate of Said County.

Entered - 11/18/27

REPORTED

Checked

01444

BAY PINE MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Bay Pine Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.84441, W85.88294
County:	Tallapoosa County
PLSS location:	South half of the Southwest Quarter of Section 32, Township 22 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	Sheet 1: 491' msl Sheet 2: The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Non-project lands portion: Not applicable; no Project lands located above the full pool contour Project lands portion: Commercial Recreation
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	0.6 acres
Shoreline footage at full pool elevation:	Approximately 500 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Bay Pine Marina is a full-service marina. The majority of this non-residential development is located on privately owned lands. However, Bay Pine Marina leases approximately 1 acre of adjacent Project lands (classified as Commercial Recreation) for the purpose of boat storage².

Property Ownership:

Bay Pine Marina is owned by:
D&D Family Properties, Inc.
6500 Highway 5
Douglasville, GA 30135

² Note that FERC issued an Order Approving, in part, and dismissing, in part, land removal from the Project boundary and land use reclassifications (162 FER ¶ 62,065), which approved the reclassification of the approximately one acre of Project Lands to Commercial Recreation.

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boardwalk	695 ft ²	n/a	n/a	n/a
5 Piers	4 @ 90 ft ² each 1 @ 135 ft ²	2 each 2	0 0	4 2
Boat Ramp	1,140 ft ²	n/a	n/a	n/a
Boardwalk	700 ft ²	n/a	n/a	n/a
5 PWC Floats	60 ft ² each	0	5	0
Gas Dock with Float	860 ft ² , 290 ft ²	3	0	3
2 Piers	175 ft ² 105 ft ²	4 2	0 0	4 2
Storage Building	96 ft ²	n/a	n/a	n/a
Storage Building	425 ft ²	n/a	n/a	n/a
Store	1,310 ft ²	n/a	n/a	n/a
House	575 ft ²	n/a	n/a	n/a

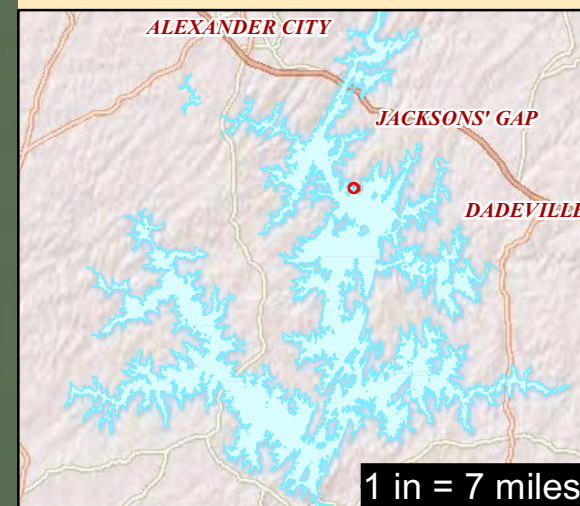
Existing Non-Residential Site

Bay Pine Marina

Lake Martin

Sheet 1

32.84441, -85.88294



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



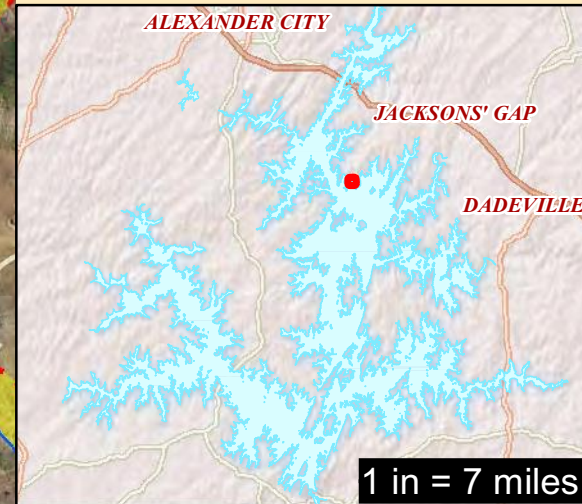
Note: Property boundary beyond extent.



Existing Non-Residential Site

Bay Pine Marina Lake Martin Sheet 2

32.84524, -85.88280



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary
- 30 Control Strip
- Parking Lease



Note: Property boundary beyond extent.



Bay Pine Marina



Figure 1: Overview of East Side



Figure 2: House, Store, Gas Dock, Float, Storage Building

Bay Pine Marina



Figure 3: House, Store, Gas Dock, and Float



Figure 4: Storage Building, Storage Building, PWC Floats, and Boat Ramp

Bay Pine Marina



Figure 5: Storage Building and Boat Ramp



Figure 6: House and Piers

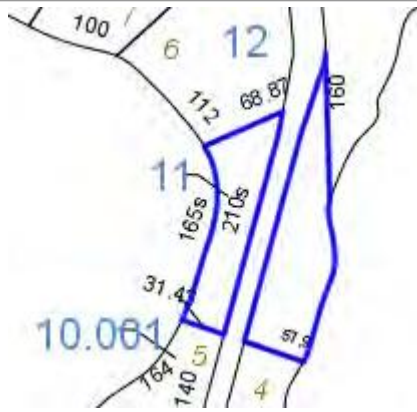
Bay Pine Marina



Figure 7: Boardwalk and Piers on West Side

Bay Pine Marina
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 11 09 32 0 001 011.000		562230	16611	0	
Physical Addr	BAY PINE ROAD				
Subdivision	None				
Neighborhood	BAY PINE WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	DOUGLASVILLE	32-22N-22E	0	0.00	B-294781 P-00000 D-12/11/2014
Legal	BEG NE COR LT 5 BAY PINE ISLAND S/D SEC 32 T 22 R 22; TH N ALG R/W 210'(S); TH SWLY 68.87' TO 490' CONTOUR; TH SLY ALG CONTOUR 165'(S); TH ELY 31.5' TO POB ALSO THAT PT LACATED IN SW4 SW4 SEC 32 E OF R/W & N OF LT 4 BAY PINES ISLAND S/D.				

Owner

Name	D D & D FAMILY PROPERTIES LLC
Mailing Addr	6500 HIGHWAY 5 DOUGLASVILLE, GA 30135

Values

Land Total:	\$176,000.00
Building Total:	\$122,700.00
Appraised Value:	\$298,700.00
Yrly Tax:	\$1792.2 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	31-SERST-SERVICE STATION	1962	934	0	0	1	E	70	\$41,820
3	32-REST-RESTAURANT	1991	570	0	0	1	E	42	\$22,720
4	18-RETMX-RETAIL, MIXED	2005	492	396	0	2	E	50	\$15,980

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
2	54-OTHER (HIGH PARTITION) / BASE 598	1962	456	0 x 0	\$6,020
5	0285-BOAT DOCK WOOD AVERAGE	0	642	0 x 0	\$3,400
6	0285-BOAT DOCK WOOD AVERAGE	0	255	0 x 0	\$500
7	0484-PILING BULKHEAD CONCRETE POURED IN PLACE	1900	660	4 x 165	\$12,960
8	0285-BOAT DOCK WOOD AVERAGE	0	735	0 x 0	\$10,500
9	0287-BOAT DOCK WOOD LOW COST	0	720	0 x 0	\$4,600
10	0353-PAVING CONCRETE REINFORCED 4"	0	495	3 x 165	\$2,300
11	0188-UTILITY WOOD OR C.B. LOW COST	2018	120	12 x 10	\$1,900

STATE OF ALABAMA
TALLAPOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, in consideration of the sum of One Hundred, and NO/100 Dollars (\$100.00) to said Grantors, **ASHLEY F. BUSHONG and wife SHARI G. BUSHONG**, in hand paid by **D D & D FAMILY PROPERTIES, LLC**, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee all that real property situated, lying, and being in the County of Tallapoosa, State of Alabama, described as follows, to-wit:

According to the Section One, Bay Pine Island Subdivision (Plat Book 4, Page 179) Tallapoosa County, Alabama, Probate Office, the Property herein is bounded as follows:

PARCEL ONE: The Northerly Boundary is the Southerly line of Lot 6; the Easterly Boundary is the Westerly edge of the 20 foot road right-of-way; the Southerly Boundary is the Northerly line of Lot 5; the Westerly Boundary is the 490 foot contour of Lake Martin.

PARCEL TWO: The Southerly Boundary is the Northerly line of Lot 4; the Westerly Boundary is the Easterly right-of-way of the 20 foot road right-of-way and the Easterly right-of-way of Tapley Road; the Easterly Boundary is the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 22 North, Range 22 East, Tallapoosa County, Alabama.

The above description is according to that certain survey of W.B. Scott, Alabama Reg. No. 7849, dated October 7, 1993.

Prior Deed Reference: Document No. 264577 and 274702

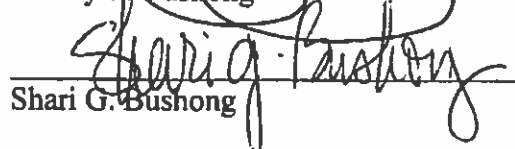
TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And said Grantors, for themselves and their administrators, and assigns, covenants with the said Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises, that this property is free from all encumbrances, that said Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the successors, and assigns of Grantors shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims and demands of all persons.

WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the

11th day of December, 2014.

Initials: 


Ashley F. Bushong
Shari G. Bushong

STATE OF ALABAMA
COUNTY OF TALLAPOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Ashley F. Bushong and Shari G. Bushong**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily for on the day the same bears date.

Given under my hand and official seal this the 11th day of December, 2014.


NOTARY PUBLIC
My Commission Expires: 11-6-17

Prepared by:
J A Fulmer Law Firm
John Allen Fulmer II
126 N Broadnax Street
Dadeville, AL 36853

Grantees Address:
D D and D Family Property
6500 Hwy 5
Douglasville, GA 30135

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ashley F. Bushong & Shari G. Bushong Grantee's Name DD & D Family Properties
 Mailing Address _____ Mailing Address 1506 HWY 5
 _____ DOUGLASSVILLE, GA 30135

Property Address Section One Bay Pine Date of Sale _____
Island Spd Total Purchase Price \$ _____
 _____ or _____
 _____ Actual Value \$ _____
 _____ or _____
 Assessor's Market Value \$ 214,280.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

CAMP ALAMISCO

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Camp Alamisco
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.76471, W85.87841
County:	Tallapoosa County
PLSS location:	West half of the Northeast Quarter and the East half of the Northwest Quarter of Section 32, Township 21 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Quasi Public Recreation
Alabama Power Ownership/Rights:	Project lands owned by Alabama Power Company in fee simple and leased to Gulf States Conference Seventh-day Adventists.
Acreage within Project Boundary:	Approximately 50 acres
Shoreline footage at full pool elevation:	Approximately 9,000 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Camp Alamisco is a formal campground that, since its establishment in 1968, has provided Christian camping and retreat facilities to its constituents and local community. It operates year-round and is open to church and school groups, as well as corporate functions.

Camp Alamisco is located on Project lands (classified as Quasi Public) owned by Alabama Power in fee simple that are leased to Gulf States Conference Seventh-day Adventists. The use of these Project lands for this Quasi Public purpose pre-dates the 1981 FERC-approved Exhibit R³. This non-residential development was one of many areas identified as a General Public Use Areas leased to a quasi-public organization⁴ for recreation.

It is Alabama Power's understanding that facilities constructed on these quasi public recreation sites do not have a Non-Residential Permit (NRP) as they were constructed under the provisions of the Exhibit R. However, these quasi public recreation areas are no longer included in the FERC-approved Recreation Plan. A new license for the Martin Dam Project was issued on

³ On June 2, 1981, FERC issued an Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

⁴ Identified in the 1981 Revised Exhibit R as "eleemosynary organizations" as well as "quasi-public organizations".

December 17, 2015⁵, and Article 410 required Alabama Power to file a revised Recreation Plan. On December 12, 2016, Alabama Power filed for Commission approval the revised Recreation Plan⁶ for the Martin Dam Hydroelectric Project, and FERC approved the revised plan on January 16, 2018⁷. In accordance with FERC recommendations, the revised Recreation Plan only includes those recreation sites that provide general public access, and it no longer includes these quasi public recreation areas. Therefore, the Camp Alamisco development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today. All facilities constructed in the future will require an NRP in accordance with the process provided in the FERC-approved Shoreline Management Plan (SMP)⁸.

Property Ownership:

Camp Alamisco is located on Project lands owned by Alabama Power Company and leased to: Gulf States Conference of Seventh-day Adventist
1771 Camp Alamisco Road
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
House	3,130 ft ²	n/a	n/a	n/a
Cabin	1,745 ft ²	n/a	n/a	n/a
Storage Building	535 ft ²	n/a	n/a	n/a
Cabin	3,590 ft ²	n/a	n/a	n/a
Cabin with Deck and Storage Building	610 ft ² , 415 ft ² , 120 ft ²	n/a	n/a	n/a
Amphitheater	2,020 ft ²	n/a	n/a	n/a
Cabin	2,290 ft ²	n/a	n/a	n/a
Climbing Wall	240 ft ²	n/a	n/a	n/a
2 Storage Buildings	180 ft ² each	n/a	n/a	n/a
Concrete Pad	720 ft ²	n/a	n/a	n/a
Pavilion	130 ft ²	n/a	n/a	n/a
Storage Building	450 ft ²	n/a	n/a	n/a
Pier with Float	4,320 ft ² , 180 ft ²	0	0	0

⁵ 153 FERC ¶ 61,298

⁶ Accession No. 20161212-5098

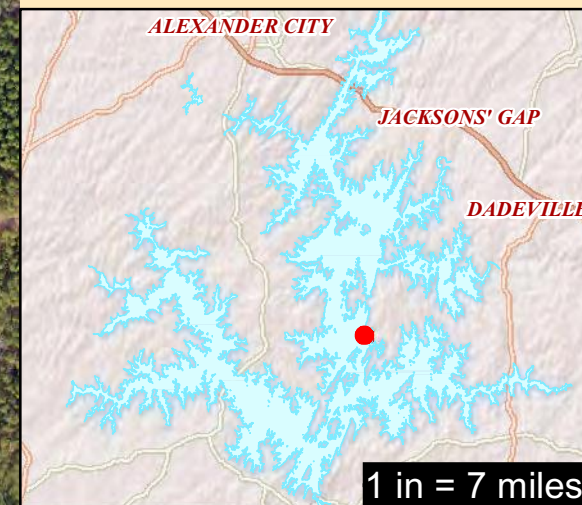
⁷ 162 FERC ¶ 62,033

⁸ 160 FERC ¶ 62,219

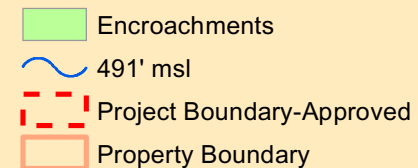
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat		PWC Total
Boathouse with PWC Float	2,330 ft ² , 60 ft ²	5	1	6
Gas Tank	60 ft ²	n/a	n/a	n/a
Cabin	7,125 ft ²	n/a	n/a	n/a
Bathhouse	2,435 ft ²	n/a	n/a	n/a
Pavilion	540 ft ²	n/a	n/a	n/a
5 Cabins	1,120 ft ² ea	n/a	n/a	n/a
Amphitheater	770 ft ²	n/a	n/a	n/a
Gas Tank	55 ft ²	n/a	n/a	n/a
Rip Rap	265 ft	n/a	n/a	n/a
Boat Ramp	1,210 ft ²	n/a	n/a	n/a
Seawall	260 ft ²	n/a	n/a	n/a
Float	280 ft ²	n/a	n/a	n/a
Pavilion	6,870 ft ²	n/a	n/a	n/a
Tennis Court	6,250 ft ²	n/a	n/a	n/a
Workshop	1,105 ft ²	n/a	n/a	n/a
Store	680 ft ²	n/a	n/a	n/a
Storage Building	820 ft ²	n/a	n/a	n/a
3 Storage Buildings	115 ft ²	n/a	n/a	n/a
	430 ft ²	n/a	n/a	n/a
	100 ft ²	n/a	n/a	n/a
2 Storage Buildings	485 ft ²	n/a	n/a	n/a
	105 ft ²	n/a	n/a	n/a
Fence	385 ft	n/a	n/a	n/a

Lake Martin

32.76471, -85.87841



Note: Property boundary beyond extent.



Camp Alamisco



Figure 1: Storage Building



Figure 2: Storage Building

Camp Alamisco



Figure 3: House



Figure 4: Storage

Camp Alamisco



Figure 5: House



Figure 6: Cabin

Camp Alamisco



Figure 7: Cabin



Figure 8: Bathhouse

Camp Alamisco



Figure 9: Cabin



Figure 10: Cabin

Camp Alamisco



Figure 11: Storage Building



Figure 12: Road

Camp Alamisco



Figure 13: Amphitheatre



Figure 14: Workshop

Camp Alamisco



Figure 15: Pavilion



Figure 16: Tennis Court

Camp Alamisco



Figure 17: Pavilion and Tennis Court



Figure 18: Pavilion

Camp Alamisco



Figure 19: Cabin



Figure 20: Cabin

Camp Alamisco



Figure 21: Climbing Wall and Storage Building



Figure 22: Climbing Wall

Camp Alamisco



Figure 23: Concrete Pad



Figure 24: Pavilion, Pier, and Float

Camp Alamisco



Figure 25: Gas Tank



Figure 26: Pavilion and Pier

Camp Alamisco



Figure 27: Pavilion, Storage Building, and Pier



Figure 28: Cabin

Camp Alamisco



Figure 29: Cabin



Figure 30: Cabin

Camp Alamisco



Figure 31: Storage Building



Figure 32: Gas Tank

Camp Alamisco



Figure 33: Cabins



Figure 34: Pavilion

Camp Alamisco



Figure 35: Cabin and Gas Tank



Figure 36: Amphitheater

Camp Alamisco



Figure 37: Storage Building and Float



Figure 38: Storage Building

Camp Alamisco



Figure 39: Boat Ramp and Float



Figure 40: Storage Building

Camp Alamisco



Figure 41: Storage Building



Figure 42: : Workshop and Storage Building

Camp Alamisco



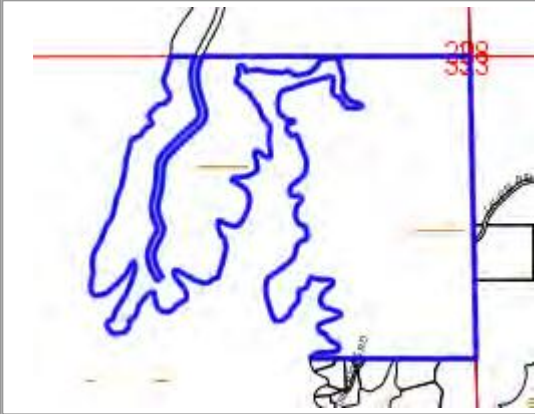
Figure 43: Storage Building



Figure 44: Storage Building

Camp Alamisco
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 15 09 32 0 001 001.000		214140	23579	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	MID LAKE WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	BIRMINGHAM	32-21N-22E	114	0.00	B-F/C P-00000 D-01/01/1900
Legal	N2 SEC 32 LESS MARTIN LAKE LESS R/W UNNAMED RD.				

Owner

Name	ALABAMA POWER CO
Mailing Addr	P O BOX 2641 BIRMINGHAM, AL 35291

Values

Land Total:	\$4,278,400.00
Building Total:	\$0.00
Appraised Value:	\$4,278,400.00
Yrly Tax:	

5 N O 3 1 3 0000

TR # 35

The State of Alabama,
Tallapoosa County.

See note

KNOW ALL MEN BY THESE PRESENTS, That

Nora E. Miller, her husband
not living, Thomas S. Sturdivant & his wife Mollie E.
Sturdivant, John D. Lovelace and his wife Lula S.
Lovelace

(hereinafter for convenience called the grantors), for and in consideration of the sum of Ten thousand
six hundred sixty six & $\frac{66}{100}$ (\$10,666 $\frac{66}{100}$) Dollars

to them in hand paid by the BIRMINGHAM, MONTGOMERY & GULF POWER COMPANY, a corporation, the receipt where
of is hereby acknowledged, and for the further ~~money consideration hereinafter expressed~~ ^{sum of twenty one thousand three hundred thirty three and} have granted, bargained, and sold,
and by these presents do hereby grant, bargain, sell, and convey unto the said BIRMINGHAM, MONTGOMERY & GULF
POWER COMPANY, a corporation (hereinafter for convenience called the Company), its successors and assigns, the follow-
ing described real estate, situated in the County of Tallapoosa and State of Alabama, to-wit:

Fractions C, D, E & F of Sec. 30, T. 21, R. 22, containing 233.70 acres
also Fractions A, B, C & D of Sec. 31, T. 21, R. 22, " 151.97 "
also the west half of the north west quarter and the South
East quarter of the north west quarter and all of the South
half, all in Sec. 31, T. 21, R. 22. " 440. " "
also Fractions A, B, E & F of Sec. 32, T. 21, R. 22. " 186.05 "
also the North East quarter of the north west quarter and all
of the north East quarter, Sec. 32, T. 21, R. 22. " 200. " "
also all that part of the north west quarter East of
the Tallapoosa River, Sec. 5, T. 20, R. 22. " 64.25 "
Also all our right, title and interest in and to all that
part of the south west quarter situated East of Tallapoosa
River, Sec. 32, T. 21, R. 22.

Also the following in Elmore County, Alabama, to-wit:

all of the north half of Sec. 6, T. 20, R. 22, containing 320. " "
also all our right, title & interest in & to all that ^{part} of the north west quarter
situated West of Tallapoosa River, Sec. 5, T. 20, R. 22.

This conveyance includes all our right, title & interest in & to the Tallapoosa
River, its bed & banks thereof and all islands in said river adjacent to said land
and also the Robertson or Thrashall Ferry improvements, ferry rights & franchises
and lands and approaches belonging thereto.

The above described lands containing in all 1595 $\frac{97}{100}$ acres ^{exclusive of that part of north west quarter}
situated East of Tallapoosa River, Sec. 5, T. 20, R. 22, Elmore County, Ala., that part of the South West quarter
East of Tallapoosa River, Sec. 32, T. 21, R. 22, Tallapoosa County, and ^{exclusive of islands}
TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances
thereunto belonging, forever.

And the grantors covenant with the said Company, its successors and assigns, that they are lawfully seized in fee
of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they
are free from all encumbrance; that they have a good right to sell and convey the same to the said Company, its suc-
cessors and assigns, and that they will warrant and defend the said premises to the said Company, its successors and as-
signs, forever, against the lawful claims and demands of all persons.

01247

In the event deduction is made under the terms of this instrument
as to that part of the north west quarter of Sec. 5, T. 20, R. 22 situated East of the
Tallapoosa River in Tallapoosa County, containing 64 $\frac{25}{100}$ acres, it is agreed that
such deduction as to said land shall not exceed ten dollars (\$10.00) per acre.
and it is further agreed that no deduction shall be made as to that part of
the north west quarter of Sec. 5, T. 20, R. 22 situated West of Tallapoosa River in Elmore County
and no deduction as to that part of the South West quarter of Sec. 32, T. 21, R. 22 situated
East of Tallapoosa River in Tallapoosa County.

34
100 Dollars (\$21,333 $\frac{34}{100}$) payable on or before
October 23rd 1915, with out interest.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Company, its successors or assigns, pay or tender or cause to be paid or tendered to the grantors, or to their executors, administrators, heirs or assigns, on or before the _____ day of _____ 19____ at the office of the Company, Dadeville, Alabama, the further sum of _____ Dollars, for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void, and the consideration presently paid shall be forfeited to the grantors; but there shall be no obligation upon the said Company, its successors or assigns, to pay or tender the said sum of money.

The grantors agree without expense to the Company, to furnish an abstract of their titles to said lands and to procure and to record at their own expense all conveyances, and other instruments which the said Company may deem necessary, to perfect the title of the grantors to the said lands, or any part thereof, and to institute such legal proceedings as the Company may deem necessary to perfect the title of the grantors to such lands or any part thereof, and to obtain any outstanding lease of or interest in or title to said lands, or any part thereof, in conflict with or superior to the title and interest hereby conveyed, and to satisfy and discharge any lien or encumbrance on said lands, or any part thereof; or said Company may, if it so elects, and it is hereby authorized and empowered to procure such abstract, conveyances and other title papers, and to institute all such legal proceedings and to obtain such outstanding interests, and to satisfy and discharge any such lien or encumbrance on said lands, and any sums paid by the said Company, in the performance of any of such acts, shall be deducted by it from the amount hereinabove mentioned to be paid, and only the balance need be paid or tendered to the grantors, or to their executors, administrators, heirs, or assigns; but if said Company does not so elect, then it may acquire the title or interest of the grantors in said lands by paying such sum as the value of such title or interest bears to the total purchase price. If within said period during which the said Company may pay said sum of money, the grantors shall fail so to procure and to record such conveyances and other instruments which the said Company may deem necessary to perfect such title, or to institute such legal proceedings or to obtain such outstanding interests, or to satisfy such liens, then the time within which the said Company may pay or tender the said sum of money shall be extended for thirty days after the compliance by the grantors with all such requirements, or for thirty days after the performance by said Company of any such acts which it may elect to perform, as the case may be. The grantors further agree to execute such receipts and other instruments, at the time of the payment of said sum of money, as the said Company may deem necessary.

It is further agreed that the said Company may without binding itself hereunder, at any time within said period enter upon said lands and make a survey and examination thereof.

Reference to the said Company shall include its successors and assigns.

In lieu of interest on the deferred payment hereinbefore mentioned to be made by said Company it is agreed that the grantors shall have the use of the lands hereinbefore described free of rent until said payment is made and upon said payment on or before October 25th 1915 the grantors agree to give said Company free and complete possession of said lands but the grantors shall be allowed to complete each annual crop as may be then growing on said lands. The grantors agree to pay all taxes for the year which they use said land.

IN WITNESS WHEREOF, *we* have hereunto set *our* hand *s* and seal *s*, this the

Twenty Third day of *October* in the year of our Lord

One Thousand Nine Hundred *and twelve*

Signed, Sealed and Delivered in Presence of:

Henry Oliver

Rosa E. Mills (L. S.)
Thos. J. Sturdivant (L. S.)
Mollie E. Sturdivant (L. S.)
John H. Lovelace (L. S.)
Lila E. Lovelace (L. S.)
____ (L. S.)
____ (L. S.)
____ (L. S.)

THE STATE OF ALABAMA,

Lallafosse County.

I, Henry Oliver

a Notary Public

in and for said County in said State, do hereby certify that

Nora Q. Miller, John H. Lovelace, Lula D. Lovelace, Chas. S. Sturdivant and Mallie E. Sturdivant

whose names are signed to the foregoing Conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this Conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand, this 23rd day of October, 1912

Henry Oliver
Notary Public

THE STATE OF ALABAMA,

Lallafosse County.

I, Henry Oliver

a Notary Public

in and for said County in said State, do hereby certify that on the

23rd day of October, 1912

came before me the within named Lula D. Lovelace

known to me to be the wife of the within named John H. Lovelace

who, being examined separate and apart from her husband, touching her signature to the within Conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of her husband.

In Witness Whereof, I hereto set my hand, this 23rd day of October, 1912

Henry Oliver
Notary Public

THE STATE OF ALABAMA,

County.

I, _____ a _____

in and for said County in said State, do hereby certify that

a subscribing witness to the foregoing Conveyance, known to me, appeared before me this day and being sworn stated that the grantor _____ in the conveyance voluntarily executed the same in his presence, and in the presence of the other subscribing witness _____, on the day the same bears date; that he attested the same in the presence of the grantor _____ and of the other witness _____ and that such other witness _____ subscribed _____ name _____ as _____ witness _____ in his presence.

Given under my hand, this _____ day of _____, 19____

C1249

The State of Alabama, Elmore County
I hereby certify that the within instrument was

on this office for record

Sept

at 9 o'clock P. M., and

recorded in Book 12-29

Page 436 and examined

J. C. Daniels

Judge of Probate

Change to
Ala Power Co
Alma Ala

Tallapoosa River Parcel 35

35

The State of Alabama

County of

Tallapoosa

Wm. E. Miller

Thos. S. Sturdivant

John D. Sturdivant

TO

Birmingham, Montgomery and

Gulf Power Company

CONVEYANCE

THE STATE OF ALABAMA,

Tallapoosa County.

I hereby certify that the within conveyance was

filed in this office for record on the

day of

at

Deed Book

and ex-

amined.

J. C. Daniels
Judge of Probate of Said County.

NOTARY PUBLIC, ALA. 3577 APRIL, 1912

3500

01250

State of Alabama,--Tallapoosa County.

I, J. Percy Oliver, a Notary Public in and for said County, in said State, hereby certify that on the 23rd day of October, 1912, came before me the within named Mollie E. Sturdivant, known to me to be the wife of the within named Thos. S. Sturdivant, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of her husband.

In witness whereof, I have hereunto set my hand, this 23rd day of October, 1912.

J. Percy Oliver
Notary Public.

CAMP ASCCA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Camp ASCCA
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.92521, W85.85240
County:	Tallapoosa County
PLSS location:	Northeast Quarter of Section 3, Township 22 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	30-horizontal feet from the 491' msl contour
SMP Classification:	30-foot Control Strip
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple; additionally, Alabama Power has an easement on lands 30-horizontal-feet from the 491' msl contour ("Control Strip") that acts as a buffer and within which Alabama Power can prohibit certain activities (e.g., habitable structures).
Acreage within Project Boundary:	7.13 acres
Shoreline footage at full pool elevation:	Approximately 8,500 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Camp ASCCA⁹ is a formal campground that provides camping experiences for children and adults with disabilities.

Camp ASCCA was historically located on Project lands (classified as Quasi Public) owned by Alabama Power in fee simple that were leased to Camp ASCCA. The use of these Project lands for this Quasi Public purpose pre-dates the 1981 FERC-approved Exhibit R¹⁰. This non-residential development was one of many areas identified as a General Public Use Areas leased to a quasi-public organization¹¹ for recreation. However, in 1985, these lands were removed from the Martin Project Boundary¹². Therefore, the non-residential development is no longer located on Alabama Power owned project lands but rather on privately owned property. Since the

⁹ ASCCA is an acronym that stands for Alabama's Special Camp for Children and Adults.

¹⁰ On June 2, 1981, FERC issued an Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

¹¹ Identified in the 1981 Revised Exhibit R as "eleemosynary organizations" as well as "quasi-public organizations".

¹² A 30-foot Control Strip was retained on the property that was removed from the Project. The Control Strip is privately owned Project lands, and Alabama Power retains the right to restrict specific activities as outlined in the Martin SMP.

property was removed from the Project, this application is for only those structures within the Project Boundary.

Property Ownership:

Camp ASCCA is owned and operated by:

Camp ASCCA

PO Box 21

Jacksons Gap, AL 36861

Facilities within FERC Project Boundary:

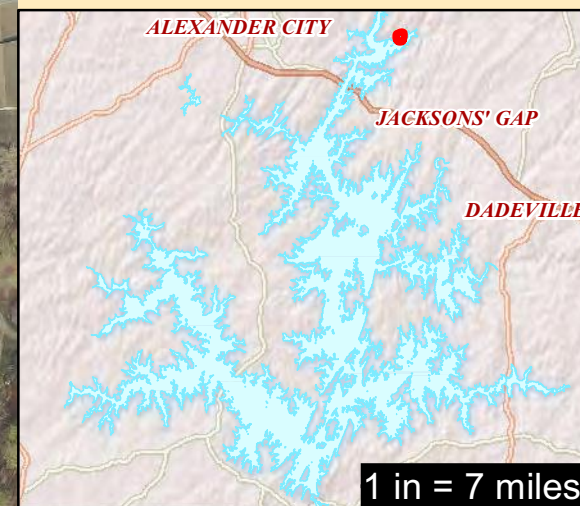
The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Storage Building	1,845 ft ²	n/a	n/a	n/a
Pier	390 ft ²	3	0	3
Storage Building	165 ft ²	n/a	n/a	n/a
Deck	460 ft ²	n/a	n/a	n/a
Boat Ramp	545 ft ²	n/a	n/a	n/a
Boat Ramp	760 ft ²	n/a	n/a	n/a
Boathouse	2,870 ft ²	6	0	6
Restrooms	635 ft ²	n/a	n/a	n/a
Concrete Pad	1,380 ft ²	n/a	n/a	n/a
Boat Ramp	190 ft ²	n/a	n/a	n/a
Sitting Area	455 ft ²	n/a	n/a	n/a
Pier	540 ft ²	3	0	3
Amphitheatre	4,290 ft ²	n/a	n/a	n/a
Zipline	145 ft	n/a	n/a	n/a
Pier	465 ft ²	4	0	4
Pier	310 ft ²	3	0	3
Boardwalk	1,000 ft ²	n/a	n/a	n/a
Conference Center	8,370 ft ²	n/a	n/a	n/a
Deck	1,945 ft ²	n/a	n/a	n/a
Boardwalk	4,715 ft ²	n/a	n/a	n/a
Pavilion	265 ft ²	n/a	n/a	n/a
Pier	450 ft ²	3	0	3

Existing Non-Residential Site

Camp ASCCA Sheet 1 Lake Martin

32.92521, -85.85240



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary
- 30 Control Strip



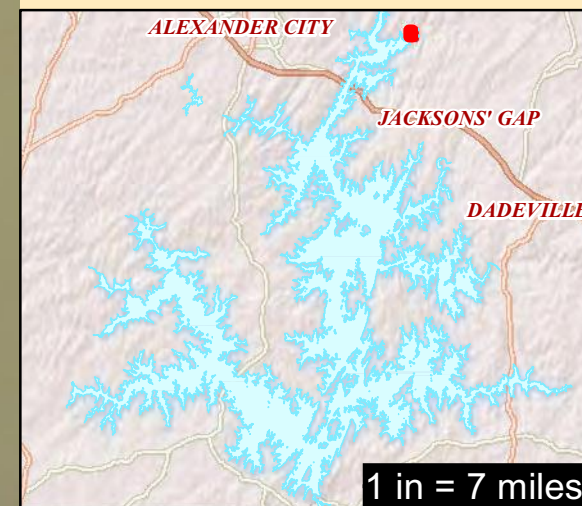
Note: Property boundary beyond extent.



Existing Non-Residential Site

Camp ASCCA
Sheet 2
Lake Martin

32.92709, -85.84676



Note: Property boundary beyond extent.

- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary
- 30 Control Strip



0 300 600 1,200 1,800 Feet

Camp ASCCA



Figure 1: Storage Building



Figure 2: Pier

Camp ASCCA



Figure 3: Boat Ramp



Figure 4: Boat Ramp

Camp ASCCA



Figure 5: Boathouse



Figure 6: Restrooms and Concrete Pad

Camp ASCCA



Figure 7: Restrooms and Concrete Pad



Figure 8: Sitting Area

Camp ASCCA



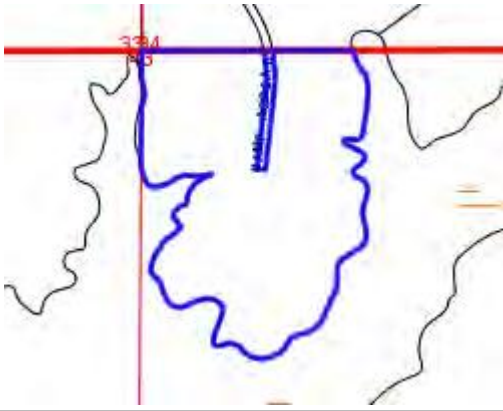
Figure 9: Amphitheater



Figure 10: Amphitheater

Camp ASCAA
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 11 02 03 0 001 003.000		202360	14053	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	J GAP AREA WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	JACKSONS GAP	03-22N-22E	0	0.00	B-C330 P-00089 D-12/12/1985
Legal	NW4 N & W OF LAKE				

Owner

Name	CAMP ASCCA
Mailing Addr	P O BOX 21 JACKSONS GAP, AL 36861

Values

Land Total:	\$1,328,000.00
Building Total:	\$2,921,660.00
Appraised Value:	\$4,249,660.00
Yrly Tax:	\$0 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	36-OFFICE-OFFICE	1974	2364	0	0	1	D+	70	\$158,520
2	36-OFFICE-OFFICE	1974	3202	0	0	1	D+	70	\$204,340
3	50-AMULP-AMUSEMENTS (LOW PARTITION)	1974	5727	0	0	1	D+	70	\$372,820
4	32-REST-RESTAURANT	1974	9002	0	0	1	D+	70	\$657,560
5	9-DORM-DORMITORY	1974	3400	0	0	1	D-	70	\$154,520
6	9-DORM-DORMITORY	1974	2272	0	0	1	D-	70	\$106,080
7	9-DORM-DORMITORY	1974	2272	0	0	1	D-	70	\$106,080
8	9-DORM-DORMITORY	1978	2272	0	0	1	D-	70	\$106,080
9	41-MEDOF-MEDICAL OFFICE	1980	1905	0	0	1	D+	70	\$143,220
10	9-DORM-DORMITORY	1980	2915	0	0	1	D-	70	\$146,060
11	1-RES-SINGLE FAMILY	1982	1365	0	0	1	D	70	\$74,440
12	1-RES-SINGLE FAMILY	1984	1151	0	0	1	D	70	\$61,540
13	53-RELIGI-RELIGIOUS (EXEMPT)	1980	2331	0	0	1	D	70	\$147,700
14	9-DORM-DORMITORY	1974	2272	0	0	1	D-	70	\$106,080

15	1-RES-SINGLE FAMILY	1982	1365	0	0	1	D	70	\$71,960
16	1-RES-SINGLE FAMILY	1984	1151	0	0	1	D	70	\$61,540

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
17	0287-BOAT DOCK WOOD LOW COST	0	1344	0 x 0	\$5,000
18	0668-BARN B-43 50 SQFT	0	0	0 x 0	\$1,440
19	0668-BARN B-43 50 SQFT	0	0	0 x 0	\$680
20	0651-BARN B-41 1500 SQFT	0	0	0 x 0	\$2,160
21	1775-POOL REIN. CONC. TILE 2000 TO 3999 SQ FT	0	2470	0 x 0	\$208,000
22	0354-PAVING CONCRETE REINFORCED 6"	0	4319	0 x 0	\$25,600
23	0632-BARN SHED B-21	0	0	0 x 0	\$240

TR Parcel 869

Affects TR Parcels 324
and 621

STATE OF ALABAMA)

JEFFERSON COUNTY)

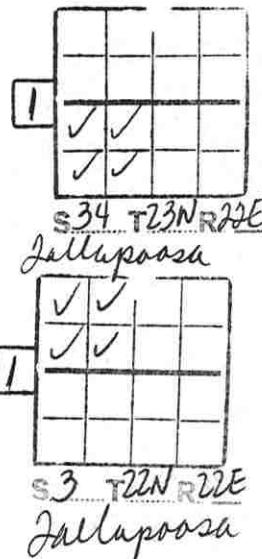
This instrument prepared in
the Corporate Real Estate
Dept. of Alabama Power Co.
Birmingham, Ala.

By *W. H. Hall*

KNOW ALL MEN BY THESE PRESENTS:

That Alabama Power Company, a corporation, hereinafter sometimes called Company, does hereby give, grant and convey unto the Alabama Society for Crippled Children and Adults, hereinafter sometimes called ASCCA, its successors and assigns, subject to the terms, reservations and limitations hereinafter set forth, the following described real estate situated in Tallapoosa County, Alabama, to wit:

W. H. Hall
The Southwest Quarter (SW 1/4) of Section 34, Township 23 North, Range 22 East, all that part of the Northwest Quarter (NW 1/4) of Section 3, Township 22 North, Range 22 East lying North of Lake Martin and above a line measured 30 feet horizontally and inland from a contour (commonly known as the 490 foot contour) which was established from the elevation of that certain bench mark on the West side of the Tallapoosa River established by the Alabama Interstate Power Company on the North line of Section 36, Township 20 North, Range 21 East, Elmore County, Alabama, 910.6 feet, more or less, East of the Northwest corner of Fraction G of said Section 36, the elevation of said bench mark being 150.214 feet above a stage of said river fixed upon as low water by said Alabama Interstate Power Company and 148.786 feet below that certain bench mark established by the United States Geological Survey in Township 20 North, Range 21 East in road forks to Dadeville and Alexander City in the said County of Elmore.



This conveyance is made subject to all existing easements and rights of way of record, and other agreements, if any, of record, owned by others.

ASCCA intends to use the land conveyed herein as a campsite for the benefit of crippled children and adults.

ASCCA shall use the land herein conveyed so as not to endanger health, create a nuisance or otherwise be incompatible with the usage of similar recreational lands in the area, and shall take reasonable precautions so that construction, operation and maintenance of structures placed on the conveyed lands will occur in a manner that will not depreciate the scenic, recreational and environmental values in the area.

RESERVATION OF THIRTY FOOT RIGHT OF WAY

Alabama Power Company does except and reserve to itself, its successors and assigns, an easement thirty (30) feet in width as said easement is now located on the lands herein conveyed on which Company, its successors

and assigns, may construct, operate and maintain its line of poles and appliances necessary or useful in connection therewith, for the transmission of electric power with the right to set poles, guys and anchors in line and to string thereon from time to time electric power and communication lines and the right to permit other corporations and persons to attach wires to said poles, upon, over, under and across such property, together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof including the rights of ingress and egress to and from said lines and the right to cut and keep clear all trees, including danger trees adjacent thereto and to keep clear all other obstructions that may injure or endanger said lines. In the event it becomes necessary or desirable for Company, its successors or assigns, to move its line of poles and appliances in connection with the construction or improvement of any public highway in proximity to its said line of poles and appliances the said Company, its successors and assigns, reserves the right to relocate its said line of poles and appliances on lands herein conveyed without compensation to ASCCA, its successors and assigns. Such relocation of said line of poles and appliances shall be made at a distance not greater than 10 feet outside the boundary of the right of way of any such public road or highway as established or reestablished from time to time. Such thirty (30) foot wide easement lies within the North Half of the Southwest Quarter (N 1/2 of SW 1/4), and the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 34, Township 23 North, Range 22 East and the West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section 3, Township 22 North, Range 22 East, Tallapoosa County, Alabama as shown on Alabama Power Company's Drawing No. C-ED-65371, Sheet 9-A, marked Exhibit "A", attached hereto and made a part hereof.

ASCCA understands that in the operation of Company's dam or dams and works on the Tallapoosa River adjoining the lands conveyed herein there will be major fluctuations in the water level of such River and its tributaries and that the lands herein conveyed (as well as adjacent lands in the area owned by others) could be subject to flooding, and ASCCA agrees, for itself, its successors or assigns, by the acceptance of this conveyance, to hold Company harmless from any claim or claims for loss or damage to the lands conveyed herein or to any improvements located thereon or for injury or death to persons arising from flooding or raising of the waters of the

Tallapoosa River, or its tributaries, to any elevation on or over the lands conveyed herein.

TO HAVE AND TO HOLD to the said Alabama Society for Crippled Children and Adults, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Alabama Power Company has caused this instrument to be executed in its name by Jesse S. Vogtle, its ~~EXECUTIVE VICE PRESIDENT AND COUNSEL~~ and its corporate seal to be affixed and these presents to be attested by RA Bourn, its Secretary, thereto respectively authorized on this the 12th day of December, 1985.

ATTEST:

ALABAMA POWER COMPANY

RA Bourn

Jesse S. Vogtle
Its ~~EXECUTIVE VICE PRESIDENT AND COUNSEL~~

APPROVED AS TO FORM { BALCH & BINGHAM

By Lance Williams
10/11/85
LAW

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, William B. Hall, Jr. a Notary Public, in and for said County, in said State, hereby certify that Jesse S. Vogtle, whose name as Executive Vice President and Counsel of Alabama Power Company, a corporation, 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 this instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of December, 19 85.

William B. Hall, Jr.
Notary Public

ELKS LODGE

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Elks Lodge
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.89707, W85.89141
County:	Tallapoosa County
PLSS location:	Northeast Quarter of Section 18, Township 22 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 860 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Elks Lodge is a fraternal organization. This lodge is used as a meeting facility for the members of the organization.

Property Ownership:

Elks Lodge is owned and operated by:
 Alex City Elks Lodge #1878
 Route 5 Box 238C
 Alexander City, AL 35010

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

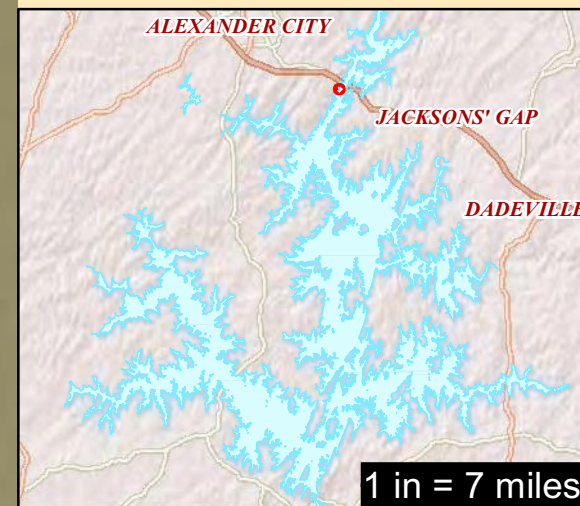
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Wetslip	2,445 ft ²	8	0	8
Pier	375 ft ²	6	0	6
Pathway	335 ft ²	n/a	n/a	n/a

Existing Non-Residential Site

Elk's Lodge

Lake Martin

32.89707, -85.89141



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Elk's Lodge



Figure 1: Pathway, Pier, and Wetslip

Elks Lodge
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 11 04 18 0 001 017.000		202230	14729	0	
Physical Addr	ELKS LODGE				
Subdivision	LAKE HILLS				
Neighborhood	AC AREA WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
03 - Alexander City	ALEXANDER CITY	18-22N-22E	0	0.00	B-C438 P-00007 D-12/27/1979
Legal	LAKE HILLS S/D LOT 4 BLK 8 LOT 1 BLK 9 LOT 2 BLK 9 PB 2 PG 99				

Owner

Name	ALEX CITY ELKS LODGE # 1878
Mailing Addr	RT 5 BOX 238C ALEXANDER CITY, AL 35010

Values

Land Total:	\$257,800.00
Building Total:	\$315,560.00
Appraised Value:	\$573,360.00
Yrly Tax:	\$0 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
2	25-COMCEN-COMMUNITY CENTER	1952	5760	0	0	1	D	50	\$309,360

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
3	0285-BOAT DOCK WOOD AVERAGE	0	546	0 x 0	\$6,200

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32874

WARRANTY DEED

State of Alabama, TALLAPOOSA County

Know all Men by These Presents, That SAMUEL C. RANSOME and wife, CONNIE RANSOME

for and in consideration of the sum of Twelve Thousand, Five Hundred Dollars and no/100 (\$12,500.00) Dollars,
to us (us) in hand paid by AUBREY RAY STEPHENS and wife, LOIS A. STEPHENS, grantor(s)
the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell, and convey unto the said grantee(s) the
following described real estate, situated in the County of Tallapoosa, State of Alabama, to-wit:

Lot 17 of Lake Hill Estates as recorded in Plat Book 3, Page 200
in the office of the Judge of Probate in Tallapoosa County, Alabama.

RECEIVED JUDGE OF PROBATE
AS SHOWN ABOVE

Miller P. Barnes
JUDGE OF PROBATE

377 NOV -9 PM 4:21

RECORDED
INDEXED
FILED

DR 19
R 21

rec 200
for 12 50
14 50

To have and to hold, said premises unto the said CONNIE RANSOME (grantee, their) heirs and assigns, forever. And the grantor(s) do hereby covenant with the said CONNIE RANSOME (grantee, their) heirs and assigns, that the said CONNIE RANSOME (grantee, their) lawfully secured in fee of the above-described premises; that they are free from all encumbrances; that the said CONNIE RANSOME (grantee, their) have a good right to sell and convey the same to said CONNIE RANSOME (grantee, their) heirs and assigns, and that the grantor(s) will warrant and defend the premises to the said CONNIE RANSOME (grantee, their) heirs and assigns, forever, against the lawful claims and demands of all persons.

Witness my (our) hand(s) and seal(s), this 7-13 day of July, 1977.

(L. S.)

(L. S.)

(L. S.)

Samuel C. Ransome
Connie Ransome

(L. S.)

(L. S.)

(L. S.)

STATE OF ALABAMA, TALLAPOOSA COUNTY

I, Henrietta Harris, a Notary Public for said (County) (State of Alabama)

hereby certify that SAMUEL C. RANSOME and wife, CONNIE RANSOME
whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bore date.

GIVEN under my hand and official seal, this 13 day of July, 1977.

My Commission Expires
October 12, 1977

Henrietta Harris
Notary Public

I did for record in the office of the Judge of Probate, in Tallapoosa County, Alabama, on this day of July, 1977.

Filed for record in the office of the

Recorder for said

Judge of Probate,

County, Ala.

BLIND TAX NOTICE TO:

Stephen Misencik, Jr. and wife,
Rosemary Misencik

214 Springhill Road PO Box 632

(Address) Alexander City, AL 35010

This instrument was prepared by

(Name) Mack Clayton, Attorney at Law

P.O. Box 221

(Address) Alexander City, AL 35010

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

TALLAPOOSA

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty thousand and no/100-----DOLLARS
(\$50,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carlis M. Adams and wife, Hilda Adams,

(herein referred to as grantors) do grant, bargain, sell and convey unto Stephen Misencik, Jr. and wife, Rosemary Misencik,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Tallapoosa

County, Alabama to-wit:

Lot 17 of Lake Hill Estates as recorded in Plat Book 5,
Page 200 in the Office of the Judge of Probate in
Tallapoosa County, Alabama.

This being and intended to be that property conveyed
unto Carlis M. Adams and wife, Hilda Adams, by Aubrey
Ray Stephens and wife, Lois A. Stephens by Warranty
Deed dated March 19, 1979, and recorded in the office
of the Judge of Probate of Tallapoosa County, Alabama
on Card Number 096144.

RECORDING FEES
TALLAPOOSA CO. AL.

TAX \$ 50.00
SPEC. FEE \$ 3.00
REC. FEE \$ 4.00
TOTAL \$ 57.00

RECORDED CARD

096270

No. _____

NO. _____
DATE
94 SEP 13 PM 3:18

IDENTITY IS ASSURED

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we _____ have hereunto set OUR _____ (hand(s) and seal(s)) this _____ 12th

day of September, 19 94

WITNESS:

(Seal) _____

(Seal) _____

(Seal) _____

(Seal) _____

STATE OF ALABAMA

TALLAPOOSA

COUNTY

I, _____ the undersigned authority _____ a Notary Public in and for said County, in said State,
hereby certify that Carlis M. Adams and wife, Hilda Adams

whose name _____ are _____ signed to the foregoing conveyance, and who _____ are _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ they _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ 12th _____ day of September, A.D. 19 94

Notary Public

FOMBY'S MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Fomby's Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.73477, W85.75819
County:	Tallapoosa County
PLSS location:	Southeast Quarter of the Northwest Quarter of Section 9, Township 20 North, Range 23 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 630 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Fomby's Marina is a full-service commercial marina providing boat storage and lake access.

Property Ownership:

Somerset Marina LLC
2027 Barrons Bridge Road
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pier	120 ft ²	2	0	2
Boat Ramp	800 ft ²	n/a	n/a	n/a
Pier	270 ft ²	2	0	2
Boathouse	1,705 ft ²	4	0	4
Pier	120 ft ²	2	0	2
Pier	120 ft ²	2	0	2

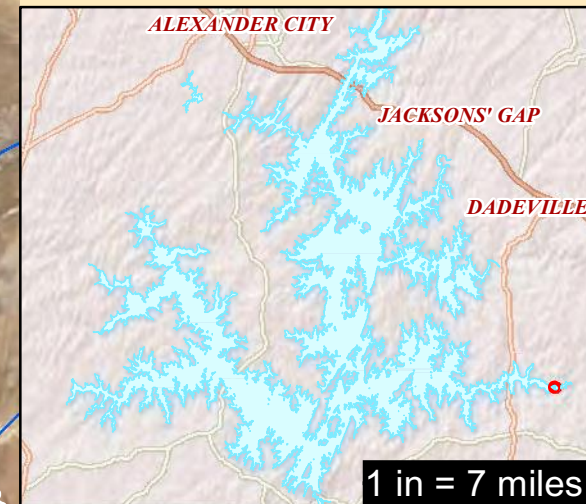
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Deck	680 ft ²	n/a	n/a	n/a
Pier	120 ft ²	2	0	2
Boat Ramp	800 ft ²	n/a	n/a	n/a
Pier	120 ft ²	2	0	2
Seawall	515 ft	n/a	n/a	n/a





Existing Non-Residential Site

Fomby's Marina

Lake Martin

32.73477, -85.75819



-  Encroachments
-  491' msl
-  Project Boundary-Approved
-  Property Boundary



Fomby's Marina



Figure 1: Boat Ramp (Note that gazebo is not in Project boundary)

Fomby's Marina



Figure 2: Pier

Fomby's Marina



Figure 3: Boat Ramp

Fomby's Marina



Figure 4: Pier

Fomby's Marina



Figure 5: Boathouse

Fomby's Marina



Figure 6: Boathouse

Fomby's Marina



Figure 7: Boathouse

Fomby's Marina



Figure 8: Pier

Fomby's Marina



Figure 9: Pier

Fomby's Marina



Figure 10: Deck

Fomby's Marina



Figure 11: Boat Ramp

Fomby's Marina



Figure 12: Boat Ramp and Pier (Note that the storage building is not in Project boundary)

Fomby's Marina



Figure 13: Seawall (Note that the storage building is not in Project boundary)

Fomby's Marina



Figure 14: Pier

Fomby's Marina



Figure 15: Seawall (Note that the storage building is not in Project boundary)

Fomby's Marina
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

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Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 19 02 09 0 003 039.000		55820	28183	0	
Physical Addr	2027 BARRONS BRIDGE RD				
Subdivision	None				
Neighborhood	BLUE CREEK EAST WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	DADEVILLE	09-20N-23E	0	0.00	B-308091 P-00000 D-08/04/2016
Legal	LT 1 BLK D BARRON BRIDGE S/D				

Owner

Name	FOMBY CONNIE M LIFE ESTATE C/O SOMERSET MARINA LLC
Mailing Addr	2027 BARRONS BRIDGE RD DADEVILLE, AL 36853

Values

Land Total:	\$81,600.00
Building Total:	\$279,140.00
Appraised Value:	\$360,740.00
Yrly Tax:	\$2164.8 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	35-SERLP-SERVICE/SHOP(LOWPARTITION)	1976	1500	0	0	1	D-	85	\$71,880
2	36-OFFICE-OFFICE	1976	1020	0	0	1	E+	85	\$62,560

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
3	0184-UTILITY STEEL OR ALUM. PREFAB LOW COST	0	192	16 x 12	\$2,000
4	0184-UTILITY STEEL OR ALUM. PREFAB LOW COST	0	4800	80 x 60	\$48,800
5	1696-PIER LOW COST	0	124	31 x 4	\$1,400
6	1696-PIER LOW COST	0	124	31 x 4	\$1,400
7	1696-PIER LOW COST	0	124	31 x 4	\$1,400
8	1696-PIER LOW COST	0	124	31 x 4	\$1,400
9	2573-WOOD SEAWALL	0	2044	4 x 511	\$16,100
10	0154-GAZEBO AVERAGE 100 SQ FT	0	100	0 x 0	\$3,300
11	1696-PIER LOW COST	0	124	31 x 4	\$1,400

12	1696-PIER LOW COST	0	72	9 x 8	\$800
13	0180-GAZEBO LOW COST 400 SQ FT	0	480	24 x 20	\$8,600
14	0354-PAVING CONCRETE REINFORCED 6"	0	1650	110 x 15	\$8,700
15	0354-PAVING CONCRETE REINFORCED 6"	0	870	58 x 15	\$4,600
16	0354-PAVING CONCRETE REINFORCED 6"	0	3737	101 x 37	\$19,700
17	0354-PAVING CONCRETE REINFORCED 6"	0	600	30 x 20	\$3,200
18	0464-WALL RETAINING CONCRETE BLOCK 8"	0	132	22 x 6	\$900
19	1459-BOATHOUSE, DOUBLE COVERED SLIP LOW COST	0	1344	42 x 32	\$21,000

THIS INSTRUMENT PREPARED BY:

**J Alex Muncie III
MUNCIE & MATTSON, P.C.
P.O. BOX 3208
AUBURN, ALABAMA 36831
334.821.7301
21-2210**

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF TALLAPOOSA**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned **Connie Mae Fomby**, a single woman, **William Corey Fomby**, a married man and **Chester Wilson Fomby**, a married man (hereinafter referred to as Grantors) in hand paid by **Somerset Marina LLC**, an Alabama limited liability company (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Tallapoosa County, Alabama, being more particularly described as:

Parcel 1:

Lot No. 1, Block D, Barron Bridge Subdivision, according to plat made and recorded in Plat Book 4, Page 185, in the Office of the Judge of Probate of Tallapoosa County, Alabama.

Parcel 2:

Tract of land bounded on the Southeast side by the Northwest right-of-way of County Road 39 and on the Southwest side by Lot 2, Block D, Barron Bridge Subdivision 185' and on the Northeast side by Lot 1 and Northwest by Martin Lake.

Parcel 3:

Beginning at a rail road spike found at the intersection of the westerly right of way of Tallapoosa County Road 39 (Barron's Bridge Road, R/W varies) and the northerly right of way of Barron Drive (40' R/W), for the Point of Beginning; thence proceed along the northerly right of way of Barron Drive N 89 degrees 00'00"W a distance of 85.86' to a 1/2" capped rebar (stamped Jackson Ca-615) set; thence leaving said right of way proceed N 00 degrees 53' 40" W a distance of 154.40' to a 1/2" capped rebar (stamped

Jackson Ca-615) set; thence S 85 degrees 42'34"E a distance of 90.38' to a 1/2" capped (stamped Jackson Ca-615) set on the westerly right of way of Tallapoosa County Road 39 (Barron's Bridge Road, R/W varies); thence proceed along said right of way with a curve turning to the left with an arc length of 149.50', with a radius of 613.41', with a chord bearing of S 00 degrees 43'07"W, with a chord length of 149.13', back to the Point of Beginning, having an area of 0.30 acres more or less, according to the Boundary Survey for Corey Fomby Part of Lot 2 and Part of Lot 3, Barron Bridge Subdivision, by Donald G. Jackson, AL PLS No. 15151, dated March 1, 2021.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-of-way of record in said county affecting said described property.

The property conveyed herein does not constitute the homestead of either married Grantor or either of their spouses.

As to Parcel 1: Title is vested in Connie Mae Fomby (Life Estate), William Corey Fomby and Chester Wilson Fomby per Warranty Deed of record in DocumentNumber: 308091 in the Office of the Judge of Probate of Tallapoosa County, Alabama.

As to Parcel 2 and 3: Title is vested in only William Corey Fomby.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

AND THE SAID GRANTORS, do for themselves, their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 29th day of September, 2021.

Chester Wilson Fomby
Chester Wilson Fomby

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Chester Wilson Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2021.



JILLIAN DAWSON
NOTARY PUBLIC, ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES JULY 15, 2024

Jillian Dawson
Notary Public
My commission expires: 2/2/22 7/15/24

Send Tax Notice to:
2027 Barrons Bridge Road
Dadeville, AL 36853

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 28th day of September, 2021.

Connie Mae Fomby
Connie Mae Fomby

STATE OF ALABAMA
COUNTY OF Tallapoosa

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Connie Mae Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2021.

Wanda Ingram
Notary Public
My commission expires: 09/29/2022

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 28th day of September, 2021.

William Corey Fomby
William Corey Fomby

STATE OF ALABAMA
COUNTY OF Tallapoosa

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that William Corey Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2021.

Wanda Ingram
Notary Public
My commission expires: 09/29/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Connie Mae Fomby, William Corey Fomby,
and Chester Wilson Fomby
 Mailing Address 2027 Barrons Bridge Road
Dadeville, AL 36853

Grantee's Name Somerset Marina LLC
 Mailing Address 2027 Barrons Bridge Road
Dadeville, AL 36853

Property Address 2027 Barrons Bridge Road and 1979
Barrons Bridge Road
Dadeville, AL 36853

Date of Sale September 29, 2021
 Total Purchase Price \$500,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/29/21

☐ Unattested

(verified by)

Print Muncie & Mattson

Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one

GIRL SCOUT CAMP

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Girl Scout Camp
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.73476, W86.02250
County:	Elmore County
PLSS location:	Northwest Quarter of Section 12, Township 20 North, Range 20 East
Full Pool Contour:	491' msl
FERC Project Boundary:	The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Quasi Public Recreation
Alabama Power Ownership/Rights:	Project lands owned by Alabama Power Company in fee simple and leased to the Girl Scouts of Southern Alabama.
Acreage within Project Boundary:	Approximately 100 acres
Shoreline footage at full pool elevation:	Approximately 12,000 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

The Girl Scout Camp is a formal campground that provides recreational opportunities to the Girl Scouts.

The Girl Scout Camp is located on Project lands (classified as Quasi Public) owned by Alabama Power in fee simple that are leased to the Girl Scouts of Southern Alabama. The use of these Project lands for this Quasi Public purpose pre-dates the 1981 FERC-approved Exhibit R¹³. This non-residential development was one of many areas identified as a General Public Use Areas leased to a quasi-public organization¹⁴ for recreation.

It is Alabama Power's understanding that facilities constructed on these quasi public recreation sites do not have a Non-Residential Permit (NRP) as they were constructed under the provisions of the Exhibit R. However, these quasi public recreation areas are no longer included in the FERC-approved Recreation Plan. A new license for the Martin Dam Project was issued on December 17, 2015¹⁵, and Article 410 required Alabama Power to file a revised Recreation Plan. On December 12, 2016, Alabama Power filed for Commission approval the revised Recreation

¹³ On June 2, 1981, FERC issued and Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

¹⁴ Identified in the 1981 Revised Exhibit R as "eleemosynary organizations" as well as "quasi-public organizations".

¹⁵ 153 FERC ¶ 61,298

Plan¹⁶ for the Martin Dam Hydroelectric Project, and FERC approved the revised plan on January 16, 2018¹⁷. In accordance with FERC recommendations, the revised Recreation Plan only includes those recreation sites that provide general public access, and it no longer includes these quasi public recreation areas. Therefore, the Girl Scouts non-residential development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today. All facilities constructed in the future will require an NRP in accordance with the process provided in the FERC-approved SMP.

Property Ownership:

The Girl Scout Camp is located on Project lands owned by Alabama Power Company and leased to:

Girl Scouts of Southern Alabama, Inc.
145 Coliseum Blvd.
Montgomery, AL 36109

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Storage Building	840 ft ²	n/a	n/a	n/a
Bathhouse	1,530 ft ²	n/a	n/a	n/a
Fire Pit	75 ft ²	n/a	n/a	n/a
9 Tent Sites	225 ft ² ea	n/a	n/a	n/a
5 Tent Sites	5 @ 225 ft ²	n/a	n/a	n/a
Float	360 ft ²	3	0	3
Pier	150 ft ²	3	0	3
2 Storage Buildings	270 ft ² 1,735 ft ²	n/a	n/a	n/a
Boathouse	1,160 ft ²	5	1	6
Storage Building	65 ft ²	n/a	n/a	n/a
Boat Ramp	520 ft ²	n/a	n/a	n/a
9 Cabins	400 ft ² ea	n/a	n/a	n/a
House	910 ft ²	n/a	n/a	n/a
Fire Pit	290 ft ²	n/a	n/a	n/a

¹⁶ Accession No. 20161212-5098

¹⁷ 162 FERC ¶ 62,033

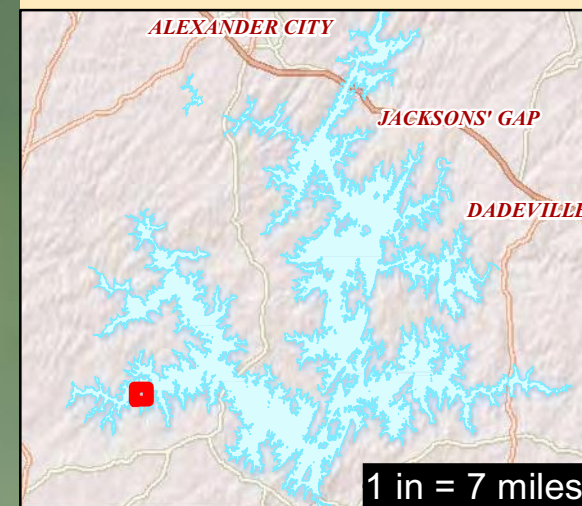
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
2 Tent Sites	225 ft ² ea	n/a	n/a	n/a
Pavilion	2,355 ft ²	n/a	n/a	n/a
Pathway	640 ft ²	n/a	n/a	n/a
Bathhouse	830 ft ²	n/a	n/a	n/a
Office	880 ft ²	n/a	n/a	n/a
Pathway	775 ft ²	n/a	n/a	n/a
Bridge	170 ft ²	n/a	n/a	n/a
Rec Center	2,270 ft ²	n/a	n/a	n/a
Gas Tank	105 ft ²	n/a	n/a	n/a
Lodge	5,390 ft ²	n/a	n/a	n/a
Seawall	400 ft	n/a	n/a	n/a
Water Pump	75 ft ²	n/a	n/a	n/a
Storage Building	200 ft ²	n/a	n/a	n/a
Rip Rap	555 ft	n/a	n/a	n/a
Pier	4,655 ft ²	0	0	0
Storage Building	140 ft ²	n/a	n/a	n/a
Float	85 ft ²	0	0	0
Bathhouse	970 ft ²	n/a	n/a	n/a
Pathway	175 ft ²	n/a	n/a	n/a
House	1,500 ft ²	n/a	n/a	n/a
Fire Pit	195 ft ²	n/a	n/a	n/a
10 Tent Sites	225 ft ²	n/a	n/a	n/a
Storage Building	530 ft ²	n/a	n/a	n/a
Pier	430 ft ²	5	0	5
Lodge	1,895 ft ²	n/a	n/a	n/a
Archery Wall	30 ft ft ²	n/a	n/a	n/a
Storage Building	115 ft ²	n/a	n/a	n/a

Existing Non-Residential Site

Girl Scout Camp Overview Map

Lake Martin

32.73486, -86.02059



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary
- 30 Control Strip



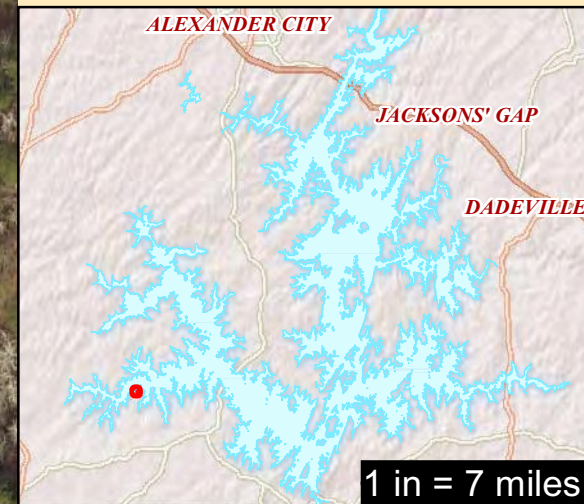
Note: Property boundary beyond extent.








Existing Non-Residential Site

Girl Scout Camp Sheet 1 Lake Martin

32.73476, -86.02250



-  Encroachments
-  491' msl
-  Project Boundary-Approved
-  Property Boundary
-  30 Control Strip

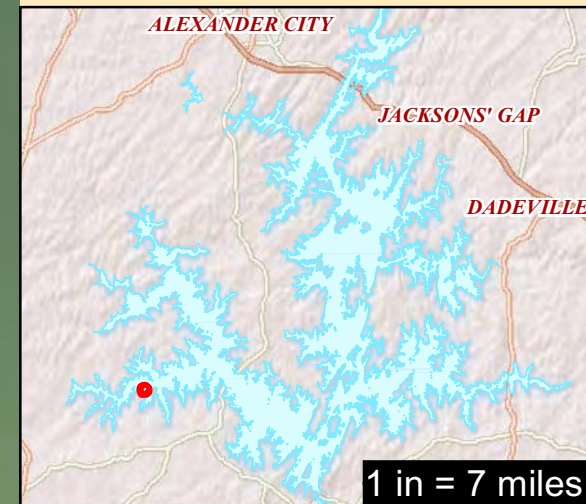


0 125 250 500 750 Feet

Existing Non-Residential Site

Girl Scout Camp Sheet 2 Lake Martin

32.73543, -86.01855



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



0 225 450 900 1,350 Feet



Copyright 2022
All Rights Reserved
Alabama Power Company
Shoreline Management

Girl Scout Camp



Figure 1: Boat Ramp



Figure 2: Storage Building

Girl Scout Camp



Figure 3: Boathouse



Figure 4: Pavilion

Girl Scout Camp



Figure 5



Figure 6: Cabin

Girl Scout Camp



Figure 7: Cabin



Figure 8: Bathhouse

Girl Scout Camp



Figure 9: Cabins



Figure 10: Cabins and Firepit

Girl Scout Camp



Figure 11: House



Figure 12: Tents

Girl Scout Camp



Figure 13: Office



Figure 14: Lodge

Girl Scout Camp



Figure 15: Lodge



Figure 16: Rec Center

Girl Scout Camp



Figure 17: Pier



Figure 18: Pier

Girl Scout Camp



Figure 19: Bathhouse



Figure 20: Bathhouse

Girl Scout Camp



Figure 21: Storage Building



Figure 22: Pier

Girl Scout Camp



Figure 23: Tents



Figure 24: Lodge, Archery Wall, and Storage Building

Girl Scout Camp



Figure 25: Storage Building



Figure 26: Storage Building

Girl Scout Camp



Figure 27: Storage Building



Figure 28: Pier

Girl Scout Camp



Figure 29: Storage Building and Tent



Figure 30: Float

Girl Scout Camp



Figure 31: Bathhouse

Girl Scout Camp
Property Tax Assessment Information
and
Property Deed



Property Record Card - 2021

Owner Name and Mailing Address
ALABAMA POWER CO
% N M HORSLEY

BIRMINGHAM, AL35291

Parcel Number 06 01 12 0 001 002.000

Property Address

,

Tax District: 01

Land Value: \$1,600,000

Improvement Value: \$0

Misc. Improvement Value: \$0

Total Value: \$1,600,000

Acres: 100.0

Square Feet: 4,356,000.00

Brief Legal Description
100 ACRES SEC 12 T20 R20

Lot:	Lot:
Block:	Block:
Subdivision/Plat Name:	Subdivision/Plat Name:
Plat Book: 157	Plat Book:
Plat Page: 365	Plat Page:

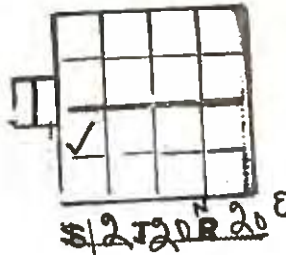
Deed Summary	
Instrument Reference	Instrument Date

Improvement Summary					
Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value

Extra Features				
Building Number	Category	Quantity	Square Foot	Total Cost

Miscellaneous Improvements								
Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value

5403130000



The State of Alabama,
Elmore County.

KNOW ALL MEN BY THESE PRESENTS, That we, B. L. Britt and wife H. E. Britt

(hereinafter for convenience called the grantor~~s~~.) for and in consideration of the sum of
Forty and no/100-----Dollars (\$ 40.00)

to us in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY, a corporation (hereinafter for convenience called the Company), its successors and assigns, the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of

Elmore and State of Alabama, and are described as follows:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 North, Range 20 East.

Together with all our right, title and interest in and to the bed and banks of all streams running through, or bordering said lands, and all islands located in such streams contiguous or adjacent to said lands.

The above described lands containing in all 40 acres.

Whereas, the Company contemplates the construction of a dam across the Tallapoosa River down stream from said lands, interests, easements and rights herein conveyed, for the manufacture of electricity, which said dam and the pool of water created thereby are likely to cause the lands herein conveyed to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages; Now, therefore, we do further grant, bargain, sell and convey unto said Company the right to construct, maintain and operate said dam across the Tallapoosa River, down stream from said lands herein conveyed, for the manufacture of electricity, and to back and maintain the waters of said river and its tributaries from time to time or continuously over any and all of said lands, together with the right of ingress and egress; and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all the consequences arising therefrom, to the grantors and our heirs and assigns and to our remaining and adjoining lands, as well as from the operation of the power plant or plants of the Company.

2640

TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever.

And the grantor s covenant with the said Company, its successors and assigns, that we are lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that we have good right to sell and convey the same to the said Company, its successors and assigns, and that we will warrant and defend the said premises to the said Company, its successors and assigns, forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Company, its successors or assigns, pay or tender or cause to be paid or tendered to the grantor s or to our

executors, administrators, heirs or assigns, on or before the 15th day of October 1924

at the office of the Company in Birmingham, Alabama, the further sum of (\$360.00)

Three Hundred, Sixty and no/100----- Dollars,

for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void and the consideration presently paid shall be forfeited to the grantor s; but there shall be no obligation upon the said Company, its successors or assigns, to pay or tender the said sum of money.

The grantor s further agree to execute such receipts and other instruments at the time of payment of said sum of money, as the said Company may deem necessary.

The grantor s further agree to cure defects in the fee simple title to the land herein conveyed, if any there be, and if we fail to do so within the time during which the said Company may pay or tender said sum of money, then the time within which said money may be paid or tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the grantor s retain possession of, assess for and pay the taxes on said land until the purchase money is fully paid, but the said Company may without binding itself hereunder, at any time within said period enter upon said lands and make a survey and examination thereof without liability for damages in so doing.

Reference to the said Company shall include its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 19th day of December in the year of our Lord One Thousand Nine Hundred Twenty-three.

Signed, Sealed and Delivered in Presence of:

M. G. Haynes

J. R. Pittman



B L Britt

H E Britt

(L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

KOWALIGA RESTAURANT

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Kowaliga Restaurant
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.74140, W85.97006
County:	Elmore County
PLSS location:	Southwest Quarter of the Southwest Quarter of Section 4, Township 20 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 1,000 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Kowaliga Restaurant is a dining facility that is open to the public. The wet slips and pier were approved by FERC on November 21, 2000¹⁸. However, the beach was not included in the application. Therefore, this non-residential development is included within this group application to capture the unpermitted beach.

Property Ownership:

Kowaliga Restaurant is owned and operated by:
Kowaliga Restaurant, LLC
2544 Willow Point Road
Alexander City, AL 35010

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Wet slip	11,500 ft ²	28	0	28
Rip Rap & Seawall	720 ft	n/a	n/a	n/a
Beach	2,485 ft ²	n/a	n/a	n/a

¹⁸ 93 FERC ¶ 62,134

Existing Non-Residential Site

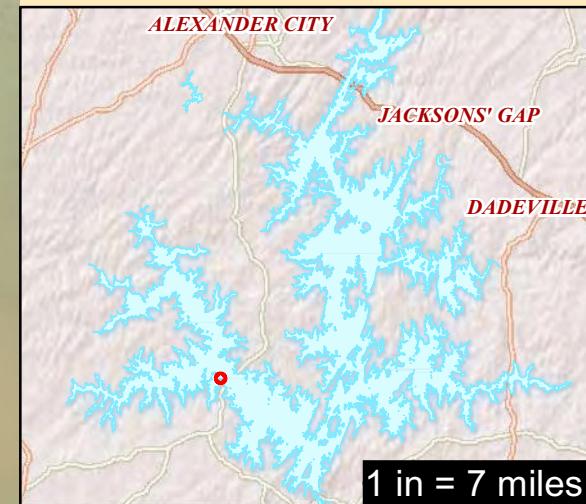
Kowaliga Restaurant





Lake Martin

32.74140, -85.97006



Note: Property boundary beyond extent.



-  Encroachments
-  491' msl
-  Project Boundary-Approved
-  Property Boundary



Kowaliga Restaurant



Figure 1: Beach



Figure 2: Wetslip

Kowaliga Restaurant



Figure 3: Wetslip



Figure 4: Seawall and Rip Rap

Kowaliga Restaurant
Property Tax Assessment Information
and
Property Deed



Property Record Card - 2021

Owner Name and Mailing Address KOWALIGA RESTAURANT LLC 2544 WILLOW POINT RD ALEXANDER CITY, AL35010	Parcel Number 07 02 04 0 001 005.000	Property Address 295 KOWALIGA MARINA RD (SINCLAIR'S) ECLECTIC, AL 36024
Tax District: 01	Land Value: \$382,500 <hr/> Improvement Value: \$558,200 <hr/> Misc. Improvement Value: \$142,530 <hr/> Total Value: \$1,083,230	Acres: 2.6 <hr/> Square Feet: 111,078.00 <hr/>

Brief Legal Description BEG SW COR SEC 4 T20 R21; TH E 370'(S) TO HIGHWATER 4'(S); NE 57'(S); SE'LY ALG LAKE 225'(S); NE 160'(S); NW ALG LAKE 280'(S) TO POB; TH ALG LAKE 848.41'; SW LEAVING LAKE 226.97'; SW 22.07'; SW 175.77' TO POB	
Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:	Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:

Deed Summary	
Instrument Reference	Instrument Date

Improvement Summary					
Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value
2	2000	7264	7264	1	\$558,200
MI1	0	0	0	0	\$0

Extra Features				
Building Number	Category	Quantity	Square Foot	Total Cost
2	COOLER WALK-IN 100 SQ FT	1	110	\$19,338
2	COOLER WALK-IN 100 SQ FT	1	140	\$24,612
2	HEAT/AC FHA/AC	1	7264	\$119,130
2	KITCHEN SINK DOUBLE	5	0	\$4,000
2	WETBAR SINK	1	0	\$610
2	RESTROOM 2 FIXTURE	3	0	\$5,520
2	LAVATORY WALL TYPE	5	0	\$2,900
2	URINAL	2	0	\$2,280
2	WATER CLOSET	2	0	\$1,860

Miscellaneous Improvements

Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value
Document A MI1	PAVING ASPHALT 23 1/2" (OVER 2081 000 S.F.) [0 X 0]	39725	2.9	115202.5	1.08	90	\$124,419	\$111,980
MI1	PIER AVERAGE [0 X 0]	2048	16	32768	1.08	80	\$35,389	\$28,310
MI1	FENCE WOOD PRIVACY NOTCH TOP 6' [0 X 0]	120	19.2	2304	1.08	90	\$2,488	\$2,240

SEND TAX NOTICE TO:
Kowaliga Restaurant LLC
2544 Willow Point Road
Alexander City, Alabama 35010

STATE OF ALABAMA }
COUNTY OF ELMORE }

RLPY 2013 14789
Recorded In Above Book and Page
03/15/2013 03:15:57 PM
JOHN E. ENSLEN
PROBATE JUDGE
Elmore County, AL

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a contribution to capital of the undersigned grantee, **Russell Lands, Inc.** a corporation (hereinafter referred to as "GRANTOR"), does by these presents, grant, bargain, contribute and convey unto **Kowaliga Restaurant LLC**, (hereinafter referred to as "GRANTEE") the following described real estate, situated in Elmore County, Alabama, to-wit:

Commence at a concrete marker known as the Southwest Corner of Section 9, T-20-N, R-21-E, Elmore County, Alabama; thence North 5480.12' to a point; thence East 564.86' to a point located on the highwater line (490' contour) of Lake Martin and the POINT OF BEGINNING for the herein described parcel of land; thence meandering along said highwater line which generally follows the following twenty-eight (28) courses: (1) N 42°13'53" W 12.70'; (2) N 53°18'18" W 7.50'; (3) N 17°31'08" W 30.07'; (4) N 22°14'51" W 107.07'; (5) N 31°15'29" W 10.72'; (6) N 15°31'45" W 12.68'; (7) N 52°45'01" W 44.99'; (8) N 18°14'39" W 2.35'; (9) N 03°09'04" E 35.63'; (10) N 06°08'16" W 4.60'; (11) N 21°18'35" W 90.27'; (12) N 19°47'32" E 2.32'; (13) N 30°32'39" E 52.79'; (14) N 43°43'40" E 2.70'; (15) N 53°07'47" E 17.45'; (16) N 01°11'55" E 4.47'; (17) N 83°00'29" E 74.72'; (18) N 80°48'48" E 56.65'; (19) N 58°56'35" E 19.32'; (20) N 72°54'13" E 16.41'; (21) N 72°02'33" E 6.26'; (22) N 64°50'59" E 20.85'; (23) N 85°44'55" E 10.54'; (24) S 76°13'17" E 11.09'; (25) S 55°59'16" E 7.28'; (26) S 46°11'10" E 26.22'; (27) S 44°08'04" E 8.57'; (28) S 42°40'51" E 152.19' to a point; thence leaving said highwater line S 14°10'49" W 226.97' to a point located on the East side of an ingress/egress and utility easement; thence leaving said East side S 14°10'49" W 3.33' to an iron pin; thence S 49°04'33" W 22.07' to an iron pin; thence S 75°17'40" W 2.03' to a point located on the West side of an ingress/egress and utility easement; thence leaving said West side S 75°17'40" W 175.77' to the point of beginning. Containing 2.55 acres, more or less, and lying in and being a part of the SW 1/4 of the SW 1/4 of Section 4, T-20-N, R-21-E, Elmore County, Alabama.
This property is otherwise known as the Kowaliga Restaurant property.

TO HAVE AND TO HOLD, Unto the said GRANTEE forever. Said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President and CFO, David B. Sturdivant, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March, 2013.

ATTEST:
BY Steve R. Forehand
Steve R. Forehand, Secretary

RUSSELL LANDS, INC.
BY David B. Sturdivant
David B. Sturdivant
Vice President and CFO

Deed Tax 385.00
Recording Fee 12.00
TOTAL 397.00

STATE OF ALABAMA }
COUNTY OF ELMORE }

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that David B. Sturdivant, whose name as Vice President and CFO of Russell Lands, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of August, 2013.

Wendy L. Powell
Notary Public

This instrument was prepared by:

STEVE R. FOREHAND, ESQ.
2544 WILLOW POINT ROAD
ALEXANDER CITY, ALABAMA 35010

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 23, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Real Estate Sales Validation Form

RLPY

2013 14790

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Russell Lands Inc.
 Mailing Address 2544 Willow Point Road
Alexander City, AL 35010

Grantee's Name Kowaliga Restaurant LLC
 Mailing Address 2544 Willow Point Road
Alexander City, AL 35010

Property Address 295 Kowaliga Marina Road
Alexander City, AL 35010

Date of Sale 3/15/13
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 385,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/15/13

Print Steve R. Forehand

Unattested

[Signature]
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

KOWALIGA USED BOAT SALES

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Kowaliga Used Boat Sales
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.73672, W85.97049
County:	Elmore County
PLSS location:	Northwest Quarter of the Northwest Quarter of Section 9, Township 20 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 2,000 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Kowaliga Used Boat Sales is a boat sales and maintenance business. On March 12, 2009, FERC issued an order approving the facilities¹⁹ at this non-residential development. However, the pier was not constructed in accordance with the approval. Therefore, this non-residential development is included within this group application to capture the as built of the float.

Property Ownership:

Kowaliga Used Boat Sales is owned and operated by:
Russell Marine, LLC
450 Ridge Marina Way
Alexander City, AL 35010

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

¹⁹ 126 FERC ¶ 62, 187

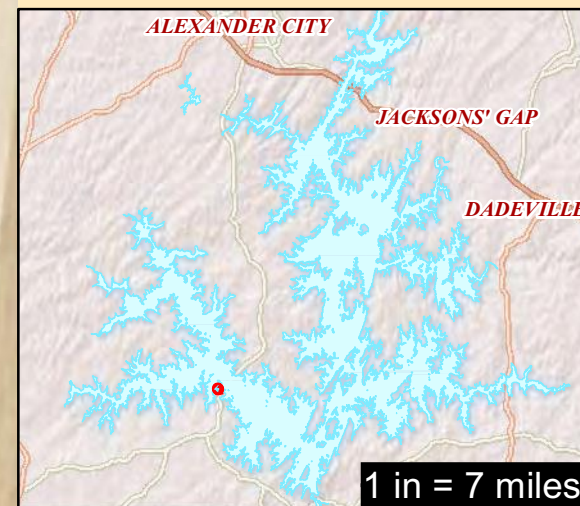
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	1,105 ft ²	n/a	n/a	n/a
Pier	410 ft ²	4	0	4
Float	400 ft ²	3	0	3

Existing Non-Residential Site

Kowaliga Used Boat Sales

Lake Martin

32.73672, -85.97049



Note: Property boundary beyond extent.

- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Kowaliga Used Boat Sales



Figure 1: Boat Ramp (Note that storage building is not in Project boundary)



Figure 2: Boat Ramp (Note that storage building is not in Project boundary)

Kowaliga Used Boat Sales



Figure 3: Boat Ramp and Float

Kowaliga Used Boat Sales
Property Tax Assessment Information
and
Property Deed



Property Record Card - 2021

Owner Name and Mailing Address
RUSSELL MARINE LLC
 2544 WILLOW POINT RD
 ALEXANDER CITY, AL35010

Parcel Number 07 02 09 0 001 002.001

Property Address
 450 RIDGE MARINA WAY
 ALEX CITY, AL 35010

Tax District: 01

Land Value: \$690,000
Improvement Value: \$1,234,700
Misc. Improvement Value: \$334,670
Total Value: \$2,259,370

Acres: 9.2
Square Feet: 400,752.00

Brief Legal Description

BEG SW COR SEC 9 T20 R21; TH N 5480.12'; E 564.86' TO HIGHWATER LINE OF LAKE MARTIN; SW'LY ALG LAKE 684.58' TO S LINE SEC 4 AND POB; E LEAVING LAKE ALG S LINE 530'(s) TO W R/W KOWALIGA MARINA RD; SW ALG R/W 1050'(s) TO LAKE MARTIN; N'LY MEANDERING ALG LAKE 1570'(s) TO POB

Lot:	Lot:
Block:	Block:
Subdivision/Plat Name:	Subdivision/Plat Name:
Plat Book:	Plat Book:
Plat Page:	Plat Page:

Deed Summary

Instrument Reference

Instrument Date

Improvement Summary

Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value
11-M	1980	29610	29610	1	\$363,500
MI1-M	0	0	0	0	\$0
MISCIMP-M	2008	0	0	0	\$0
12-M	1985	11592	11592	1	\$149,900
7-M	1984	27990	27990	1	\$343,600
9-M	1984	10731	10731	1	\$377,700

Extra Features

Building Number	Category	Quantity	Square Foot	Total Cost
9-M	RESTROOM 2 FIXTURE	1	0	\$1,840
9-M	HEAT/AC FHA/AC	1	7750	\$69,750
9-M	HEAT/AC FHA/AC	1	480	\$6,048
9-M	DOOR STEEL OVERHEAD MANUAL	168	0	\$2,453
9-M	RETAIL AVERAGE	4272	0	\$173,870
9-M	OFFICE AVERAGE	480	0	\$19,584

Miscellaneous Improvements

Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value
Document A-252942054	BARN SHED 8-252942054	14476	12.3	16740.2	2020.8	70	\$201,680	\$141,180
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	PIER AVERAGE [0 X 0]	0	16	0	1.08	0	\$0	\$0
MI1-M	[0 X 0]	0	0	0	1.08	0	\$0	\$0

SEND TAX NOTICE TO:

Russell Marine LLC
2544 Willow Point Road
Alexander City, Alabama 35010

STATE OF ALABAMA }
COUNTY OF ELMORE }

RLPY 2008 68819
Recorded in Above Book and Page
12/31/2008 11:11:23 AM
JIMMY STUBBS
PROBATE JUDGE
Elmore County, AL

Deed Tax 1155.00
Recording Fee 12.00
TOTAL 1168.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a contribution to capital of the undersigned grantee, Russell Lands, Inc. a corporation (hereinafter referred to as "GRANTOR"), does by these presents, grant, bargain, contribute and convey unto Russell Marine LLC, (hereinafter referred to as "GRANTEE") the following described real estate, situated in Elmore County, Alabama, to-wit:

Commence at a concrete marker known as the Southwest Corner of Section 9, T-20-N, R-21-E, Elmore County, Alabama; thence North 5480.12' to a point; thence East 564.86' to a point located on the highwater line (490' contour) of Lake Martin and the POINT OF BEGINNING for the herein described parcel of land; thence leaving said highwater line N 75°17'40" E 175.77' to a point located on the West side of an ingress/egress and utility easement; thence leaving said West side N 75°17'40" E 2.03' to an iron pin; thence N 49°04'33" E 22.07' to an iron pin; thence N 14°10'49" E 3.33' to a point located on the East side of an ingress/egress and utility easement; thence leaving said East side N 14°10'49" E 226.97' to a point located on the highwater line (490' contour) of Lake Martin; thence meandering along said highwater line which generally follows the following twenty-eight (28) courses: (1) S 48°41'10" E 84.44'; (2) S 20°18'03" W 92.15'; (3) S 10°15'40" W 49.11'; (4) S 65°21'54" W 13.12'; (5) S 55°10'53" E 8.08'; (6) S 30°25'13" E 63.74'; (7) S 42°05'42" E 35.78'; (8) S 62°36'42" E 43.36'; (9) N 78°11'34" E 12.18'; (10) N 55°12'53" E 11.41'; (11) S 83°44'28" E 14.01'; (12) N 11°35'53" E 1.17'; (13) S 78°24'07" E 6.33'; (14) N 81°10'21" E 5.67'; (15) S 85°25'53" E 8.52'; (16) S 50°43'54" E 12.94'; (17) S 35°56'08" E 19.42'; (18) S 63°51'31" E 13.38'; (19) S 22°02'33" E 79.76'; (20) S 20°23'14" W 50.60'; (21) S 00°01'02" W 14.75'; (22) S 37°23'16" E 11.82'; (23) S 03°13'06" E 11.43'; (24) S 28°48'58" E 10.20'; (25) N 78°25'41" E 4.37'; (26) S 20°47'24" E 18.03'; (27) S 08°39'19" E 42.32'; (28) S 33°21'22" E 2.34' to a nail located in a curve on the West Right-of-Way (120') of Old Highway 63; thence southwesterly along said West Right-of-Way the following four (4) courses: 1) Chord Bearing S 48°37'53" W, Chord Distance 60.28'; Radius 1049.88'; (2) Chord Bearing S 45°22'33" W, Chord Distance 59.01'; Radius 1049.88'; (3) Chord Bearing S 25°00'36" W, Chord Distance 675.12'; Radius 1049.88'; (4) S 06°15'18" W 348.62' to a point located on the highwater line (490' contour) of Lake Martin; thence leaving said West Right-of-Way and meandering along said highwater line which generally follows the following sixty-two (62) courses: (1) N 08°53'20" W 1.88'; (2) N 37°17'53" W 7.48'; (3) S 64°00'41" W 30.61'; (4) S 83°56'41" W 44.25'; (5) S 86°48'26" W 44.85'; (6) N 56°22'58" W 43.25'; (7) N 70°53'43" W 42.74'; (8) N 73°30'39" W 15.43'; (9) S 82°40'53" W 14.57'; (10) N 63°20'50" W 95.49'; (11) N 39°10'50" W 43.52'; (12) N 29°44'46" W 51.34'; (13) N 07°44'53" W 56.18'; (14) N 08°58'07" E 54.83'; (15) N 00°53'59" E 40.88'; (16) N 11°06'11" W 23.37'; (17) N 19°26'48" W 38.24'; (18) N 23°29'22" W 42.38'; (19) N 47°59'47" W 67.12'; (20) N 54°41'47" W 24.87'; (21) N 29°45'20" W 21.55'; (22) N 36°39'19" W 14.69'; (23) N 03°15'37" W 46.53'; (24) N 23°10'47" E 14.87'; (25) N 67°46'10" E 18.31'; (26) N 78°10'23" E 102.30'; (27) N 11°34'02" E 11.29'; (28) S 86°41'49" E 23.75'; (29) S 81°33'04" E 13.78'; (30) S 57°26'53" E 35.67'; (31) N 67°09'06" E 35.87'; (32) N 51°03'57" E 44.29'; (33) N 06°04'08" W 18.37'; (34) N 10°06'40" W 48.76'; (35) N 21°49'11" W 26.08'; (36) N 08°15'35" E 156.56'; (37) N 22°29'05" E 66.78'; (38) S 70°10'19" E 6.03'; (39) S 68°06'54" E 11.16'; (40) N 20°16'13" E 27.82'; (41) N 72°57'26" W 25.34'; (42) N 02°14'04" W 27.25'; (43) N 44°42'33" E 58.39'; (44) S 84°55'22" E 84.42'; (45) S 06°14'58" W 5.92'; (46) S 80°13'54" E 21.64'; (47) N 82°38'10" E 21.45'; (48) S 69°21'14" E 69.81'; (49) N 65°32'10" E 3.62'; (50) S 67°55'25" E 16.29'; (51) N 17°45'58" E 158.81'; (52) N 50°38'20" W 8.69'; (53) N 54°40'52" W 23.75'; (54) N 34°44'25" W 2.11'; (55) N 14°30'50" W 3.02'; (56) N 53°24'02" W 1.41'; (57) N 09°29'24" W 43.96'; (58) N 42°21'59" W 43.60'; (59) N 51°20'52" W 100.35'; (60) N 54°26'03" W 20.30'; (61) N 44°18'38" W 15.87'; (62) N 50°07'48" W 6.67' to the point of beginning. Containing 12.55 acres, more or less, and lying in and being a part of the NW 1/4 of the NW 1/4 of Section 9 and the SW 1/4 of the SW 1/4 of Section 4, T-20-N, R-21-E, Elmore County, Alabama. The said property otherwise is known generally as Kowaliga Marina.

TO HAVE AND TO HOLD, Unto the said GRANTEE forever. Said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President and COO, Thomas T. Lamberth, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December, 2008.

ATTEST:

BY Lois O. Mitchell
Lois O. Mitchell, Secretary

RUSSELL LANDS, INC

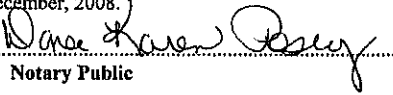
BY Thomas T. Lamberth
Thomas T. Lamberth
President and COO

RLPY 2008 68820

STATE OF ALABAMA }
COUNTY OF ELMORE }

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that Thomas T. Lamberth, whose name as President and COO of Russell Lands, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st day of December, 2008. }


Notary Public

This instrument was prepared by:

STEVE R. FOREHAND, ESQ.
2544 WILLOW POINT ROAD
ALEXANDER CITY, ALABAMA 35010

LAKE HILL MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Lake Hill Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.89673, W85.88368
County:	Tallapoosa County
PLSS location:	Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 300 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Lake Hill Marina is a full-service commercial marina providing boat storage and lake access.

Property Ownership:

Lake Hill Marina is owned and operated by:

Theresa M Strohmeyer
246 Beaver Point
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

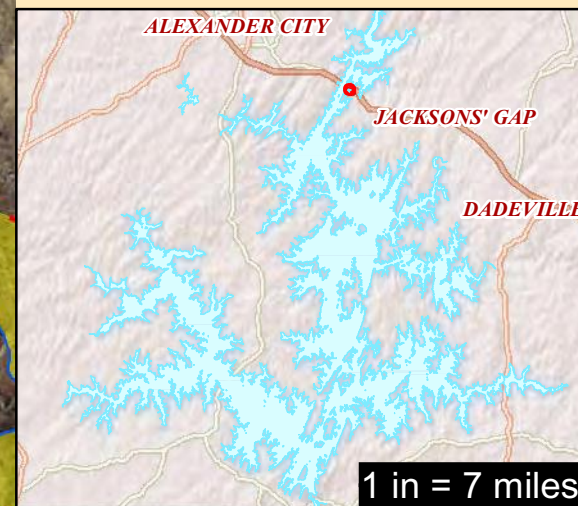
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boathouse	6,940 ft ²	18	0	18
Boat Ramp	965 ft ²	n/a	n/a	n/a
Pier	70 ft ²	1	0	1
Seawall	60 ft	n/a	n/a	n/a






Existing Non-Residential Site

Lake Hill Marina

Lake Martin

32.89673, -85.88368



-  Encroachments
-  491' msl
-  Project Boundary-Approved
-  Property Boundary
-  30 Control Strip



0 95 190 380 570 Feet

Lake Hill Marina



Figure 1: Seawall, Boat Ramp, Pier, and Boathouse



Figure 2: Boathouse

Lake Hill Marina



Figure 3: Boathouse



Figure 4: Boathouse

Lake Hill Marina
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 11 04 17 0 001 008.000		298120	14547	0	
Physical Addr	---				
Subdivision	RIVER RIDGE REVISION				
Neighborhood	AC COMMERCIAL				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
03 - Alexander City	DADEVILLE	17-22N-22E	0	0.00	B-179167 P-00000 D-01/07/2000
Legal	RIVER RIDGE S/D LOTS 1 & 2;BEG NE COR LOT 1;NW ALG S ROW US 280 196.8' SW 280'(S);SE'LY 102';SE'LY 300'(S);N 306.8' TO POB				

Owner

Name	STROHMEYER THERESA M
Mailing Addr	246 BEAVER POINT DADEVILLE, AL 36853

Values

Land Total:	\$131,300.00
Building Total:	\$158,200.00
Appraised Value:	\$289,500.00
Yrly Tax:	\$2171.25 for 2021

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
1	0470-WALL RETAINING CONCRETE 8" REINFORCED	0	1200	4 x 300	\$13,200
2	0285-BOAT DOCK WOOD AVERAGE	0	780	0 x 0	\$6,300
3	0354-PAVING CONCRETE REINFORCED 6"	0	485	0 x 0	\$1,700
4	0138-CARPORT METAL PREFAB NO FLOOR L. C.	0	5500	50 x 110	\$16,900
5	1459-BOATHOUSE, DOUBLE COVERED SLIP LOW COST	0	5240	0 x 0	\$38,500
6	1459-BOATHOUSE, DOUBLE COVERED SLIP LOW COST	0	1400	0 x 0	\$15,400
7	0629-MINI-WAREHOUSE AVERAGE STEEL	0	3000	100 x 30	\$66,200

RECORDED CARD

179167

No. _____

NO. _____
RECEIVED
 GLORIA T. SINCLAIR
 JUDGE OF PROBATE

2003 MAR -3 AM 11:23

STATE OF ALABAMA
 TALLAPOOSA COUNTY
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON

SEND TAX NOTICE TO:

Theresa M. Strohmeyer
 112 Doe Court
 Dadeville, AL 36853

This instrument was prepared by:
 Harrison & Edmondson, LLC
 125 West Columbus Street
 Dadeville, AL 36853
 256-825-7393

WARRANTY DEED

STATE OF ALABAMA)

TALLAPOOSA COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

ANDREW W. MILWID, JR., a married man conveying property neither his homestead nor his residence nor that of his spouse,

(hereinafter referred to as **GRANTOR**), do hereby grant, bargain, sell and convey unto

THERESA M. STROHMEYER,

(hereinafter referred to as **GRANTEE**), the following described real estate situated in Tallapoosa County, Alabama, to wit:

Lots No. 1, 2 and 26 of the River Ridge Subdivision located in the West 1/2 of Section 17, Township 22 North, Range 22 East, as shown by map recorded in the Office of the Judge of Probate of Tallapoosa County, Alabama, in Plat Book 2 at Page 153, subject to those provisions and restrictions found in Deed Book 226 at Page 22, which description and provisions and restrictions are incorporated herein by reference as if set forth in full.

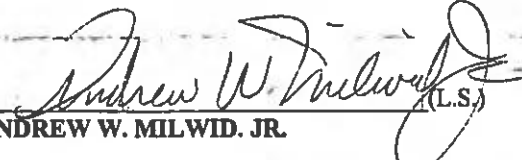
Reference is made to Deed Book 187 at Page 130, Deed Book 183 at Page 143, and Deed Book 226 at Page 22, all in the Office of the Judge of Probate of Tallapoosa County, Alabama.

Note: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 7th day of January, 2000.


ANDREW W. MILWID. JR. (L.S.)

STATE OF ALABAMA)
TALLAPOOSA COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ANDREW W. MILWID. JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2000.


NOTARY PUBLIC

My Commission Expires: 7-21-2000

LAKESIDE MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Lakeside Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.73768, W85.78712
County:	Tallapoosa County
PLSS location:	Northeast Quarter of the Northeast Quarter of Section 7, Township 20 North, Range 23 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 470 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Lakeside Marina is a full-service commercial marina providing boat storage and lake access.

Property Ownership:

Lakeside Marina is owned and operated by:

Blue Creek Holdings, LLC
7361 Highway 49 South
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

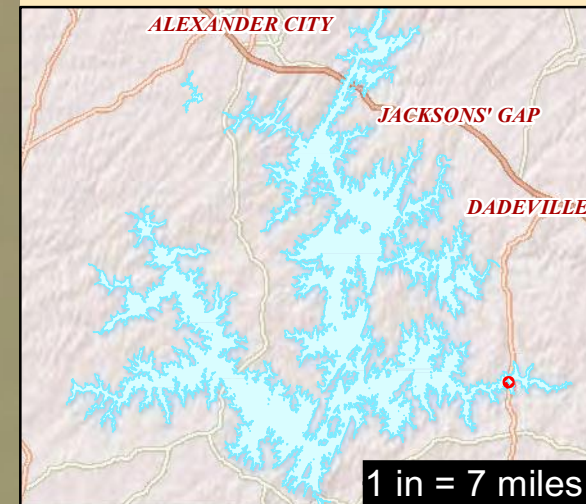
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Float	100 ft ²	3	0	3
Boat Ramp	900 ft ²	n/a	n/a	n/a
Pier with Float	1470 ft ²	4	0	4

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
6 PWC Floats	60 ft ² ea	0	6	6
Seawall	380 ft	n/a	n/a	n/a
Pier	130 ft ²	0	0	0
Wetslip	2,515 ft ²	11	0	11
Float	270 ft ²	3	0	3

Existing Non-Residential Site

Lakeside Marina Sheet 1 Lake Martin

32.73768, -85.78712



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Lakeside Marina



Figure 1: Overview



Figure 2: Float

Lakeside Marina



Figure 3” Boat Ramp

Lakeside Marina



Figure 4: Float and PWC Float

Lakeside Marina



Figure 5: Wetslip

Lakeside Marina



Figure 6: PWC Float and Wetslip

Lakeside Marina



Figure 7: Float

Lakeside Marina



Figure 8: Seawall and Wetslip

Lakeside Marina
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 19 03 07 0 002 033.000		563310	28483	0	
Physical Addr	7361 HWY 49 S				
Subdivision	None				
Neighborhood	HWY 34 COMMERCIAL				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	DADEVILLE	07-20N-23E	0	0.00	B-298165 P-00000 D-05/15/2015
Legal	BEG INT E R/W ST HWY 49 & 490' CONTOUR LN LAKE MARTIN; TH SLY ALG LAKE 329'(S); TH W 70'(S); TH N ALG SD R/W 272' TO POB.				

Owner

Name	BLUE CREEK HOLDINGS LLC
Mailing Addr	7361 HWY 49 S DADEVILLE, AL 36853

Values

Land Total:	\$126,000.00
Building Total:	\$270,540.00
Appraised Value:	\$396,540.00
Yrly Tax:	\$2529 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	18-RETMX-RETAIL, MIXED	1987	3748	0	0	1	E	70	\$162,940

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
2	0470-WALL RETAINING CONCRETE 8" REINFORCED	0	1645	5 x 329	\$21,500
3	0348-PAVING ASPHALT 3 1/2"	0	9375	0 x 0	\$26,000
4	0287-BOAT DOCK WOOD LOW COST	0	189	0 x 0	\$1,600
5	0184-UTILITY STEEL OR ALUM. PREFAB LOW COST	0	200	20 x 10	\$1,800
6	0132-GARAGE WD. FR. SHT MTL NO FLR. NO DOOR	0	1500	50 x 30	\$19,500
7	0287-BOAT DOCK WOOD LOW COST	0	600	20 x 30	\$2,600
8	0286-BOAT DOCK WOOD GOOD	0	828	0 x 0	\$15,800
9	1666-MISCELLANEOUS STRUCTURE LIVING AREA LOW COST	0	1080	24 x 45	\$18,800

DocumentNumber: 298155
 5/20/2015 8:56:43 AM
 Tallapoosa County, AL
 Leon Archer
 Judge of Probate
 recording fee: \$20.00
 taxes: \$420.50
 Total: \$440.50

This deed prepared without
 benefit of title examination

This instrument prepared by: Joseph M. Tucker
 Attorney at Law
 P. O. Box 90
 LaFayette, AL 38862

STATE OF ALABAMA)
 :
 TALLAPOOSA COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 - - - (\$10.00) - - - DOLLARS and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Lakeside Marina, LLC, a limited liability company,** (herein referred to as Grantor) does hereby Grant, Bargain, Sell and Convey unto **Blue Creek Holdings, LLC** (herein referred to as Grantee), the following described real estate situated in Tallapoosa County, Alabama, to-wit:

Parcel I

Commencing at the Southwest corner of the SE 1/4 of Section 30, T-21-N, R-23-E, Tallapoosa County, Alabama, said point being the POB of the parcel of land herein described; thence run N 86 degrees 27 minutes 16 seconds E a distance of 154.91 feet to an iron pin; thence S 07 degrees 19 minutes 05 seconds E a distance of 127.73 feet to an iron pin on the Westerly ROW margin of County Road 34; thence along said ROW margin S 78 degrees 10 minutes 02 seconds W a distance of 181.70 feet to an iron pin; thence leaving said ROW margin N 01 degrees 58 minutes 50 seconds E a distance of 180.64 feet to the POB, containing .0549 of an acre, more or less and being more particularly described as Parcel 1 of the map of Cannon Carpet One by J. Keith Maxwell as recorded in Plat Book 9 at page 33 in the office of the Judge of Probate of Tallapoosa County, Alabama.

Parcel II

For a point of reference, commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, T-20-N, R-23-E, Tallapoosa County, Alabama; thence North 00 degrees 54 minutes West a distance of 1593.6 feet to the point of beginning of the realty herein described and conveyed; thence from said point of beginning at an iron pin, along the Easterly right of way of Alabama Highway #49, 40 feet East of the centerline of said highway North 06 degrees 00 minutes East a distance of 272.0 feet to an iron pin situated on the 490 foot contour of Lake Martin; thence Southeasterly and Southerly along the meandering of the 490 foot contour of Lake Martin a distance of 329 feet, more or less, to the high water line of said lake and an iron; thence North 79 degrees 33 minutes West a distance of 71.0 feet to the point of beginning. Said realty is located in the North 1/2 of the Northeast 1/4 of Section 7, T-20-N, R-23-E, Tallapoosa County, Alabama and containing approximately 0.47 acres, more or less.

The above property is shown on map or plat of survey of said premises prepared by Richard D. Downing, Alabama Registered Licensed Surveyor #8763, dated the 17th day of June, 1987, which map or plat is attached to deed record card No.078089.

The above parcels are subject to the mortgage dated January 3, 2014 and recorded as Document Number 287457 of the records of the Judge of Probate, Tallapoosa County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever with the appurtenances.

And Lakeside Marina, LLC, does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever

against the lawful claims of all persons.

IN WITNESS WHEREOF, **Lakeside Marina, LLC**, a limited liability company, has caused its name and seal to be affixed hereto on this the 15th day of May, 2015.

Lakeside Marina, LLC
a limited liability company

By:  (L.S.)
Donnie McDaniel, Member

By:  (L.S.)
Edwin McDaniel, Member

STATE OF ALABAMA

COUNTY OF CHAMBERS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donnie McDaniel** and **Edwin McDaniel**, whose names as Members of **Lakeside Marina, LLC**, a limited liability company, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in their capacity as Members as aforesaid, on the day the same bears date.

Given under my hand and official seal this the 15th day of May, 2015.

SEAL


Notary Public

JOSEPH M. TUCKER Notary Public Alabama State At Large My Commission Expires: 09/29/2016

Grantee's Address:

7361 Highway 49 South
Dadeville, AL 36853

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Lakeside Marina, LLC Grantee's Name: Blue Creek Holdings, LLC	
Mailing Address: 7361 Highway 49 South Dadeville, Alabama 36853	Mailing Address: 7361 Highway 49 South Dadeville, Alabama 36853
Property Address: 7361 Highway 49 S. Dadeville, AL 36853	Date of Sale: May , 2015
Total Purchase Price	
Or	
Actual Value	
Or	
Assessor's Market Value \$420,120.00	

The purchase price or actual value claimed on this form can verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other _____
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Date: 05/ /2015

Print: Joseph M. Tucker

Unattested

Sign: 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

MARINA BAY CONDOS

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Marina Bay Condos
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.74188, W85.78783
County:	Tallapoosa County
PLSS location:	South half of the Southeast Quarter of Section 6, Township 20 North, Range 23 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 460 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Marina Bay Condos is a multi-family housing complex.

Property Ownership:

Marina Bay Condos is owned and operated by:

Marina Bay Condominiums
7044 Highway 49 South
Lot 25
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

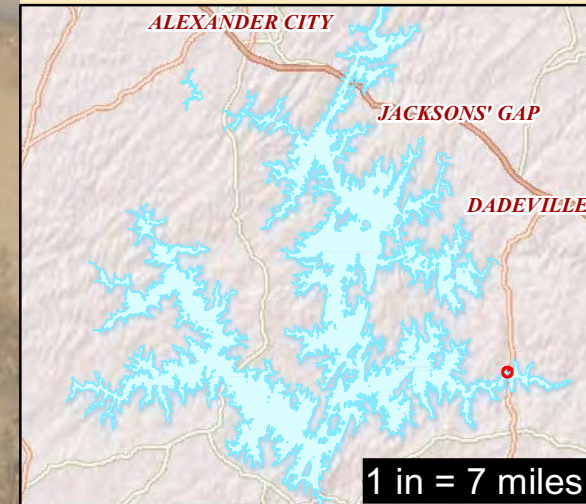
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pathway	2,210 ft ²	n/a	n/a	n/a
22 Piers	80 ft ² ea	24	0	24
Pier	465 ft ²	0	0	0

Existing Non-Residential Site

Marina Bay Condos

Lake Martin

32.74188, -85.78783



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Marina Bay Condos



Figure 1: Overview

Marina Bay Condos



Figure 2: Piers and Pathway

Marina Bay Condos



Figure 3: Piers and Pathway

Marina Bay Condos



Figure 4: Piers

Marina Bay Condos



Figure 5: Piers and Pathway



Figure 6: Piers and Pathway

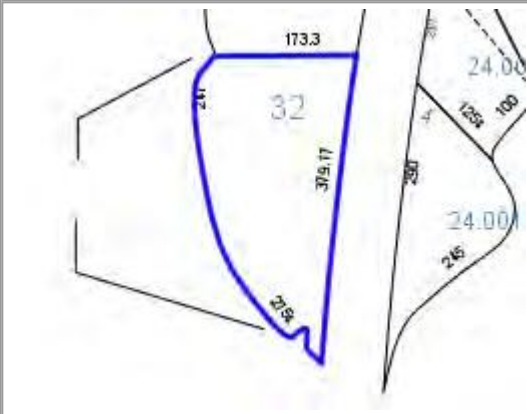
Marina Bay Condos



Figure 7: Pier

Marina Bay Condos
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 19 03 06 0 001 032.000		391300	28288	0	
Physical Addr	MARINA BAY PARENT				
Subdivision	MARINA BAY				
Neighborhood	MID LAKE CONDOS				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	DADEVILLE	06-20N-23E	0	0.00	B-1244 P-00012 D-09/29/1997
Legal	MARINA BAY PB8 PG80 BEING DESCRIBED AS FOLLOWS: BEG AT THE INT W R/W HWY 49 & 490 CONTOUR OF LAKE; NELY ALG SD R/W 379.17; E 173.73 TO 490 CONTOUR OF LAKE; SLY ALG SD CONTOUR TO POB.***THIS PARCEL HAS NO VALUE***LAND & COMMON AREA INCLUDED IN COMMON ELE				

Owner

Name	MARINA BAY CONDOMINIUMS C/O JIMMY ROGER NORRELL LLL
Mailing Addr	7044 HIGHWAY 49 S LOT 25 DADEVILLE, AL 36853

Values

Land Total:	\$0.00
Building Total:	\$0.00
Appraised Value:	\$0.00
Yrly Tax:	\$0 for 2021

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama}
County of Tallapoosa}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, Marina Bay Condominiums, a partnership, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto J. Keith Maxwell and Stephanie S. Maxwell (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, situated in the County of Tallapoosa and State of Alabama, to-wit:

Unit 205, Phase I, of MARINA BAY CONDOS, a Condominium, located at Blue Creek, Tallapoosa County, Alabama, as established by the Declaration of Condominium of MARINA BAY CONDOS, dated July 23, 1997, recorded on Card No. 122290; to which Declaration the By-Laws of Marina Bay Condos Owners Association, Inc., is recorded on CARD NO. 122334 and as shown on the graphic description Condominium Property attached to the said Declaration of Condominium, and on Survey plat recorded in Map Book 8, Page 80, in said Probate Office; together with and undivided 1/20th interest in the common elements assigned to the said Unit by the said Declaration of Condominium.

Covenants, conditions, restrictions, easements, liens for assessments, options, power of attorney, and limitations on title created by the Alabama Condominium Ownership Act of 1991, Code of Alabama, Section 35-8A-101 et seq., as amended, or set forth in the Declaration of Condominium of Villas on the Harbor, a Condominium, dated July 23, 1997, and recorded CARD NO. 122290, in the related By-Law of Marina Bay Condos Owners Association, Inc., recorded CARD NO. 122334, in said Probate Office; in the Articles of Incorporation of Marina Bay Condos, recorded CARD NO. 122333, in the said Probate Office; in any allied instrument referred to in any of the instruments aforesaid.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights of way appearing of record and heretofore imposed upon the subject property.

For ad valorem tax appraisal purposes only, the mailing address of the above property is 7044 Hwy 49 South, Unit 205, Dadeville, Alabama 36853.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Marina Bay Condominiums, a partnership, has caused this instrument to be executed by Donnie McDaniel, its duly authorized General Partner and Ralph E. Hutson, its duly authority General Partner this 29th day of September, 1997.

RECORDED CARD

124412

No. _____

NO. _____
RECEIVED
GONALD H. FOX
JUDGE OF PROBATE

97 OCT -8 AM 9:49

STATE OF ALABAMA
TALLAPOOSA COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON

RECORDING FEES
TALLAPOOSA CO. AL
TAX \$ 22.00
SPEC. FEE \$ 3.00
REC. FEE \$ 0.50
TOTAL \$ 31.50

Witness: _____

MARINA BAY CONDOMINIUMS,
A PARTNERSHIPBy: Donnie McDaniel
as its General Partner

Witness: _____

By: Ralph E. Hutson
as its General PartnerState of Alabama}
County of Montgomery}

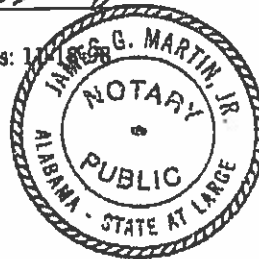
I, the undersigned authority, a Notary Public, in and for said State and County hereby certify that Donnie McDaniel and Ralph E. Hutson, whose names as General Partners of Marina Bay Condominiums, a partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, as such partners and with full authority, in his/her capacity as such partners, executed the same voluntarily for and as the act of the partnership, on the day the same bears date.

Given under my hand and official seal, this 29th day of September, 1997.

Notary Public

Commission Expires: 11/1/98

PREPARED BY:
JAMES G. MARTIN, JR.
4264 CARMICHAEL CT. NORTH
MONTGOMERY, AL 36106
334-270-1211



MAXWELL GUNTER AIR FORCE BASE RECREATION AREA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Maxwell Gunter Air Force Base Recreation Area
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.77676, W85.82428
County:	Tallapoosa County
PLSS location:	South half of the Northeast Quarter and North half of the Southeast Quarter of Section 26, Township 21 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Quasi Public Recreation
Alabama Power Ownership/Rights:	Project lands owned by Alabama Power Company in fee simple and leased to the Maxwell Gunter Air Force Base
Acreage within Project Boundary:	Approximately 62 acres
Shoreline footage at full pool elevation:	Approximately 10,000 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Maxwell Gunter Air Force Base Recreation Area is a recreation development that provides swimming, boating, and other types of recreational access to retired and active members of the Air Force.

The Maxwell Gunter Air Force Base Recreation Area is located on Project lands (classified as Quasi Public) owned by Alabama Power in fee simple that are leased to the United States Air Force. The use of these Project lands for this Quasi Public purpose pre-dates the 1981 FERC-approved Exhibit R²⁰. This non-residential development was one of many areas identified as a General Public Use Areas leased to a quasi-public organization²¹ for recreation.

It is Alabama Power's understanding that facilities constructed on these quasi public recreation sites do not have a Non-Residential Permit (NRP) as they were constructed under the provisions of the Exhibit R. However, these quasi public recreation areas are no longer included in the FERC-approved Recreation Plan. A new license for the Martin Dam Project was issued on

²⁰ On June 2, 1981, FERC issued an Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

²¹ Identified in the 1981 Revised Exhibit R as "eleemosynary organizations" as well as "quasi-public organizations".

December 17, 2015²², and Article 410 required Alabama Power to file a revised Recreation Plan. On December 12, 2016, Alabama Power filed for Commission approval the revised Recreation Plan²³ for the Martin Dam Hydroelectric Project, and FERC approved the revised plan on January 16, 2018²⁴. In accordance with FERC recommendations, the revised Recreation Plan only includes those recreation sites that provide general public access, and it no longer includes these quasi public recreation areas. Therefore, the Maxwell Gunter Air Force Base Recreation Area development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today. All facilities constructed in the future will require an NRP in accordance with the process provided in the FERC-approved SMP.

Property Ownership:

Maxwell Gunter Air Force Base Recreation Area is located on Project lands owned by Alabama Power Company and leased to:

Morale, Welfare, and Recreation Fund
Maxwell Air Force Base
400 Cannon Street, Building 1060
Maxwell AFB, Alabama 36112

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Beach	27,775 ft ²	n/a	n/a	n/a
Restrooms	910 ft ²	n/a	n/a	n/a
Pier	260 ft ²	0	0	0
Pavilions	4 @ 130 ft ² ea 2 @ 210 ft ² ea 2 @ 220 ft ² ea	n/a	n/a	n/a
Playgrounds	1 @ 425 ft ² 1 @ 725 ft ² 1 @ 280 ft ² 1 @ 1,175 ft ² 1 @ 495 ft ²	n/a	n/a	n/a
Bathhouse	830 ft ²	n/a	n/a	n/a
Storage Building	3,140 ft ²	n/a	n/a	n/a

²² 153 FERC ¶ 61,298

²³ Accession No. 20161212-5098

²⁴ 162 FERC ¶ 62,033

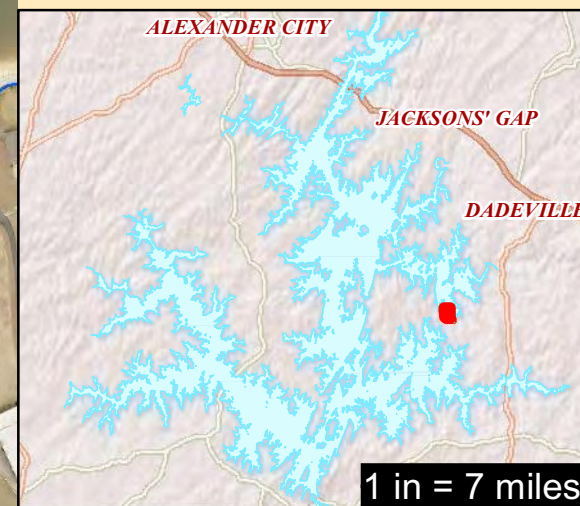
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
2 Wetslips	1 @ 2,605 ft ²	9	0	9
	1 @ 1,980 ft ²	12	0	12
3 Piers	1 @ 385 ft ²	4	0	4
	1 @ 530 ft ²	4	2	6
	1 @ 435 ft ²	4	0	4
3 Floats	1 @ 155 ft ²	2	0	2
	2 @ 290 ft ² ea	4 each	0	8
Boat Ramp	1,915 ft ²	n/a	n/a	n/a
Store	850 ft ²	n/a	n/a	n/a
Boardwalk	610 ft ²	n/a	n/a	n/a
2 Storage Buildings	1 @ 215 ft ²	n/a	n/a	n/a
	1 @ 235 ft ²	n/a	n/a	n/a
Seawall	510 ft	n/a	n/a	n/a
Guardhouse	150 ft ²			
Office	585 ft ²	n/a	n/a	n/a
3 Storage Buildings	1 @ 2,040 ft ²			
	2 @ 625 ft ² ea			

Existing Non-Residential Site

Maxwell Gunter

Lake Martin

32.77676, -85.82428



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Maxwell Gunter



3

Figure 1: Playground



Figure 2: Pavilion

Maxwell Gunter



Figure 3: Pavilion



Figure 4: Playground and Pavilion

Maxwell Gunter



Figure 5: Pavilion



Figure 6: Playground and Pavilion

Maxwell Gunter



Figure 7: Pavilion



Figure 8: Pavilions

Maxwell Gunter



Figure 9: Pavilion



Figure 10: Bathhouse

Maxwell Gunter



Figure 11: Storage Building



Figure 12: Storage Building

Maxwell Gunter



Figure 13: Storage Building



Figure 14: Storage Building

Maxwell Gunter



Figure 15: Office



Figure 16: Office

Maxwell Gunter



Figure 17: Guardhouse



Figure 18: Guardhouse

Maxwell Gunter



Figure 19: Boat Ramp and Float



Figure 20: Pier (Note Store in background)

Maxwell Gunter



Figure 21: Pier, Float, Storage Building, and Store



Figure 22: Wetslip

Maxwell Gunter



Figure 23: Wetslips



Figure 24: Beach

Maxwell Gunter



Figure 25: Store



Figure 26: Storage Building

Maxwell Gunter



Figure 27: Pier



Figure 28: Piers

Maxwell Gunter



Figure 29: Wetslip



Figure 30: Wetslip

Maxwell Gunter



Figure 31: Wetslip



Figure 32: Wetslip and Piers

Maxwell Gunter



Figure 33: Boardwalk and Pier



Figure 34: Pier

Maxwell Gunter



Figure 35: Boardwalk and Storage Building



Figure 36: Pier

Maxwell Gunter



Figure 37: Pier



Figure 38: Boat Ramp and Float

Maxwell Gunter

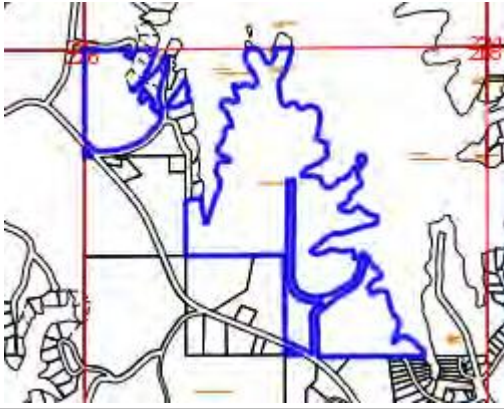


Figure 39: Restrooms (near Beach)

Maxwell Gunter Airforce Base Recreation Area

Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

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Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 15 07 26 0 001 002.000		214140	22310	0	
Physical Addr	89 AIRFORCE RD				
Subdivision	SOUTH SANDY CREEK PLAT 1,2,3				
Neighborhood	MID LAKE WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	BIRMINGHAM	26-21N-22E	142.5	0.00	B-45 P-00128 D-09/05/1925
Legal	NW 1/4 OF NW 1/4 & E 1/2 OF NW 1/4; NW 1/4 OF SE 1/4 & W 1/2 OF NE 1/4; TH PART OF NE 1/4 OF SE 1/4 S & W OF LAKE. LESS & EXC LOTS S200-S204 AND S206-S208 OF SANDY CREEK S/D PLAT #3 PB7 PG 197; LESS & EXC COM @ THE SW COR OF SEC 26; TH N 4366.52'; TH E 9				

Owner

Name	ALABAMA POWER COMPANY
Mailing Addr	P O BOX 2641 BIRMINGHAM, AL 35291

Values

Land Total:	\$8,951,300.00
Building Total:	\$0.00
Appraised Value:	\$8,951,300.00
Yrly Tax:	

#186

5 | H | 0 | 3 | 1 | 3 | 0 | 0 | 0 | 0

The State of Alabama,
Tallapoosa County.)

KNOW ALL MEN BY THESE PRESENTS, That we, L. J. Hall and wife Stella Hall,

(hereinafter for convenience called the grantor.s.) for and in consideration of the sum of
Three Hundred and Sixty-four and no/100----- Dollars (\$ 364.00)

to us.....in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do.....hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY, a corporation (hereinafter for convenience called the Company), its successors and assigns, the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of

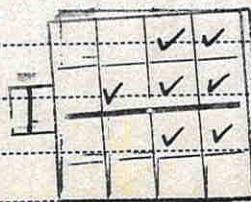
Tallapoosa and State of Alabama, and are described as follows:

The NE $\frac{1}{4}$.

the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. and

the N $\frac{1}{2}$ of the SE $\frac{1}{4}$.

Section 26. Township 21 North, Range 22 East.



Together with all our right, title and interest in and to the bed and banks of all streams running through, or bordering said lands, and all islands located in such streams contiguous or adjacent to said lands.

The above described lands containing in all 280 acres.

Whereas, the Company contemplates the construction of a dam across the Tallapoosa River down stream from said lands, interests, easements and rights herein conveyed, for the manufacture of electricity, which said dam and the pool of water created thereby are likely to cause the lands herein conveyed to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages; Now, therefore, we do further grant, bargain, sell and convey unto said Company the right to construct, maintain and operate said dam across the Tallapoosa River, down stream from said lands herein conveyed, for the manufacture of electricity, and to back and maintain the waters of said river and its tributaries from time to time or continuously over any and all of said lands, together with the right of ingress and egress; and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all the consequences arising therefrom, to the grantor.s and our heirs and assigns and to our remaining and adjoining lands, as well as from the operation of the power plant or plants of the Company.

TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever.

And the grantor s. covenant with the said Company, its successors and assigns, that we are lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that we have a good right to sell and convey the same to the said Company, its successors and assigns, and that we will warrant and defend the said premises to the said Company, its successors and assigns, forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Company, its successors or assigns, pay or tender or cause to be paid or tendered to the grantor s. or to our

executors, administrators, heirs or assigns, on or before the 15th day of October 1924

at the office of the Company in Birmingham, Alabama, the further sum of (\$3276.00)

Three Thousand Two Hundred and Seventy-six and no/100 Dollars,

for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void and the consideration presently paid shall be forfeited to the grantor s.; but there shall be no obligation upon the said Company, its successors or assigns, to pay or tender the said sum of money.

The grantor s. further agree to execute such receipts and other instruments at the time of payment of said sum of money, as the said Company may deem necessary.

The grantor s. further agree to cure defects in the fee simple title to the land herein conveyed, if any there be, and if we fail to do so within the time during which the said Company may pay or tender said sum of money, then the time within which said money may be paid or tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the grantor s. retain possession of, assess for and pay the taxes on said land until the purchase money is fully paid, but the said Company may without binding itself hereunder, at any time within said period enter upon said lands and make a survey and examination thereof without liability for damages in so doing.

Reference to the said Company shall include its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 27th day of October in the year of our Lord One Thousand Nine Hundred Twenty-three.

Signed, Sealed and Delivered in Presence of:

J. P. Russell
V. O. Russell

L. J. Isaac (L. S.)

Stella Hall (L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)



00194

THE STATE OF ALABAMA, }

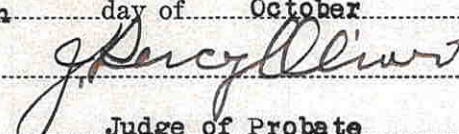
Tallapoosa County. }

I, J. Percy Oliver a Judge of Probate,

in and for said County in said State, hereby certify that L. J. Hall and wife Stella Hall

whose names are signed to the foregoing Conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the Conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of October, 1923.


 Judge of Probate

THE STATE OF ALABAMA, }

Tallapoosa County. }

I, J. Percy Oliver a Judge of Probate,

in and for said County in said State, do hereby certify that on the 27th day of October, 1923,

came before me the within named Stella Hall,

known to me to be the wife of the within named L. J. Hall,

who, being examined separate and apart from the husband touching her signature to the within Conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

In Witness Whereof, I hereto set my hand and official seal this 27th day of October, 1923.


 Judge of Probate

THE STATE OF ALABAMA, }

County. }

I, a

in and for said County in said State, hereby certify that

a subscribing witness to the foregoing Conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand and official seal, this day of, 19

00135

3276-10-27-23-
TALLAPOOSA RIVER PROJECT

Parcel No. 186

The State of Alabama

County of Tallapoosa

L. J. Hall, Ed. Wife

MICROFILMED

TO

ALABAMA POWER COMPANY

CONVEYANCE

Form O
5139

STATE OF ALABAMA,
Tallapoosa County.

I hereby certify that the within conveyance was filed in this office for record on the 8 day of Nov, 1927 at 11 o'clock A.M., and duly recorded in Deed Book 41 page 15 and examined.

Judge of Probate of said County.

STATE OF ALABAMA
TALLAPOOSA COUNTY

I hereby certify that \$50 Privilege Tax has been paid on the within instrument as required by law.

Judge of Probate.

STATE OF ALABAMA,
Tallapoosa County.

I, Judge of Probate for said county, hereby certify that the following privilege tax has been paid on the within instrument as required by Acts 1902 and 1908 viz \$4.95

Judge of Probate.

00196

DISPATCH PFG. & STA. CO., B'HAM

REPORTED

1-55

NEW HOPE RAMP

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	New Hope Ramp
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.81100, W85.91742
County:	Tallapoosa County
PLSS location:	Northwest Quarter of the Northwest Quarter of Section 13, Township 21 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 2,500 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

New Hope Ramp is a public boat ramp owned and operated by Tallapoosa County for providing public access to Lake Martin.

Property Ownership:

New Hope Ramp is owned and operated by:

Tallapoosa County
125 N Broadnax Street
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

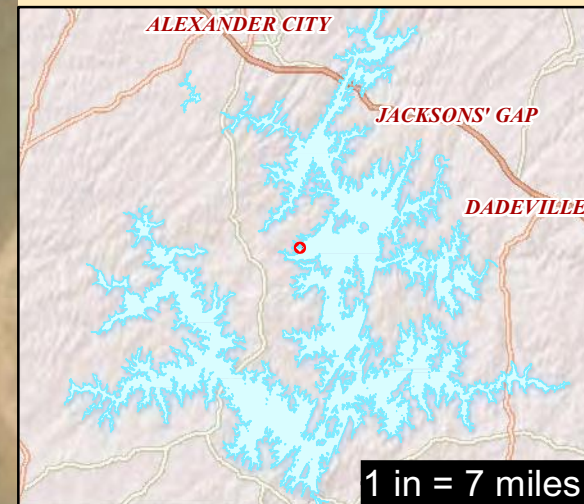
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	1,110 ft ²	n/a	n/a	n/a
Float	280 ft ²	3	0	3
Pier	60 ft ²	0	0	0

Existing Non-Residential Site

New Hope Ramp

Lake Martin

32.81100, -85.91742



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



New Hope Ramp



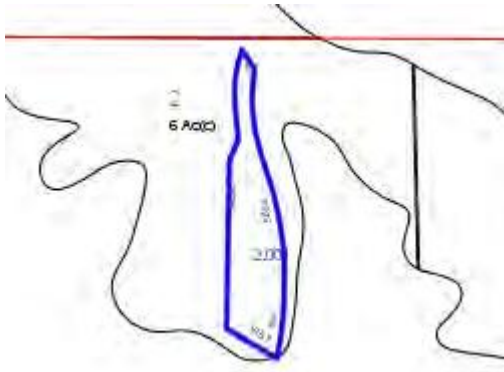
Figure 1: Boat Ramp, Pier, and Float



Figure 2: Pier and Float

New Hope Ramp
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 14 06 13 0 001 002.001		203070	20644	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	LOCATOR 14 ACREAGE				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
02 - County-D5	DADEVILLE	13-21N-21E	0.87	0.00	B-DC12 P-07053 D-11/22/1997
Legal	COM @ THE NW COR OF SECT 13; TH SELY 1080(S) TO THE POB. SELY 40; SLY 500(S) TO 490 CONTOUR OF LAKE; SLY 36.8 ALG SD CONTOUR; NLY 540(S) TO THE POB.				

Owner

Name	TALLAPOOSA COUNTY
Mailing Addr	125 N BROADNAX STREET DADEVILLE, AL 36853

Values

Land Total:	\$10,000.00
Building Total:	\$0.00
Appraised Value:	\$10,000.00
Yrly Tax:	\$0 for 2021

RECORDED CARD

STATE OF ALABAMA

127053

No.

CORPORATION WARRANTY DEED

COUNTY OF TALLAPOOSA :

WITH REVERSION TO ALABAMA

TALLAPOOSA COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON

NO. 127053

RECEIVED
BERNARD H. FOX
JUDGE OF PROBATE

98 JAN -8 PM 3:34

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE AND NO/100 (\$1.00) DOLLARS, and other mutual considerations and agreements by and between the undersigned grantor, Russell Lands, Inc., a corporation (hereinafter referred to as GRANTOR) and TALLAPOOSA COUNTY (hereinafter called GRANTEE), the said Grantor does grant, bargain, sell and convey unto the said Grantee, the following described real estate, lying in the County of Tallapoosa, State of Alabama, to-wit:

Commence at an iron pin known as the Southwest Corner of Section 14, T-21-N, R-21-E, Tallapoosa County, Alabama; thence East 6338.13' to a point; thence North 4735.00' to an iron pin and point of beginning for the herein described parcel of land; thence N 00°06'12" E 239.73' to an iron pin; thence N 12°49'04" E 48.12' to an iron pin and beginning of a curve; thence northwesterly along said curve (Chord Bearing N 11°47'58" W, chord Distance 72.25', Radius 186.36') to an iron pin and end of curve; thence N 00°37'18" W 43.81' to an iron pin and beginning of curve; thence northeasterly along said curve (Chord Bearing N 22°35'00" E, Chord Distance 113.16', Radius 143.59') to an iron pin and end of curve; thence N 45°47'19" E 10.00' to an iron pin located on the southwest Right-of-Way (60') of New Hope Church Road (County maintained road); thence along said Right-of-Way S 44°12'41" E 40.00' to an iron pin; thence leaving said Right-of-Way S 45°47'19" W 10.00' to an iron pin and beginning of a curve; thence southwesterly along said curve (Chord Bearing S 22°35'00" W, Chord Distance 81.63', Radius 103.59') to an iron pin and end of curve; thence S 00°37'18" E 43.81' to an iron pin and beginning of a curve; thence southeasterly along said curve (Chord Bearing S 15°02'44" E, Chord Distance 72.92', Radius 146.36') to an iron pin and beginning of another curve; thence southeasterly along said curve (Chord Bearing S 12°40'06" E, Chord Distance 213.90', Radius 370.00') to an iron pin and end of curve; thence S 04°07'49" W 75.02' to an iron pin; thence S 38°24'48" E 18.34' to an iron pin located on the high water line of Lake Martin; thence meandering along said high water line which generally follows the following two (2) courses: (1) S 08°23'00" W 16.07'; (2) S 28°39'14" W 20.79' to an iron pin; thence leaving said high water line N 65°01'51" W 105.73' to the point of beginning. Containing 0.87 acres, more or less, and lying in and being a part of the NW ¼ of the NW ¼ of Section 13, T-21-N, R-21-E, Tallapoosa County, Alabama.

The above description according to that certain survey of Larry E. Speaks, Larry E. Speaks and Associates, Inc., Alabama Registration No. 7349, date 21st day of October, 1997.

RECORDING FEE
TALLAPOOSA CO. AL
TAX \$ 7.00
SPEC. FEE \$ 0.00
REC. FEE \$ 0.00
TOTAL \$ 7.00

REVERSION UPON CONDITION SUBSEQUENT

GRANTOR, FOR AND IN CONSIDERATION OF THE PROMISES AND COVENANTS OF GRANTEE THAT THE HEREIN DESCRIBED PROPERTY SHALL BE USED TO BENEFIT THE PUBLIC ONLY AS A BOAT RAMP ACCESS TO THE WATERS OF LAKE MARTIN FOR RECREATIONAL PURPOSES, DOES HEREBY GRANT AND CONVEY TITLE TO GRANTEE. ANY OTHER USAGE OTHER THAN AS A BOAT RAMP ACCESS TO THE WATERS OF LAKE MARTIN FOR RECREATIONAL PURPOSES OR THE CESSATION OF SUCH USE BY GRANTEES SHALL EFFECT A REVERSION OF TITLE OF THIS PROPERTY TO GRANTOR.

The grant of this property is subject to the following:

1. The Grantee acknowledges that the sole purpose of this conveyance is to provide the Grantee a point of access for a boat ramp to the waters of Lake Martin for public recreation. Any other use, including but not limited to the use of this property as a public or private marina, boat storage, maintenance of vessels, or other commercial endeavors is strictly prohibited. The Grantor herein reserves the right of reversion as stated above as to any unauthorized use.
2. The Grantee is prohibited from selling, giving, or otherwise conveying or encumbering the above-described property to a third party. Any such conveyance would be subject to the reversionary clause as stated above.
3. The Grantee shall not change the usage of the above described property without first obtaining the written consent of Grantor. Any such change of usage without the prior written consent of the Grantor shall make this property subject to the right of reversion as stated above.
4. The Grantee herein acknowledges the above described property as above the 490 contour of Lake Martin and that Alabama Power Company has ownership and control of all the property adjacent to this described property below the 490 contour of Lake Martin. The Grantee shall abide by all Alabama Power Company rules, regulations and permits.

TO HAVE AND TO HOLD the aforesaid premises to the said Grantee, its successors and assigns, its use and behoof, forever. And Grantor does hereby covenant with the said Grantee, its successors and assigns that Grantor is lawfully seized in fee simple of the aforegranted premises; that it is free from all encumbrances; that it does have a good right to sell and convey the same to the said Grantee, its successors and assigns, and that it will, and its successors and assigns shall, warrant and covenant to defend the title to said premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto has set its signature and seal this the 22nd day of November, 1997.

BY: Wm E Davenport

William E. Davenport, Its President

Attest:

Lois Mitchell

Lois Mitchell, Its Secretary

STATE OF ALABAMA
TALLAPOOSA COUNTY

I, Beverly P. Henry, a Notary Public in and for said County, in said State, hereby certify that WILLIAM E. DAVENPORT, whose name as President of RUSSELL LANDS, Inc., a corporation, and LOIS MITCHELL, whose name as Secretary of RUSSELL LANDS, INC., a corporation is signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of this conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of November, 1997.

Beverly P. Henry
NOTARY PUBLIC

My Commission Expires: 7-21-98

THIS INSTRUMENT PREPARED BY:

RUSSELL LANDS, INC.
2544 WILLOW POINT ROAD
ALEXANDER CITY, ALABAMA 35010

Ret:
K. Webster

REAL ISLAND MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Real Island Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.74124, W86.01521
County:	Elmore County
PLSS location:	Southeast of the Southwest and Southwest of the Southeast of Section 1, Township 20 North, Range 20 East
Full Pool Contour:	491' msl
FERC Project Boundary:	The project boundary in this location does not follow a contour. Please see the attached map for a depiction of the Project Boundary at this location.
SMP Classification:	Commercial Recreation
Alabama Power Ownership/Rights:	Project lands owned by Alabama Power Company in fee simple and leased to Real Island Marina.
Acreage within Project Boundary:	Approximately 9 acres
Shoreline footage at full pool elevation:	Approximately 6,400 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Real Island Marina is a full-service commercial marina providing boat storage and lake access. Real Island Marina is located on Project lands (classified as Commercial Recreation owned by Alabama Power in fee simple that are leased to Real Island Marina, Inc.) The use of these Project lands for this commercial purpose pre-dates the 1981 FERC-approved Exhibit R²⁵.

It is Alabama Power's understanding that facilities constructed on these commercial recreation areas do not have a Non-Residential Permit (NRP) as they were constructed under the provisions of the Exhibit R. However, these commercial recreation areas are no longer included in the FERC-approved Recreation Plan. A new license for the Martin Dam Project was issued on December 17, 2015²⁶, and Article 410 required Alabama Power to file a revised Recreation Plan. On December 12, 2016, Alabama Power filed for Commission approval the revised Recreation Plan²⁷ for the Martin Dam Hydroelectric Project, and FERC approved the revised plan on January 16, 2018²⁸. In accordance with FERC recommendations, the revised Recreation Plan

²⁵ On June 2, 1981, FERC issued an Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

²⁶ 153 FERC ¶ 61,298

²⁷ Accession No. 20161212-5098

²⁸ 162 FERC ¶ 62,033

only includes those recreation sites that provide general public access, and it no longer includes these commercial recreation areas. Therefore, the Real Island Marina development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today. All facilities constructed in the future will require an NRP in accordance with the process provided in the FERC-approved SMP.

Property Ownership:

Real Island Marina is located on Project lands owned by Alabama Power Company and leased to:

Russell Marina, LLC dba Real Island Marina
2700 Real Island Road
Equality, AL 36026

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pathway	2,370 ft ²	n/a	n/a	n/a
Wetslip	7,175 ft ²	14	0	14
Float	910 ft ²	6	0	6
Forklift Pad	1,150 ft ²	n/a	n/a	n/a
Dry Storage	32,010 ft ²	n/a	n/a	n/a
Parking Area	32,280 ft ²	n/a	n/a	n/a
Storage Building	3,320 ft ²	n/a	n/a	n/a
Rip Rap	925 ft	n/a	n/a	n/a
2 Piers	75 ft ² ea	2 each	0	4
Boat Ramp	1,000 ft ²	n/a	n/a	n/a
Office	2,050 ft ²	n/a	n/a	n/a

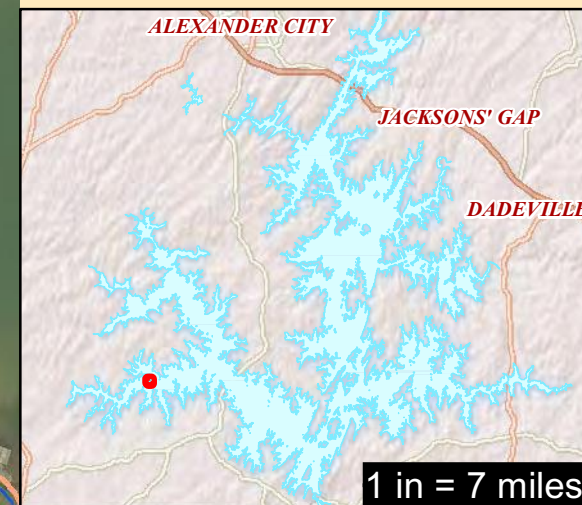
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Store	1,710 ft ²	n/a	n/a	n/a
Pathway	620 ft ²	n/a	n/a	n/a
Pier	330 ft ²	0	0	0
Pier	200 ft ²	2	0	2
Float	2,065 ft ²	17	0	17
Pier	210 ft ²	2	0	2
Gas Dock	965 ft ²	3	n/a	3
Wetslip	4,125 ft ²	12	4	16
Storage Building	1,000 ft ²	n/a	n/a	n/a

Existing Non-Residential Site

Real Island Marina

Lake Martin

32.74124, -86.01521



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Real Island Marina



Figure 1: Dry Storage



Figure 2: Dry Storage

Real Island Marina



Figure 3: Forklift Pad



Figure 4: Float

Real Island Marina



Figure 5: Wetslip



Figure 6: Wetslip

Real Island Marina



Figure 7: Pathway



Figure 8: Pathway

Real Island Marina



Figure 9: Pathway



Figure 10: Pathway and Storage Building

Real Island Marina



Figure 11: Storage Building



Figure 12: Pier, Store, and Float

Real Island Marina



Figure 13: Wetslip



Figure 14: Store, Pier, and Storage Building

Real Island Marina



Figure 15: Store



Figure 16: Float

Real Island Marina



Figure 17: Office



Figure 18: Pier, Gas Dock, and Float

Real Island Marina



Figure 19: Gas Dock

Real Island Marina
Property Tax Assessment Information
and
Property Deed



Property Record Card - 2021

Owner Name and Mailing Address ALABAMA POWER CO % N M HORSLEY N/A BIRMINGHAM, AL35291	Parcel Number 06 01 01 0 001 014.000	Property Address LAKE MARTIN ,
Tax District: 01	Land Value: \$1,975,150 <hr/> Improvement Value: \$0 <hr/> Misc. Improvement Value: \$0 <hr/> Total Value: \$1,975,150	Acres: 10.0 <hr/> Square Feet: 435,600.00 <hr/>

Brief Legal Description 10 ACRES SEC 1 T20 R20	
Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:	Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:

Deed Summary	
Instrument Reference	Instrument Date

Improvement Summary					
Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value

Extra Features				
Building Number	Category	Quantity	Square Foot	Total Cost

Miscellaneous Improvements								
Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value

TB #138

THE STATE OF ALABAMA,

Elmore County.

FILM FOR RECORD ONLY

RECEIVED OF ALABAMA POWER COMPANY

the sum of ----- One Thousand, Three Hundred and Fifty & No/100 ----- Dollars,

being in full payment of the purchase money due the undersigned on account of the purchase by said -----

ALABAMA POWER COMPANY

----- of the lands described in

that certain conveyance executed by the undersigned on the 13th day of September, 1923 and recorded

in Deed Record R-34, page 67, in the office of the Judge of Probate of said County.

And the undersigned does hereby authorize and empower R. T. Milner

~~the Probate Judge of said County or his Successor in Office~~ to enter the fact of the payment in full of such purchase money on the margin of the record of said conveyance, in the name of and as the attorney in fact for the undersigned.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this the 5th day of September

1924.



C. Harley V. Estes (L. S.)

Liza Ann X Estes (L. S.)
mark

(L. S.)

(L. S.)

WITNESS:

M. G. Haynes.
V. O. Russell

01317

THE STATE OF ALABAMA,

FILM FOR RECORD ONLY

E. Moore County.

I, M. G. Haynes a Justice of the Peace

in and for said County in said State, do hereby certify that Charley V. Estes and wife,
Liza Ann Estes

whose name S. ARE signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this instrument they executed the same voluntarily on the day the same bears date.

Given under my hand, this 5 day of September, 19 24.

M. G. Haynes
Justice of the Peace

THE STATE OF ALABAMA,

E. Moore County.

I, M. G. Haynes a Justice of the Peace

in and for said County in said State, do hereby certify that on the 5 day of September, 19 24,
came before me the within named Liza Ann Estes

known to me to be the wife of the within named Charley V. Estes
who, being examined separate and apart from her husband, touching her signature to the within instrument, acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of her husband.

In Witness Whereof, I hereto set my hand, this 5 day of September, 19 24.

M. G. Haynes
Justice of the Peace

THE STATE OF ALABAMA,

County.

I, _____ a _____

in and for said County in said State, do hereby certify that _____
a subscribing witness to the foregoing instrument, known to me, appeared before me this day, and being sworn stated that _____

the grantor _____ in the instrument voluntarily executed the same in his presence, and in the presence of the other sub-
scribing witness _____, on the day the same bears date; that he attested the same in the presence of the grantor _____
and of the other witness _____ and that such other witness _____ subscribed _____ name _____ as _____ wit-
ness _____ in his presence.

Given under my hand, this _____ day of _____, 19 _____

01318

7-24-80
Project Tallahassee River

Parcel No. 138-C MICROFILMED

The State of Alabama

County of Elmore

Charley V. Estes and wife

TO

Power Company

RECEIPT for BALANCE of PURCHASE
MONEY and POWER of ATTORNEY.

Form 5101

THE STATE OF ALABAMA, }
Elmore County.

I hereby certify that the within instrument was
filed in this office for record on the 27
day of Sept, 1924
at 3 o'clock P.m. and duly recorded in
Deed Book 157 page 357 and ex-
amined.

W. H. Hammond
Judge of Probate of Elmore County.

REPORTED 01319

TR# 138

540313 0000

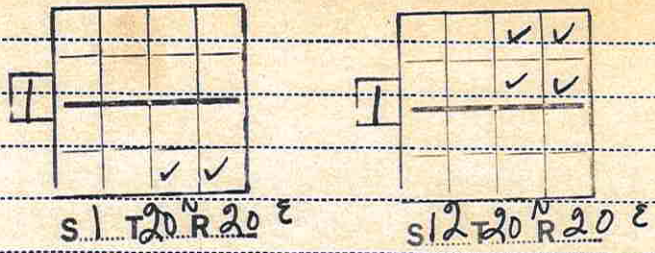
The State of Alabama,
Elmore County.

KNOW ALL MEN BY THESE PRESENTS, That we, Charley V. Estes and his wife
Liza Ann Estes,

(hereinafter for convenience called the grantor.s.) for and in consideration of the sum of
One Hundred and Fifty and no/100-----Dollars (\$ 150.00-----)

to us in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby
acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain,
sell and convey unto the said ALABAMA POWER COMPANY, a corporation (hereinafter for convenience
called the Company), its successors and assigns, the following described real estate, together with the inter-
ests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of

Elmore and State of Alabama, and are described as follows:
The South half of the Southeast quarter of Section 1, Township 20 North, Range 20 East,
lying East of the Tallassee and Rockford Road.
Also all that part of the Northeast quarter of Section 12, Township 20 North of Range
20 East, lying East of the Tallassee and Rockford Road and North of Little Kowaliga
Creek, Containing in all 120 acres more or less.



Together with all our right, title and interest in and to the bed and banks of all streams running through, or
bordering said lands, and all islands located in such streams contiguous or adjacent to said lands.

The above described lands containing in all 120 acres.

Whereas, the Company contemplates the construction of a dam across the Tallapoosa River down stream
from said lands, interests, easements and rights herein conveyed, for the manufacture of electricity, which
said dam and the pool of water created thereby are likely to cause the lands herein conveyed to be flooded or
covered with water at intervals or continuously and may result in other consequential or incidental damages;
Now, therefore, we do further grant, bargain, sell and convey unto said Company the right to construct,
maintain and operate said dam across the Tallapoosa River, down stream from said lands herein conveyed,
for the manufacture of electricity, and to back and maintain the waters of said river and its tributaries from
time to time or continuously over any and all of said lands, together with the right of ingress and egress; and
the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation
for all the consequences arising therefrom, to the grantor.s and our heirs and assigns and
to our remaining and adjoining lands, as well as from the operation of the power plant or plants of the
Company.

TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever.

And the grantors...covenant...with the said Company, its successors and assigns, that ~~we are~~ lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that ~~we have~~ a good right to sell and convey the same to the said Company, its successors and assigns, and that ~~we~~ will warrant and defend the said premises to the said Company, its successors and assigns, forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Company, its successors or assigns, pay or tender or cause to be paid or tendered to the grantor~~s~~ or to ~~our~~

executors, administrators, heirs or assigns, on or before the 15th day of October, 1924

at the office of the Company in Birmingham, Alabama, the further sum of (\$1350.00)

One Thousand Three Hundred and Fifty and no/100-----Dollars,

for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void and the consideration presently paid shall be forfeited to the grantor~~s~~; but there shall be no obligation upon the said Company, its successors or assigns, to pay or tender the said sum of money.

The grantor~~s~~ further agree...to execute such receipts and other instruments at the time of payment of said sum of money, as the said Company may deem necessary.

The grantor~~s~~ further agree...to cure defects in the fee simple title to the land herein conveyed, if any there be, and if ~~we~~ fail...to do so within the time during which the said Company may pay or tender said sum of money, then the time within which said money may be paid or tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the grantor~~s~~ retain possession of, assess for and pay the taxes on said land until the purchase money is fully paid, but the said Company may without binding itself hereunder, at any time within said period enter upon said lands and make a survey and examination thereof without liability for damages in so doing.

Reference to the said Company shall include its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hand~~s~~ and seal~~s~~, this the 13th day of September in the year of our Lord One Thousand Nine Hundred Twenty-three

Signed, Sealed and Delivered in Presence of:

J. D. Putman

Mc G. Haynes

Charles V. Foster (L. S.)
her
Luzanne Ester (L. S.)
mark
(L. S.)
(L. S.)
(L. S.)
(L. S.)
(L. S.)



01307

THE STATE OF ALABAMA,

Elmore

County.

I, M. G. Haynes,

a Justice of the Peace

in and for said County in said State, hereby certify that Charley V. Estes and his wife,
Liza Ann Estes,

whose name s are signed to the foregoing Conveyance, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the Conveyance, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of September, 1923.

M. G. Haynes

Justice of the Peace.

THE STATE OF ALABAMA,

Elmore

County.

I, M. G. Haynes,

a Justice of the Peace.

in and for said County in said State, do hereby certify that on the 13th day of September, 1923,
came before me the within named Liza Ann Estes,
known to me to be the wife of the within named Charley V. Estes,
who, being examined separate and apart from the husband touching her signature to the within Conveyance,
acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or
threats on the part of the husband.

In Witness Whereof, I hereto set my hand and official seal, this 13th day of September, 1923.

M. G. Haynes

Justice of the Peace.

THE STATE OF ALABAMA,

County.

I, a

in and for said County in said State, hereby certify that
a subscribing witness to the foregoing Conveyance, known to me, appeared before me this day, and being
sworn, stated that, the grantor,
voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the
day the same bears date; that he attested the same in the presence of the grantor and of the other witness,
and that such other witness subscribed his name as a witness in his presence.

Given under my hand and official seal, this day of, 19

01308

TALLAPOOSA RIVER PROJECT

Parcel No. 138

The State of Alabama

County of Calhoun

E. W. Easter & Wife

MICROFILMED

TO

ALABAMA POWER COMPANY

CONVEYANCE

Form O
5139

STATE OF ALABAMA,

Calhoun County. }

I hereby certify that the within conveyance was filed in this office for record on the 20 day of April, 1973 at 11 o'clock P.M., and duly recorded in Deed Book P-34 page 67 and examined.

W. H. Lawrence
Judge of Probate of said County.

DISPATCH PRG. & STA. CO., B'HAM

REPORT 01309

TR165

5H03130000

The State of Alabama,
Elmore County.)

KNOW ALL MEN BY THESE PRESENTS, That we, Mrs. Jackie Real and E. B. Real and
wife Carrie Real,

(hereinafter for convenience called the grantors,) for and in consideration of the sum of Three Hundred and no/100 Dollars (\$ 300.00)

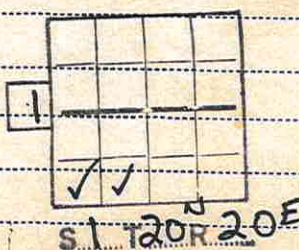
to us in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY, a corporation (hereinafter for convenience called the Company), its successors and assigns, the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of

Elmore

and State of Alabama, and are described as follows:

That portion of land south of Little Kowaliga Creek, being the $W\frac{1}{2}$ of the $NW\frac{1}{4}$ of
Section 12, Township 20 North, Range 20 East, bounded on the North by said Little
Kowaliga Creek, and containing 70 acres more or less.

Also 60 acres more or less in Section 1 and 20 acres more or less in Section 12 in
Township 20 North, Range 20 East, and bounded as follows: Beginning at the bridge
across Little Kowaliga Creek on the Tallassee and Rockford Road, running north with
the center of Old Tallassee and Rockford Road to the top of Big Hill; thence bearing
West along said road to Section line between and adjoining the lands known as the
J. S. Hatton Lands; thence South along the Section line to Little Kowaliga Creek;
thence Eastward down the creek to starting point.



Together with all our right, title and interest in and to the bed and banks of all streams running through, or bordering said lands, and all islands located in such streams contiguous or adjacent to said lands.

The above described lands containing in all 150 acres.

Whereas, the Company contemplates the construction of a dam across the Tallapoosa River down stream from said lands, interests, easements and rights herein conveyed, for the manufacture of electricity, which said dam and the pool of water created thereby are likely to cause the lands herein conveyed to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages; Now, therefore, we do further grant, bargain, sell and convey unto said Company the right to construct, maintain and operate said dam across the Tallapoosa River, down stream from said lands herein conveyed, for the manufacture of electricity, and to back and maintain the waters of said river and its tributaries from time to time or continuously over any and all of said lands, together with the right of ingress and egress; and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all the consequences arising therefrom, to the grantors and our ~~their~~ heirs and assigns and to our remaining and adjoining lands, as well as from the operation of the power plant or plants of the Company.

THE STATE OF ALABAMA,

Elmore

County.

TR165

I, M. G. Haynes a Justice of the Peace,

in and for said County in said State, hereby certify that Mrs. Jackie Real, widow; and
E. B. Real and wife Carrie Real,

whose names are signed to the foregoing Conveyance, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the Conveyance, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of October, 1923.

M. G. Haynes

Justice of the Peace,

THE STATE OF ALABAMA,

Elmore

County.

I, M. G. Haynes, a Justice of the Peace,

in and for said County in said State, do hereby certify that on the 4th day of October, 1923,
came before me the within named Carrie Real

known to me to be the wife of the within named E. B. Real

who, being examined separate and apart from the husband touching her signature to the within Conveyance,
acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or
threats on the part of the husband.

In Witness Whereof, I hereto set my hand and official seal, this 4th day of October, 1923.

M. G. Haynes

Justice of the Peace.

THE STATE OF ALABAMA,

County.

I, _____ a _____,

in and for said County in said State, hereby certify that _____,
a subscribing witness to the foregoing Conveyance, known to me, appeared before me this day, and being
sworn, stated that _____, the grantor _____,
voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the
day the same bears date; that he attested the same in the presence of the grantor _____ and of the other witness,
and that such other witness subscribed his name as a witness in his presence.

Given under my hand and official seal, this _____ day of _____, 19____.

01688

TALLAPOOSA RIVER PROJECT

Parcel No. 165

MISSISSIPPI

The State of Alabama

County of Elmore

Mrs. Fannie Reed et al.

STATE OF ALABAMA
ELMORE COUNTY

ALBAMA POWER COMPANY

CONVEYANCE

has been paid on the within
Form 0
5139
Judge of Probate

STATE OF ALABAMA,
Elmore County.

I hereby certify that the within conveyance was filed in this office for record on the day of August, 1923, at 8 o'clock A.M., and duly recorded in Deed Book R-37 page 43 and examined.

Judge of Probate of said County.

REPORTED

01689

SMITH'S MARINA

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Smith's Marina
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.79943, W85.99739
County:	Tallapoosa County
PLSS location:	Southwest Quarter of the Southeast Quarter of Section 18, Township 21 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 300 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Smith's Marina is a full-service marina. On December 28, 2016, FERC issued an Order approving modifications²⁹ at this non-residential development. However, the non-residential development also has two Personal Watercraft (PWC) floats that were not included on the as built. Therefore, this development is included within this group application to capture these PWCs.

Property Ownership:

Smith's Marina is owned and operated by:

Billy Ray & Deborah A Smith
1590 Pine Point Road
Alexander City, AL 35010

²⁹ 157 FERC ¶ 62,222

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

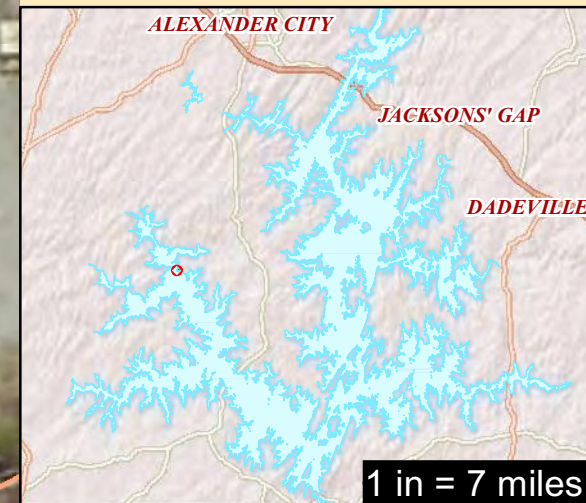
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	840 ft	n/a	n/a	n/a
Pier	550 ft ²²	0	0	0
Boathouse	1,020 ft ²	6	0	6
Pathway	720 ft ²	n/a	n/a	n/a
Wetslip	2,530 ft ²	7	6	13
Pier	930 ft ²	2	0	2
2 PWC Floats	60 ft ² ea	0	2	2

Existing Non-Residential Site

Smith's Marina

Lake Martin

32.79943, -85.99739



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Smith's Marina



Figure 1: Store



Figure 2: Boathouse

Smith's Marina



Figure 3: Boathouse



Figure 4: Wetslip

Smith's Marina



Figure 5: Wetslip



Figure 6: Wetslip

Smith's Marina



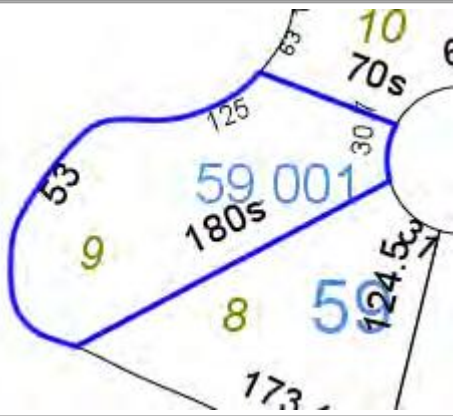
Figure 7: Pier, Store, and PWC Floats



Figure 8: Pier

Smith's Marina
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 14 04 18 0 001 059.001		522780	20329	0	
Physical Addr	1590 PINE POINT ROAD				
Subdivision	LAKE MARTIN VILLA				
Neighborhood	14 GENERAL SD WATERFRONT				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
02 - County-D5	ALEXANDER CITY	18-21N-21E	0	0.00	B-285078 P-00000 D-08/19/2013
Legal	LT 9 BLK A LAKE MARTIN VILLA S/D.				

Owner

Name	SMITH BILLY RAY & DEBORAH A
Mailing Addr	1590 PINE POINT RD ALEXANDER CITY, AL 35010

Values

Land Total:	\$222,000.00
Building Total:	\$582,740.00
Appraised Value:	\$804,740.00
Yrly Tax:	\$3154.8 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	21-RETST-RETAIL STORE	2015	1944	0	0	1	C+	95	\$211,960
2	1-RES-SINGLE FAMILY	2015	2532	1530	0	1.5	B-	95	\$303,780

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
3	0176-GAZEBO LOW COST 144 SQ FT	0	144	12 x 12	\$3,800
4	0287-BOAT DOCK WOOD LOW COST	0	1873	0 x 0	\$17,200
5	0287-BOAT DOCK WOOD LOW COST	0	1071	0 x 0	\$9,800
6	1457-BOATHOUSE, DOUBLE COVERED SLIP AVERAGE	0	900	30 x 30	\$22,400
7	0470-WALL RETAINING CONCRETE 8" REINFORCED	0	800	0 x 0	\$10,500
8	0188-UTILITY WOOD OR C.B. LOW COST	0	240	24 x 10	\$3,300

STATE OF ALABAMA

*

**WARRANTY DEED
JOINT GRANTEES**

COUNTY OF TALLAPOOSA

*

WITH RIGHT OF SURVIVORSHIP

Page 1 of 3
Document Number: 285878
9/5/2013 10:42:28 AM
Tallapoosa County, AL
Leon Archer
Judge of Probate
Recording Fee: \$20.00
Taxes: \$390.00
Total: \$410.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Three Hundred Ninety Thousand & 00/100 Dollars (\$390,000.00) and other good and valuable
considerations to the undersigned Grantor, Barbara L. Veazey, a widow, in hand paid by Billy Ray
Smith and Deborah A. Smith (husband and wife) (hereinafter called Grantees), the receipt
whereof is acknowledged, the said Grantor does grant, bargain, sell and convey unto the said
Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in
Tallapoosa County, Alabama, to-wit:

LEGAL DESCRIPTION

Lot 9 of Block A, according to the survey of Lake Martin Villa Subdivision, as
recorded in Plat Book 4, Page 7 in the Probate Office of Tallapoosa County,
Alabama, together with all improvement and appurtenances situated thereon.

SUBJECT TO that encroachment over onto Lot #9 of the right corner of the
carport situated on Lot #8 of Block A.

PROPERTY SOLD "AS IS"

PRIOR DEED REFERENCES: Recorded in the Office of the Judge of
Tallapoosa County on Card No. 158495 and Document No. 240891.

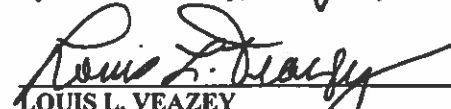
THIS IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance,
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple
shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and
assigns of the Grantees herein shall take as tenants in common.

And Grantor does, for herself and for her heirs, successors and assigns, covenant with the
said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises;
that it is free from all encumbrances; that Grantor has a good right to sell and convey the same as
aforesaid; that Grantor will, and her successors and assigns shall warrant and defend the same to the
said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this the 19th day
of August 2013.


BARBARA L. VEAZEY - Grantor
By: Louis L. Veazey, her Attorney-in-Fact


LOUIS L. VEAZEY
Attorney-in-Fact for Barbara L. Veazey
Pursuant to Durable Power of Attorney dated 9/15/2007

SEND TAX NOTICE TO:
GRANTEES' ADDRESS:

Billy Ray Smith
Deborah A. Smith
P.O. Box 471
Mendenhall, MS 39114

STATE OF ALABAMA
COUNTY OF TALLAPOOSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louis L. Veazey, as attorney-in-fact for Barbara L. Veazey, whose name as Grantor is signed to the foregoing Warranty Deed, Joint Grantees with Right of Survivorship, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 19th day of August, 2013.



Notary Public

My Commission Expires: November 3, 2014

The preparation of this document does not constitute an examination of title as to the property described herein. This firm has made no such title examination unless reflected by separate documents signed by this firm. The legal description of the property conveyed hereby was obtained by survey, copies of which are attached hereto and made a part of by reference, or taken from a description obtained herein or someone on their behalf. This firm makes no representation as to the accuracy of the said survey or description nor does it warrant good and merchantable title from the Grantors to the Grantees by Barnes & Radney, P.C.

This Instrument Prepared By:

BARNES & RADNEY, P.C.
80 North Central Avenue
Post Office Drawer 877
Alexander City, Alabama 35011-0877
(256) 329-8438

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BARBARA L. VEAZEY
 Mailing Address C/O LOUIS L. VEAZEY
100 BEAUMONT DRIVE
HENDERSONVILLE, TN 37075

Grantee's Name BILLY RAY SMITH &
 Mailing Address DEBORAH A. SMITH
P.O. BOX 471
MENDENHALL, MS 39114

Property Address 1590 PINE POINT ROAD
ALEXANDER CITY, AL 35010

Date of Sale AUGUST 19, 2013
 Total Purchase Price \$390,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date AUGUST 19, 2013

Print JUDY J. WOODARD

Unattested

(verified by)

Sign

Judy J. Woodard

(Grantor/Grantee/Owner/Agent) Circle one

STONE BRIDGE HOUSING DEVELOPMENT

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Stone Bridge Housing Development
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.88663, W85.95218
County:	Tallapoosa County
PLSS location:	Southwest Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 800 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Stone Bridge Housing Development is a multi-family housing complex.

Property Ownership:

Stone Bridge Housing Development is owned and operated by:

Stonebridge Land Company, LLC
PO Box 131054
Birmingham, AL 35213

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	1,015 ft ²	n/a	n/a	n/a
Boardwalk	3,860 ft ²	n/a	n/a	n/a

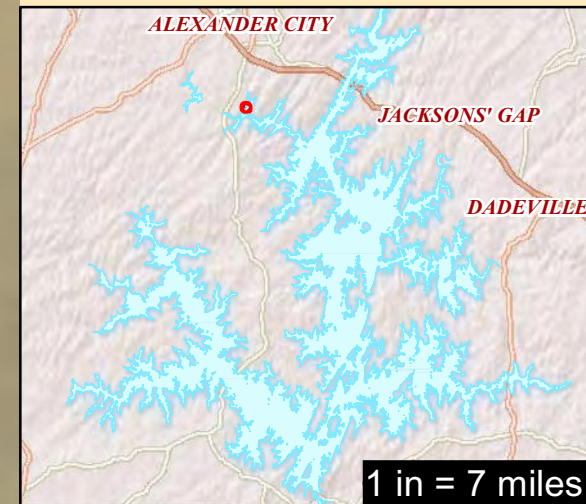
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
3 Piers	65 ft ² ea	2 each	0	6
3 sets of Steps	35 ft ² ea	n/a	n/a	n/a
3 Pathways	25 ft ²	n/a	n/a	n/a
	20 ft ²	n/a	n/a	n/a
	15 ft ²	n/a	n/a	n/a
	460 ft ² ea	3 each	0	9

Existing Non-Residential Site

Stone Bridge

Lake Martin

32.88663, -85.95218



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Stone Bridge Housing Development



Figure 1: Boardwalk and Pier



Figure 2: Boardwalk and Piers

Stone Bridge Housing Development



Figure 3: Boardwalk and Piers



Figure 4: Boardwalk and Piers

Stone Bridge Housing Development



Figure 5: Boardwalk and Piers



Figure 6: Boardwalk and Piers

Stone Bridge Housing Development



Figure 7: Boardwalk



Figure 8: Boardwalk and Pier

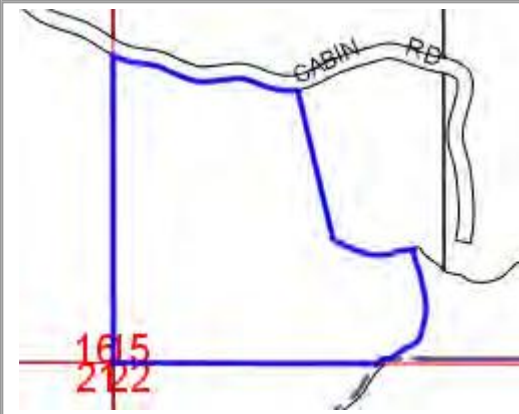
Stone Bridge Housing Development



Figure 9: Boat Ramp

Stone Bridge Housing Development
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 12 05 15 0 000 013.001		564200	18660	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	AC AREA WF				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
03 - Alexander City	BIRMINGHAM	15-22N-21E	25	0.00	B-351217 P-00001 D-03/23/2021
Legal	COM @ NE COR OF NE1/4 OF SEC 16; TH S 5311.68' TO THE BEG; TH E 1085' TO LAKE MARTIN; TH N ALG THE WATER 536' TO A BRANCH; TH W ALG THE BRANCH 337.03'; NW 560'; NW 760.5'S; S 1225'S TO POBS15 T22 N R21 E				

Owner

Name	STONEBRIDGE LAND COMPANY LLC
Mailing Addr	P O BOX 131054 BIRMINGHAM, AL 35213

Values

Land Total:	\$67,600.00
Building Total:	\$0.00
Appraised Value:	\$67,600.00
Yrly Tax:	\$255.85 for 2021

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: P.O. Box 2398, Auburn, Alabama 36831
 Grantee(s) Address: P.O. Box 131054, Birmingham, Alabama 35213 (Tax Notice)
 Property Address: Vacant Land - Acreage
 Contract/Total Purchase Price: \$1,060,000.00

The Grantor herein, by its signature to this deed, certify that the above information is true and correct

THE STATE OF ALABAMA)
) STATUTORY WARRANTY DEED
 COUNTY OF TALLAPOOSA)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Million Sixty Thousand and no/100 Dollars (\$1,060,000.00) to the undersigned, Stonebridge Development Group, II LLC, (hereinafter referred to as "Grantor") in hand paid by Stonebridge Land Company LLC, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following-described real estate situated in Tallapoosa County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Prior Deed Reference: Fiche No. 298533

TO HAVE AND TO HOLD, the aforegranted premises unto the said Grantee, its successors and assigns forever. The Grantor hereby represents and warrants that it is seized in fee simple of the aforementioned premises; the premises are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantee, its successors and assigns, and Grantor will defend the title thereto forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument be signed on this the 23 day of March, 2021.

Stonebridge Development Group II, LLC

By: [Signature]
 Timothy R. Evans, Jr.
 Its: Managing Member

THE STATE OF ALABAMA)
 COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Timothy R. Evans, Jr., whose name as Managing Member of Stonebridge Development Group II, LLC, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he as such Member and with full power and authority executed the same voluntarily as and for the act of said Company on the day the same bears date.

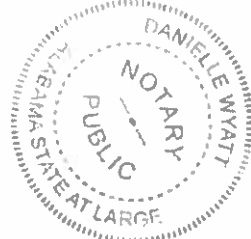
Given under my hand and seal this the 23 day of March, 2021.

[Signature]
 Notary Public

My Commission Expires: 7/15/23

This Instrument Was Prepared By:
 Gregory D. Harrelson
 Attorney At Law
 2060 Cherokee Road
 Alexander City, Alabama 35010

File 1245-Q



**STATE OF ALABAMA
COUNTY OF TALLAPOOSA**

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SUNSET POINT 2 CONDOS

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Sunset Point 2 Condos
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.74455, W85.81902
County:	Tallapoosa County
PLSS location:	Northeast Quarter of the Southeast Quarter of Section 2, Township 20 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 1,300 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Sunset Point 2 Condos is a multi-family housing complex.

Property Ownership:

Sunset Point 2 Condos is owned and operated by:

Sunset Point Developer, LLC
68 Stillwaters Drive
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary. Note that the maps within the 2016 Report included several additional facilities not listed here because, Alabama Power has determined those facilities have been issued residential/multi-family permits by the local shoreline office (under paragraph (B) of Article 414 of the Project license).

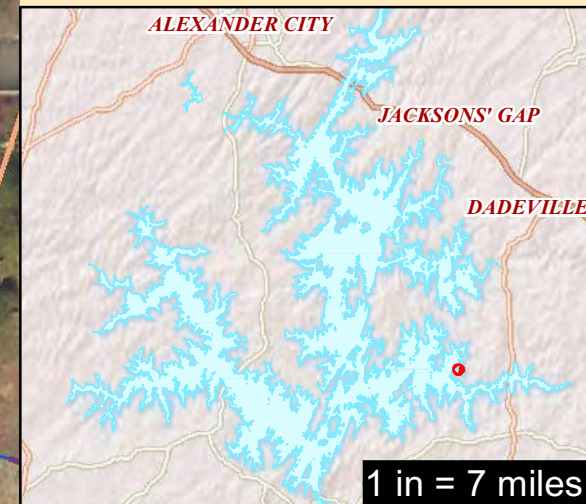
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pier	530 ft ²	0	0	0
Wet slip	6,110 ft ²	17	10	27

Existing Non-Residential Site

Sunset Point 2

Lake Martin

32.74455, -85.81902



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



0 87.5 175 350 525 Feet

Sunset Point 2



Figure 1: Wetslip



Figure 2: Pier and Wetslip

Sunset Point 2 Condos
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 20 01 02 0 001 007.005		325660	29857	0	
Physical Addr	SUNSET COVE PARENT				
Subdivision	SUNSET COVE CONDOS				
Neighborhood	SUNSET COVE CONDO				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	WINSTON	02-20N-22E	0	0.00	B-PB10 P-00000 D-09/14/2004
Legal	LOT 6 SUNSET POINT S/D PHASE 4 PB10 PG45 PART OF LOT 6 REPLAT OF LOTS 3 & 4 PB8 PG84 S2 T20N R22E SUNSET COVE I CONDOMINIUM PB10 PG65REDIVISION OF LOT 6 SUNSET POINT PB10 PG45				

Owner

Name	SUNSET COVE LLC
Mailing Addr	P0 BOX 431 WINSTON, GA 30187

Values

Land Total:	\$0.00
Building Total:	\$0.00
Appraised Value:	\$0.00
Yrly Tax:	\$0 for 2021

THIS INSTRUMENT WAS PREPARED BY:
 TOM A. BINGHAM
 DAVIS, BINGHAM, HUDSON & BUCKNER, P.C.
 324 EAST MAGNOLIA AVENUE
 AUBURN, ALABAMA 36830
 (334) 821-1908

STATE OF ALABAMA)
)
 COUNTY OF TALLAPOOSA)

TRUSTEE'S DEED

WHEREAS, Cecil M. Tipton, Jr. was heretofore appointed Trustee: in bankruptcy of the **SUNSET POINT II TIMESHARE CONDOMINIUM ASSOCIATION, INC.** (the "Debtor"), by order of the United States Bankruptcy Court in and for the Middle District of Alabama, in Chapter 7 Case Number 17-81007; and

WHEREAS, said Court, on October 16, 2018, entered an "Order Authorizing Trustee to Sell Property of the Estate Free and Clear of Liens and Encumbrances Pursuant to §363 of the Bankruptcy Code." A true and correct copy of said Order is attached hereto as "Exhibit A" and incorporated herein by reference; and

WHEREAS, this instrument is executed and delivered in compliance with the aforesaid Order;

NOW, THEREFORE, by virtue of said authority and in further consideration of the sum of Nine Hundred Eighty Nine Thousand (\$989,000.00) Dollars in lawful currency of the United States paid by **Joe Frank Nelson**, the said Cecil M. Tipton, Jr., as Trustee of Sunset Point II Timeshare Condominium Association, Inc., Debtor, does hereby grant, bargain, sell and release unto Joe Frank Nelson, his successors and assigns, all right title and interest with which he is seized as Trustee of Debtor's Estate, in and to the following-described real estate situated in in Tallapoosa County, Alabama, to-wit:

PARCEL 1

Commence at the southeast corner of Section 2, Township 20 North, Range 22 East, Tallapoosa County, Alabama; thence N 00°43'12" W a distance of 2152.58' to a point; thence S 66°13'37" W a distance of 358.17' to a rebar on the westerly right of way of Sunset Point Drive and the point of

beginning of the herein described parcel; thence along said right of way with a curve turning to the left with an arc length of 162.96', with a radius of 418.40', with a chord bearing of S 22°04'14" E, with a chord length of 161.93' to a point; thence with a curve turning to the left with an arc length of 55.02', with a radius of 226.00', with a chord bearing of S 44°25'22" E, with a chord length of 54.88' to a found rebar; thence leave said right of way S 55°44'53" W a distance of 239.52' to a PK nail found; thence S 86°58'33" W a distance of 126.60' to a found rebar; thence S 86°58'33" W a distance of 13.27' to the shoreline; thence along the shoreline the following calls: N 01°20'46" W a distance of 13.31'; thence N 10°12'55" E a distance of 19.52'; thence N 04°15'28" E a distance of 20.29'; thence N 22°49'23" E a distance of 19.83'; thence N 37°10'08" E a distance of 15.04'; thence N 46°25'34" E a distance of 14.80'; thence N 55°06'27" E a distance of 28.59'; thence N 40°53'03" E a distance of 13.08'; thence N 57°24'58" E a distance of 7.87'; thence N 37°26'46" E a distance of 20.49'; thence N 27°42'06" E a distance of 8.38'; thence N 27°42'06" E a distance of 2.84'; thence N 35°16'08" W a distance of 24.67'; thence N 53°36'50" W a distance of 5.21'; thence N 72°04'00" W a distance of 12.90'; thence N 52°40'03" W a distance of 8.47'; thence S 88°57'36" W a distance of 33.72'; thence N 86°30'04" W a distance of 22.63'; thence N 13°19'09" W a distance of 10.77'; thence N 15°12'47" E a distance of 14.44'; thence N 32°43'46" E a distance of 21.08'; thence N 37°56'05" E a distance of 16.87'; thence N 41°20'49" E a distance of 32.63'; thence N 52°26'57" E a distance of 21.18'; thence N 02°28'08" W a distance of 4.08'; thence leave said shoreline N 74°15'49" E a distance of 11.12'; thence N 74°15'49" E a distance of 178.87' to a found rebar; which is the point of beginning, containing 1.578 acres more or less, situated in the Northeast Quarter of the Southeast Quarter of Section 2, Township 20 North, Range 22 East, Tallapoosa County, Alabama.

This property being the same as Tallapoosa County Tax Parcel No. 62 20 01 02 0 001 007.003.

PARCEL 2

Unit 312, Sunset Point II Building 300 Condominium, a condominium as established by that certain Declaration of Condominium for Sunset Point II Building 300 Condominium recorded in Document Number 253166, and as shown on that certain map or plat of said condominium filed for record at Condominium Plat Book 9, at Page 36A, in the Office of the Judge of Probate of Tallapoosa County, Alabama, together with undivided interest in the Common Elements as set forth in the Declaration of Condominium for Sunset Point II Building 300 Condominium.

This property being the same as Tallapoosa County Tax Parcel No. 62 20 01 02 0 001 007.006

TO HAVE AND TO HOLD, the said real estate unto Joe Frank Nelson, his successors and assigns forever, as fully and completely as I, as Trustee, by virtue of the powers and authority so vested in me might or should sell and convey the Property.

IN WITNESS WHEREOF, the said Cecil M. Tipton, Jr., as Bankruptcy Trustee of the Sunset Point II Timeshare Condominium Association, Inc., has hereunto subscribed its name on this the 31st day of October, 2018.


Cecil M. Tipton, Jr., as Bankruptcy Trustee of SUNSET
POINT II TIMESHARE CONDOMINIUM
ASSOCIATION, INC.

By 
Cecil M. Tipton, Jr., Trustee

STATE OF ALABAMA)
)
COUNTY OF LEE)

I, the undersigned, being a Notary Public for the State of Alabama at Large, do hereby certify that Cecil M. Tipton, Jr., as Bankruptcy Trustee of the Sunset Point II Timeshare Condominium Association, Inc., 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 said instrument, he executed the same voluntarily on the day the same bears date, as such Trustee for and on behalf of said corporation.

Given under my hand and official seal this 31st day of October, 2018


Notary Public, State at Large
My Commission Expires: _____



TAMARA W. TILLEY
Notary Public, Alabama State
My Commission Expires Feb

February 13, 2022

The relief described hereinbelow is SO
ORDERED

Done this 16th day of October, 2018.

Bess M. Parrish Creswell

Bess M. Parrish Creswell
United States Bankruptcy Judge



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF ALABAMA

IN RE:

SUNSET POINT II TIMESHARE
CONDOMINIUM ASSOCIATION, INC.,)

DEBTOR.)

CHAPTER 7
CASE NO. 17-81007

ORDER AUTHORIZING TRUSTEE TO SELL PROPERTY OF THE ESTATE
FREE AND CLEAR OF LIENS AND ENCUMBRANCES PURSUANT TO
§ 363 OF THE BANKRUPTCY CODE

This matter came before the Court upon the motion of the Trustee seeking permission to sell property of the estate free and clear of liens and encumbrances pursuant to the authority granted him under § 363 of the Bankruptcy Code. The court set a hearing to hear evidence and/or objections, if any, to the Trustee's motion for Monday, September 24, 2018, at 2:00 p.m. After the conclusion of the hearing the court has determined that the Trustee's motion is due to be and is hereby GRANTED.

The court makes the following findings of fact and conclusions of law.

JURISDICTION AND VENUE

Pursuant to 28 U.S.C. §§ 157(a), 1334(a), 1334(e), and the Standing Order of Reference in the Middle District of Alabama, this court has original and exclusive jurisdiction to hear and determine all cases under Title 11. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A), (N) and (O). This motion is brought pursuant to 11 U.S.C. § 363(h), and in accordance with 28

U.S.C. § 157(b)(1) and (b)(2)(A), this court possesses original and exclusive jurisdiction to rule upon the Trustee's motion.

Venue is proper in this court pursuant to 28 U.S.C. §§ 1408 and 1409. The Debtor's only asset is located in the geographical limits of the Middle District.

SERVICE OF MOTION AND HEARING NOTICES

Trustee's counsel has reported to the court that based on his best information and belief all 219 timeshare owners received actual notice of the original motion and all hearing notices mailed to either the address on the records of the secretary of the association or whatever better address had been developed through research and investigation. All other creditors and parties in interest requesting notice have also received a copy of the motion and hearing notices. This court granted a motion of Trustee seeking to serve those timeshare owners whose addresses were unknown and could not be ascertained through reasonable efforts by publication. The Trustee has reported to the court that proper notice was published in *The Dadeville Record* in its additions published August 16, 2018, August 23, 2018 and August 30, 2018. Proof of the publication was heretofore filed with the court. Trustee's attorney reported to the court that 32 of the timeshare owners filed notices of acceptance of service and consent to the Trustee's motion.

PROCEDURAL HISTORY

By vote of the governing body of the association it was determined that the association should file a Chapter 7 bankruptcy case. The petition was filed in the United States Bankruptcy Court for the Middle District of Alabama on to-wit: July 26, 2017.

Cecil M. Tipton, Jr. was appointed as the Trustee.

The Trustee received a written offer to buy the land and buildings owned by the association for a purchase price of \$989,000.00. The Trustee contends that said amount is a fair and reasonable price and constitutes the reasonably equivalent value and fair consideration of the assets owned by the association. It is the highest and best offer the Trustee has received for the property after significant efforts to market the property.

DESCRIPTION OF PROPERTY TRUSTEE SEEKS TO SELL

The property owned by the association, Debtor herein, consists of two buildings containing condominium units located on the waterfront of Lake Martin in Tallapoosa County, Alabama, and an adjoining parcel of property which has no improvements due to the fact a fire destroyed the building some time prior to the filing of this case. A copy of the sales contract was attached to the original motion. The records of the Debtor reflect there were as many as 219 "timeshare owners" who may have or claim some interest in the assets of the association. Therefore, the property is currently owned by as many as 219 "timeshare" owners who may claim some legal or equitable interest in the Debtor's assets. Many of the timeshare units were never sold by the association (Debtor) and therefore became the property of the Trustee upon the filing of this Chapter 7 bankruptcy case. Each owner was allotted a one-week block of time during the calendar year to use and enjoy one condominium unit.

The property Trustee proposes to sell constitutes all of the real and personal property assets of the Debtor except accounts receivable owed the association by many of its timeshare owners for unpaid dues and assessments.

HISTORY OF THE DEBTOR

The Debtor is a duly formed, organized and existing corporation under the laws of the state of Alabama. The Articles of Incorporation were originally filed in the Tallapoosa County Probate Court on to-wit: May 4, 2009.

The business purpose of the company was to develop recreational property on Lake Martin in the Stillwaters subdivision. The company was begun by a real estate developer. The development plan called for the construction of a recreational facility that would be sold as a timeshare development.

From approximately 2014 to the date of the filing of the petition of this case, i.e. July 26, 2017, significant numbers of the timeshare owners failed to pay their periodic assessments for dues, capital expenditures and the expenses required under the condominium governing documents. As a result, the association did not have sufficient funds to pay the ordinary operating expenses of the

association, including taxes, insurance, upkeep, utilities and other common expenses.

As of the filing date records of the association indicate that timeshare owners owed the association approximately \$244,000.00 in unpaid dues and assessments. Furthermore, many owners have not used the facilities or their timeshare period for years. The secretary of the HOA believes many owners have died, or otherwise abandoned their respective interest in the project, or have attempted to transfer or assign their interest back to the association.

The Debtor ceased operations and stopped allowing timeshare owners to use the premises on or about October 1, 2017. The condominium buildings have remained unoccupied since that time. The property is not insured at this time due to the fact that neither the Debtor nor the Trustee has funds to purchase insurance and pay the premium.

LEGAL AUTHORITY FOR TRUSTEE TO SELL PROPERTY

The Trustee seeks an order of this court approving and allowing him to sell the fee simple interest in the real estate owned by the Debtor pursuant to § 363(b), (f), (h) and (m) of the Bankruptcy Code.

CONSTITUTIONAL LAW ISSUES

Alabama courts have held for many years that by giving a tenant in common who wishes to sell his interest in the property an absolute right to force at public sale over the protest of the tenants in common who wish to retain ownership of the parcel that there is no violation of due process of law in violation of the United States Constitution. The case of English v. Brantley, 361 So. 2d 549 (Ala. 1978) clearly held that § 35-620, which allows a co-tenant to force a sale for division does not deny due process of law to other co-tenants. Two years later the Supreme Court held in the case of Watson v. Durr, 379 So. 2d 1243 (Ala. 1980) that § 35-6-20 Code of Alabama 1975 does not deny parties equal protection and due process of law in violation of the United States Constitution. In fact, the Supreme Court has held on numerous occasions that partition is a matter of right. Wood v. Barnett, 208 Ala. 295, 94 So. 338 (1922); English v. Barnes, *supra*; Ragland v. Walker, 387 So. 2d 184 (Ala. 1980).

CONCLUSIONS OF LAW

When this Chapter 7 case was originally filed in July of 2017, the association was basically completely out of any cash or funds which it could use to continue the operation of the timeshare concept of the property. The association did not have sufficient funds to even pay for electricity, insurance or other basic costs. A number of the owners had accumulated significant arrearages from past unpaid dues and assessments. As of the filing of the case, the Trustee became the owner of the unsold units. All of these units had in essence been for sale since the project was originally created in 2009 so in essence they had been marketed for a period of nearly ten (10) years unsuccessfully. The Trustee would contend that there is no market for the sale of the units he owns. Those units primarily consist of weekly timeshare segments in undesirable times of the year. The last timeshare unit sold by the association was many years prior to the filing of this case. Hence, it is undisputed that there was absolutely no market for the individual timeshare units owned by the Trustee. Furthermore, even if Trustee had found a buyer for the unsold units, the association did not have sufficient funds to continue operations so any purchaser of the Trustee's interest would not have been able to enjoy the benefits of ownership and the use of the property pursuant to the timeshare agreement. Hence, the Trustee has no alternative except to sell the entire interest in the property, including any and all interest owned by the 219 owners of record at the time of the filing of the bankruptcy case according to the records maintained by the association and its secretary.

The court finds the Trustee is legally empowered to sell the property under 11 U.S.C. § 363(f). That section states as follows:

(f) The Trustee may sell property under subsection (b) or (c) of this section free and clear of any interest in such property of an entity other than the estate, only if-

- (1) applicable nonbankruptcy law permits sale of such property free and clear of such interest;
- (2) such entity consents;
- (3) such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- (4) such interest is a bona fide dispute; or
- (5) such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.

The court finds that pursuant to the provisions of § 35-6-20, *et seq* of the Code of Alabama 1975 that state law permits a joint owner or tenant in common in Alabama to have the Circuit Court divide or partition or sell any property in which the joint owner owns an interest upon the motion or request of one of the joint owners. That code section states as follows:

The circuit court shall have original jurisdiction to divide or partition, or sell for partition, any property, real or personal, held by joint owners or tenants in common; whether the defendant denies the title of plaintiff or sets up adverse possession or not; and the court in exercising its jurisdiction shall proceed according to the Alabama Rules of Civil procedure and, where necessary, allow service of process by publication as prescribed therein.

The right of partition has been codified in Alabama, in one form or another, since at least 1896. See Colby-Hinkley Co. v. Jordan, 146 Ala. 634, 41 So. 962 (1906) (citing Ala.Code. § 3161 (1896)). Alabama Property Rights and Remedies gives an overview of partition actions as follows:

Partition is the method used to terminate joint tenancies and co-tenancies in property by division of the interest. Partition may be voluntary or it may be effected by judicial action at the instance of one or more of the joint tenants or co-tenants. When partition takes place, each joint tenant or co-tenant take title to a specific portion of the property separately....In some cases, it is not possible to equitably divide or partition property. One or more of the joint tenants or co-tenants may then make an action to sell for division by purchase of the other interests.

Alabama Property Rights and Remedies § 11.1 (3d. ed.2004).

The court finds that the sales price offered the Trustee of \$989,000.00 is far greater than the sum total of all of the liens and encumbrances. There were no liens or mortgages against the property so there are no secured claims. Hence, the sales price will be more than sufficient to pay off all of the liens pursuant to § 363(f)(3). The court notes that many of the timeshare owners have actually consented to the Trustee's motion and have joined in requesting the court approve the sale.

The court finds the Trustee has the authority to sell the entire fee simple interest in the property held by the Debtor. Section 363(h) of the Bankruptcy Code states:

(h) Notwithstanding subsection (f) of this section, the trustee may sell both the estate's interest, under subsection (b) or (c) of this section, and the interest of any co-owner in property in which the debtor had, at the time of the commencement of the case, an undivided interest as a tenant in common, joint tenant, or tenant by the entirety, only if-

(1) partition in kind of such property among the estate and such co-owners is impracticable;

- (2) sale of the estate's undivided interest in such property would realize significantly less for the estate than sale of such property free of the interests of such co-owners;
- (3) the benefit to the estate of a sale of such property free of the interests of co-owners outweighs the detriment, if any, to such co-owners; and
- (4) such property is not used in the production, transmission, or distribution, for sale, of electric energy or of natural or synthetic gas for heat, light, or power.

The court finds that the Trustee has proven that he is a "co-owner" of the property at the time of the commencement of this Chapter 7 proceeding and that the Trustee owned an "undivided interest as a tenant in common, joint tenant or tenant by the entirety." The Trustee would contend that he owns an interest as a tenant in common.

The court notes that upon the filing of the petition the Trustee became the owner of all of the unsold timeshare units contemplated by the original development of the project and that therefore Trustee is a tenant in common.

Both bankruptcy law and Alabama law require the Trustee to prove that the subject property which he seeks to sell cannot be equitably divided or partitioned or that his interest could be sold separately. The court notes that the timeshare units that remained unsold at the time of the filing of the case were, for all intents and purposes, never sold. They represented time periods at undesirable times of the year and had little or no value. Furthermore, since the condominium association had run out of funds and was no longer operating the buildings for the benefit of the timeshare owners the court finds that there would have been no interest whatsoever for any third party to buy timeshare units under those circumstances. Additionally, the court finds that the real property itself could not be equitably divided or partitioned. The court finds that there is no equitable way to split or subdivide the property.

The court finds the Trustee has proven that the Trustee's sale is a benefit not only to the estate but to each and every one of the timeshare owners. The property is deteriorating and in the opinion of the court depreciating and losing value rapidly. The court finds that the only way the timeshare owners will realize any benefit or return on their investment would be for the property to be sold and the funds to be split among the timeshare owners equitably. Finally, the court notes that

the property is not used in the production, transmission or distribution for sale of electric energy or natural or synthetic gas for heat, light or power.

Alabama law allows property subject to an action for sale or partition pursuant to § 35-6-20 to be sold at either a public or private sale. Copeland v. Giles, 271 Ala. 302, 123 So. 2d 147 (1960). The court finds that the private sale offer generated by the Trustee for which he seeks approval in his motion is the best obtainable price and is likely more than would be generated in an auction.

Accordingly, the court finds that the Trustee has met his burden under § 363(f) and § 363(h) and that therefore his motion seeking authority to consummate the sale pursuant to his motion is due to be granted.

CONCLUSION

The court finds that the Trustee's motion is due to be and is hereby granted. Trustee is authorized to take steps to immediately consummate the sale pursuant to the contractual provisions of the contract he has received. The sale is approved free and clear of any interest of any timeshare owners whose interest, if any, will attach to the sale proceeds. Trustee or the closing attorney is directed to pay all closing costs and to deposit the remaining funds in the Trustee's bank account for this case pursuant to further proceedings and further order of this court.

*** END OF ORDER ***

Prepared and Submitted By:

/s/ Charles N. Parnell, III
Parnell & Parnell, P.A.
P.O. Box 2189
Montgomery, AL 3610-2189
(334) 832-4200
bkrp@parnellseast.com

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Sunset Point II Timeshare
Condominium Association, Inc.,Grantee's Name Joe Frank NelsonMailing Address 606 Avenue A
Opelika, AL 36801Mailing Address PO Box 775
Auburn, AL 36831Property Address Bldg 300 Sunset Pt Condo & Unit
312
Dadeville, AL 36853Date of Sale November 2, 2018Total Purchase Price \$989,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 2, 2018

Print

Joe Frank Nelson

Unattested

Sign

Joe Frank Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 18-312N

THE COVE EVENT CENTER

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	The Cove Event Center
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N 32.74187, W85.78661
County:	Tallapoosa County
PLSS location:	Southeast Quarter of the Southeast Quarter of Section 6, Township 20 North, Range 23 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 500 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

The Cove Event Center is a venue available for rental to host weddings and other similar events. On October 1, 2007, FERC issued an Order approving the construction of several facilities³⁰ at this non-residential development. The majority of the approved facilities were constructed as proposed. However, one pier was not constructed. Therefore, this non-residential development is included within this grouped non-project use application for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today.

Property Ownership:

The Cove Event Center is owned and operated by:
Eumoirous, LLC
5185 Elmira Street
Milton, FL 32570

³⁰ 121 FERC ¶ 62,005

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

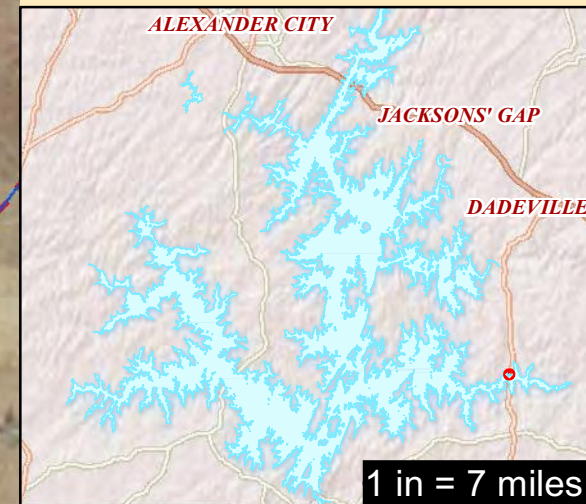
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	600 ft ²	n/a	n/a	n/a
Pathway	1,365 ft ²	n/a	n/a	n/a
Pier	340 ft ²	1	0	1
Float	300 ft ²	3	0	3
Seawall	105 ft	n/a	n/a	n/a

Existing Non-Residential Site

The Cove Event Center

Lake Martin

32.74187, -85.78661



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



The Cove Event Center



Figure 1: Pier and Float



Figure 2: Pathway

The Cove Event Center



Figure 3: Pathway



Figure 4: Pathway

The Cove Event Center



Figure 5: Pathway, Pier, and Float

The Cove Event Center
Property Tax Assessment Information
and
Property Deed

Print Close



Parcel Number		Account #	PPin	Exempt	AMENTITES
62 19 03 06 0 001 024.001		696885	28276	0	
Physical Addr	5993 HIGHWAY 49 SOUTH				
Subdivision	None				
Neighborhood	HWY 49 COMMERCIAL				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	MILTON	06-20N-23E	0	0.00	B-345233 P-00001 D-09/22/2020
Legal	LOT # 4 BLUE CREEK S/D PB3 PG67				

Name	EUMOIROUS LLC
Mailing Addr	5185 ELMIRA ST MILTON, FL 32570

Land Total:	\$150,000.00
Building Total:	\$939,180.00
Appraised Value:	\$1,089,180.00
Yrly Tax:	\$7557.47 for 2021

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	32-REST-RESTAURANT	2003	5133	2230	0	2	B-	82	\$835,740

Imprv No	Type	Yr Built	Area SF	Dim	Value
2	0484-PILING BULKHEAD CONCRETE POURED IN PLACE	2021	960	240 x 4	\$18,140
3	0353-PAVING CONCRETE REINFORCED 4"	1900	240	0 x 0	\$1,100
4	0344-PAVEMENT CURBING LONG-RUN	1900	87	0 x 0	\$1,000
5	0285-BOAT DOCK WOOD AVERAGE	0	1480	0 x 0	\$22,900
6	0346-PAVING ASPHALT 1 1/2"	1900	17280	0 x 0	\$37,600
7	0285-BOAT DOCK WOOD AVERAGE	0	60	10 x 6	\$900
8	0285-BOAT DOCK WOOD AVERAGE	0	240	20 x 12	\$3,500
9	0287-BOAT DOCK WOOD LOW COST	0	280	20 x 14	\$2,400
10	0307-WOOD DECK SOFTWOOD	1900	1200	240 x 5	\$15,900

2020 Doc# 345233 1 of 7
tallapoosa, Alabama Talmadge East, PROBATE J
DGE 9/25/2020 2:52:07 PM TRAN 38237 REC \$3
.00 DEED \$352.00

Send tax notice to:
EUMOIROUS, LLC
5185 Elmira Street
Milton, Florida 32570

This instrument prepared by:
Davidson, Davidson, Umbach & Forbus
310 Samford Village Court, Ste. 200
Auburn, AL 36830

STATE OF ALABAMA
COUNTY OF TALLAPOOSA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1,600,000.00 and other good and valuable considerations in hand paid to the undersigned **PARADISE LAKE PROPERTIES, LLC** (hereinafter referred to as "Grantor") by **EUMOIROUS, LLC**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Tallapoosa County, Alabama, to-wit:

PARCEL "A"

Commencing at an existing iron monumenting the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to a point in the center of another concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point; thence S 49 deg. 00 min. & 40" E 223.25 ft. to a point; thence S 54 deg. 33 min. & 15" E 11.27 ft. to an iron pin (.5" rebar with cap marked "M Downing, PLS 20036") set on the northerly margin of a County Road (with a typical R.O.W. width of 24 ft.) known as Woodbridge Road, which is the Point of Beginning at the southwest corner of parcel of land described herein; thence leave road margin N 11 deg. & 48 min. E 288.47 ft. along the common boundary with lands of JD Properties, LLC to a point; thence N 84 deg. & 39 min. E 204.84 ft. to a point; thence S 08 deg. & 38 min. W 22.37 ft. to a point; thence S 55 deg. 30 min. & 50" E 110.0 ft. to an existing .5" i.d. iron pipe monumenting the northwest corner of the W.A. Wood property (Deed Reference: Volume 155, Page 117); thence S 00 deg. 03 min. & 45" E 207.93 ft. (along the west boundary of said W. A. Wood property) to an existing .5" i.d. iron pipe situated on the 490 ft. contour (highwater line) of Lake Martin; thence along said highwater line and its meanders, with chords between points at major turns thereof, proceeding as follows: N 60 deg. 06 min. & 21" W 18.84 ft.; S 24 deg. 03 min. & 36" W 15.47 ft.; S 22 deg. 42 min. & 24" W 20.73 ft.; S 05 deg. 42 min. & 50" E 15.92 ft. to an existing .5" dia. rebar iron; thence leave highwater line and along the northerly boundary of the Hodges, Newman & Weaver property (Deed Reference: Volume 222, Page 378); (NOTE: This property is now owned by C. Henderson)S 76 deg. 10 min. & 40" W 109.2 ft.

{Note: the bearing along this identical boundary line appears as S 75 deg. & 50 min. W in said Vol. 222, Page 378} to an existing .6 inch diameter rebar iron; thence S 32 deg. 34 min. & 40" W 71.25 ft. to a .5" dia. rebar iron situated on the northerly margin (at 712 ft. from centerline) of aforementioned Woodbridge Road; thence along said Road margin, with chords between points situated 12 ft. northerly of center line, proceeding as follows: N 58 deg. 27 min. & 21" W 71.19 ft.; N 56 deg. 09 min. & 43" W 98.39 ft.; N 54 deg. 33 min. & 15" W 42.5 ft. to the Point of Beginning. Lying in and being a part of the Southeast quarter of Section 06, Township-20-N, Range 23-E, Tallapoosa County, Alabama. Subject to a 20 ft. wide easement for buried OSS Effluent Pipe-line (more particularly described in Parcel "J"). Also subject to all rights-of-way, and easements (for utilities, facilities, etc.) which exist of record or exist defacto.

PARCEL "B"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to the base of a bent .6" rebar iron, which marks the Northwest corner of Lot 1 in Blue Creek Subdivision, a map of which appears on record in Plat Book 3, Page 67 in the Office of the Judge of Probate, Tallapoosa County, Alabama; thence S 48 deg. 59 min. & 44" E 0.54 ft. to a point situated on the easterly R.O.W. margin (@ 60 ft. from centerline of the existing bituminous surface) of Alabama Highway # 49 South, which is the Point of Beginning at the northwest corner of parcel of land described herein; thence along the southerly margin of aforesaid Woodbridge Road (which has a typical R.O.W. width of 24 ft.) S 48 deg. 59 min. & 44" E 213.13 ft. to a .5" rebar iron pin set; thence leave road margin S 10 deg. 35 min. & 42" W 130.74 ft. to a .5" rebar iron pin set; thence N 76 deg. 33 min. & 32" W 201.54 ft. to a point situated 60 ft. easterly of centerline of the existing bituminous surface of aforesaid Alabama Highway # 49; thence along said Highway R.O.W. margin on the arc of a curve right (concave on its east side) with a radius of 3100.0 ft. for a distance of 64.01 ft. (chord course: N 14 deg. 32 min. & 30" E 64.01 ft.) to a point (PT); thence N 15 deg. & 08 min. E 165.27 ft. to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama.

PARCEL "C"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to the base of a bent .6" rebar iron, which marks the Northwest corner of Lot 1 in Blue Creek Subdivision, a map of which appears on record in Plat Book 3, Page 67 in the Office of the Judge of Probate, Tallapoosa County, Alabama; thence S 48 deg. 59 min. & 44" E 0.54 ft. to a point; thence S 15 deg. & 08 min. W 165.27 ft. to a point; thence S 14 deg. 32 min. & 30" W 64.01 ft. to a .5" rebar iron pin set on the right-of-way margin (at 60 ft. easterly of centerline of the existing bituminous surface) of Alabama Highway # 49 South, which is the Point of Beginning at the northwest corner of parcel of land described herein; thence leave highway margin S 76 deg. 33 min. & 32" E 201.54 ft. to a .5" rebar iron pin set; thence S 10 deg. 35 min. & 42" W 98.96 ft. to a .5" rebar iron pin set; thence N 75 deg. 42 min. & 42" W 35.26 ft. to a point; thence S 14 deg. 17 min. & 20" W 26.0 ft. to a point; thence N 75 deg. 42 min. & 40" W 41.6 ft. to a point; thence S 14 deg. 23 min. & 17" W 33.71 ft. to a .5" rebar iron pin set; thence N 89 deg. 19 min. & 30" W 127.91 ft. to a point situated on the easterly R.O.W. margin of aforementioned Alabama Highway # 49; thence along said Highway R.O.W. margin on the arc of a curve right (concave on its east side) with a radius of 3100.0 ft. for a distance of 185.73 ft. (chord course: N 12 deg. 14 min. & 02" E 185.7 ft.) to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama. Subject to all existing easements (for utilities, facilities, etc.) whether being of record or existing defacto.

PARCEL D

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to the Northwest corner of Lot 1 in Blue Creek Subdivision, a map of which appears on record in Plat Book 3, Page 67 in the Office of the Judge of Probate, Tallapoosa County, Alabama; thence S 48 deg. 59 min. & 44" E 0.54 ft. to a point; thence S 15 deg. & 08 min. W 165.27 ft. to a point; thence S 14 deg. 32 min. & 30" W 64.01 ft. to a point; thence S 12 deg. 14 min. & 02" W 185.7 ft. to a point; thence S 08 deg. 59 min. & 52" W 164.42 ft. to a point situated on the easterly right-of-way margin (at

60 ft. from centerline of the existing bituminous surface) of Alabama Highway # 49, which is the Point of Beginning on the west boundary of parcel of land described herein; thence leave said highway margin S 35 deg. 24 min. & 40" E 48.37 ft. to a point; thence N 51 deg. 45 min. & 02" E 55.33 ft. to a point; thence N 04 deg. 57 min. & 35" W 35.87 ft. to a point; thence N 47 deg. 29 min. & 13" E 25.0 ft. to a point; thence S 62 deg. 45 min. & 24" E 83.41 ft. to a point at the approximate 490' contour (highwater line) of Lake Martin; thence along said highwater line and its meanders, with chords between points at major turns thereof, proceeding as follows: S 26 deg. 15 min. & 13" W 127.64 ft.; S 52 deg. 03 min. & 14" W 112.44 ft.; S 53 deg. 09 min. & 51" W 40.95 ft.; S 12 deg. 01 min. & 04" W 7.01 ft. to an existing rebar iron with cap marked "Burger, LS 16687"; thence N 85 deg. & 35 min. W 1.92 ft. to a point situated on the easterly R.O.W. margin of aforementioned Alabama Highway # 49; thence N 04 deg. & 25 min. E 40.99 ft. along said Highway R.O.W. margin to a point (PC); thence proceed along said R.O.W. margin on the arc of a tangential curve right (concave on its east side) with a radius of 3100.0 ft. for a distance of 165.64 ft. (chord course: N 05 deg. 56 min. 51" E 165.62 ft.) to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama. Subject to easements for util./facil./ etc. whether existing as a matter of record or existing defacto. Less and except permanent easement for septic system recorded at Card No. 123437, Office of the Judge of Probate of Tallapoosa County, Alabama, in favor of Marina Bay Condos Owners Assoc., Inc.

PARCEL "E"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence S 49 deg. 00 min. & 40" E 223.25 ft. to a point; thence S 54 deg. 33 min. & 15" E 37.27 ft. to a point; thence crossing said Road S 75 deg. 06 min. & 04" W 32.5 ft. to a point on the southerly R.O.W. margin of said road, which is the Point of Beginning on the north boundary of parcel of land described herein; thence S 48 deg. 59 min. & 44" E 5.50 ft. along said road margin to an existing .6" i.d. iron pipe which marks the Northeast corner of Lot 1 in Blue Creek Subdivision, (a map of which appears on record in Plat Book 3, Page 67 in the Tallapoosa County Probate Judge's Office); thence along the common boundary of herein described parcel with the west boundary of Lot 5 in said Blue Creek Subdivision, S 10 deg. 33 min. & 32" W 203.9 ft. to an existing iron pin (.5" rebar with cap marked "Burke, 16670"); thence continue S 10 deg. 33 min. & 32" W 168.14 ft. (along said common boundary with Lot 5) to an existing .9" rebar iron pin; thence continue S 10 deg. 33 min. & 32" W 7.86 ft. to the south edge of a wood retaining wall at the approximate 490' contour (highwater line) of Lake Martin; thence along said highwater line, and its meanders, on a chord course of N 43 deg. 57 min. & 33" W 35.85 ft. to a point on west edge of a concrete boat launch ramp; thence leave highwater line and along west side of said ramp N 16 deg. 04 min. & 06" E 94.01 ft. to a .5" rebar iron pin; thence N 10 deg. 35 min. & 42" E 277.27 ft. to a .5" rebar iron pin set on the southerly R.O.W. margin of aforesaid Woodbridge Road; thence S 48 deg. 59 min. & 44" E 17.69 ft. along said road R.O.W. margin to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama. (Note: this is the same certain parcel for which a nonexclusive surface rights easement for access to Lake Martin and use of a boat ramp situated thereon, was conveyed to JD Properties, LLC in Rec. Card # 227126 as corrected at Card No. 234578.)

PARCEL "F-1"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to a point; thence S 48 deg. 59 min. & 44" E 0.54 ft. to a point; thence S 15 deg. & 08 min. W 165.27 ft. to a point; thence S 14 deg. 32 min. & 30" W 64.01 ft. to a point; thence S 12 deg. 14 min. & 02" W 185.7 ft. to a point; thence S 89 deg. 19 min. & 30" E 209.74 ft. to a point; thence S 10 deg. 35 min. & 42" W 7.04 ft. to a point; thence S 16 deg. 04 min. & 06" W 65.41 ft. to the Point of Beginning

at the northeast corner of parcel of land described herein; thence continue S 16 deg. 04 min. & 06" W 28 .6 ft. a point on the ? 490' contour (highwater line) of Lake Martin, thence along said highwater line and its meanders with chord course of S 41 deg. 27 min. & 09" W 71.24 ft. to a point; thence leave highwater line N 62 deg. 45 min. & 24" W 83.41 ft. to a point; thence N 47 deg. 29 min. & 13" E 78.86 ft. to a point; thence S 81 deg. 31 min. & 17" E 71.89 ft. to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama.

PARCEL "F-2"

Commencing at an existing iron monumenting the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point; thence S 49 deg. 00 min. & 40" E 223.25 ft. to a point; thence S 54 deg. 33 min. & 15" E 37.27 ft. to a point at the intersection of the northerly margin of Woodbridge Road with the centerline of a 20 ft. wide Easement for OSS effluent (buried) pipeline; thence leave road margin and along said pipeline easement as follows: N 11 deg. & 48 min. E 295.78 ft. to a point; thence N 84 deg. & 39 min. E 180.51 ft. along said easement to its point of ending, which is also the POINT OF BEGINNING of parcel of land described herein; thence N 08 deg. & 38 min. E 10.31 ft. to a point; thence S 81 deg. & 22 min. E 238.25 ft. to a point on the easterly margin of 20 ft. wide County maintained Road known as Martinwood Drive; thence along said road margin and common boundary with the property of Jackson, Gregory & Whittaker (Deed Reference: Volume 225, Page 635) as follows: S 11 deg. & 01 min. E 53.13 ft.; S 01 deg. & 37 min. E 15.3 ft. to a point situated on the line between existing iron pipe corners monumenting the north boundary of the adjoining W.A. Wood property; thence N 83 deg. 14 min. & 33" W 159.93 ft. along north boundary of said W. A. Wood property to a .5" i.d. iron pipe; thence N 55 deg. 30 min. & 50" W 110.0 ft. to a point; thence N 08 deg. & 38 min. E 12.06 ft. to the Point of Beginning. Lying in and being part of the East half of the Southeast quarter of Section 06, T-20-N, R-23-E, Tallapoosa County, Alabama. Subject to the 20 ft. right-of-way of aforementioned Martinwood Drive. This property is also subject to all rights-of-way, and easements (for utilities, facilities, etc.) which exist of record or exist defacto.

PARCEL "G-1"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 611 square concrete R.O.W monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to a point; thence S 48 deg. 59 min. & 44" E 213.13 ft. to a point; thence S 10 deg. 35 min. & 42" W 229.70 ft. to a .5" rebar iron pin set, which is the Point of Beginning at the northeast corner of parcel of land described herein; thence continue S 10 deg. 35 min. & 42" W 40.53 ft. to a .5" rebar iron pin set; thence N 89 deg. 19 min. & 30" W 81.83 ft. to a .5" rebar iron pin set; thence N 14 deg. 23 min. & 17" E 33.71 ft. to a point; thence S 75 deg. 42 min. & 40" E 41.6 ft. to a point; thence N 14 deg. 17 min. & 20" E 26.0 ft. to a point; thence S 75 deg. 42 min. & 42" E 35.26 ft. to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama.

PARCEL "G-2"

Commencing at an existing iron monumenting the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right- of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point; thence S 49 deg. 00 min. & 40" E 223.25 ft. to a point; thence S 54 deg. 33 min. & 15" E 11.27 ft. to a point; thence N 11 deg. & 48 min. E 288.47 ft. to the Point of Beginning at the southwest corner of parcel of land described herein; thence continue N 11 deg. & 48 min. E 49.57 ft. to a point; thence N 14 deg. & 50 min. E 187.63 ft. to a point on the south boundary of that same certain adjoining property described in Recorded Card # 112387 in the Office of the Judge of

Probate, Tallapoosa County, Alabama; thence S 81 deg. & 30 min. E 215.82 ft. along said common boundary to a point (Note: The bearing along said boundary line appears as S 79 deg. & 35 min. E on said Rec. Card # 122387); thence continue S 81 deg. & 30 min. E 43.0 ft. to a point; thence S 89 deg. & 51 min. E 17.0 ft. to a point; thence S 40 deg. & 35 min. E 26.2 ft. along a portion of the west boundary of the Panza property (Deed reference: Recorded Card # 084177) to an iron pin; thence along the west boundary of the Black and Vinson property (Deed Reference: Rec. Card # 85121), also being along the easterly margin of 20 ft. wide County maintained Road known as Martinwood Drive as follows: S 36 deg. & 15 min. E 76.3 ft.; S 23 deg. & 42 min. E 96.1 ft. to an iron pin at the northwest corner of the Jackson, Gregory & Whittaker property (Deed Reference: Volume 225, Page 635); thence along the easterly margin of said Martinwood Drive (and west boundary of aforesaid J. G. & W. property) S 11 deg. & 01 min. E 39.57 ft. to a point; thence leaving road N 81 deg. & 22 min. W 238.25 ft. to a point; thence proceed S 84 deg. & 39 min. W 204.84 ft. (this boundary being contiguous with the northerly margin of a 20 ft. wide easement for OSS Effluent Pipeline for ? 190.6 ft.) to the Point of Beginning. Lying in and being part of the East half of the Southeast quarter of Section 06, T-20-N, R-23-E, Tallapoosa County, Alabama. Subject to the 20 ft. right-of-way of aforementioned County- maintained Martinwood Drive, which runs generally along the north side, and along the easterly boundaries of this parcel. This property is also subject to all rights-of-way, and easements (for utilities, facilities, etc.) which exist of record or exist defacto.

PARCEL "H"

Commence at an existing iron which monuments the locally accepted perpetuation of the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another 6" square concrete R.O.W monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point on the northerly margin of a County Road known as Woodbridge Road; thence crossing said Road margin S 16 deg. 09 min. & 32" W 25.61 ft. to the base of a bent .6" rebar iron, which marks the Northwest corner of Lot 1 in Blue Creek Subdivision, a map of which appears on record in Plat Book 3, Page 67 in the Office of the Judge of Probate, Tallapoosa County, Alabama; thence S 48 deg. 59 min. & 44" E 0.54 ft. to a point; thence S 15 deg. & 08 min. W 165.27 ft. to a point; thence S 14 deg. 32 min. & 30" W 64.01 ft. to a point; thence S 12 deg. 14 min. & 02" W 185.7 ft. to a .5" rebar iron pin set on the easterly R.O.W. margin (at 60 ft. from centerline of the existing bituminous surface) of Alabama Highway # 49, which is the Point of Beginning at the northwest corner of parcel of land described herein; thence leave highway margin S 89 deg. 19 min. & 30" E 209.74 ft. to a point; thence S 10 deg. 35 min. & 42" W 7.04 ft. to a .5" rebar iron pin; thence S 16 deg. 04 min. & 06" W 65.41 ft. to a point; thence N 81 deg. 31 min. & 17" W 71.89 ft. to a point; thence S 47 deg. 29 min. & 13" W 103.86 ft. to a point; thence S 04 deg. 57 min. & 35" E 35.87 ft. to a point; thence S 51 deg. 45 min. & 02" W 55.33 ft. to a point; thence N 35 deg. 24 min. & 40" W 48.37 ft. to a point situated on aforementioned R.O.W. margin of Alabama Highway # 49; thence along said Highway R.O.W. margin on the arc of a curve right (concave on its east side) with a radius of 3100.0 ft. for a distance of 164.44 ft. (chord course: N 08 deg. 59 min. & 52" E 164.42 ft.) to the Point of Beginning. Lying in and being a part of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama.

PARCEL "J"

Commencing at an existing iron monumenting the Northwest Corner of the Southeast quarter of the Southeast quarter of Section 06, Township 20-N, Range 23-E, Tallapoosa County, Alabama; thence S 89 deg. & 53 min. E 201.0 ft. to an iron situated on the east face of a 6 inch square concrete right-of-way monument at P.O.T. Station 892 + 35; thence S 88 deg. & 01 min. E 20.34 ft. to another concrete R.O.W. monument; thence S 14 deg. & 50 min. W 70.7 ft. to a point; thence S 49 deg. 00 min. & 40" E 223.25 ft. to a point; thence S 54 deg. 33 min. & 15" E 37.27 ft. to a point on the northerly margin of a bituminous surfaced County Road known as Woodbridge Road, which is the Point of Beginning on centerline of a 20 ft. wide Easement for (buried) OSS Effluent Pipeline; thence leave road margin and along said Easement as follows: N 11 deg. & 48 min. E 295.78 ft. to a point; thence N 84 deg. & 39 min. E 180.51 ft. along said easement (the northerly margin of which is contiguous with the south boundary of Parcel "G-2" as shown on Plat of "Creeside Condominiums, Phase I") to its Point of Ending on the west boundary of another parcel (Parcel "F-2" as shown on aforesaid subdivision plat). Lying in and being part of the East half of the Southeast quarter of Section 06, T-20-N, R-23-E, Tallapoosa County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO ADVALOREM TAXES DUE OCTOBER 01, 2020, AND THEREAFTER; BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Paradise Lake Properties, LLC has hereunto caused this instrument to be executed on this the 22nd day of September 2020.

Paradise Lake Properties, LLC

L. Nick Davis
BY: L. Nick Davis
ITS: owner

STATE OF Alabama
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lyle Nicholas Davis whose name as owner of Paradise Lake Properties, LLC 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 said instrument, he as such owner and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 22 day of September, 2020.

Robert S. Lewis
Notary Public
My Commission Expires: 4-22-23

Real Estate Sales Validation Form*This Document must be filled out in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Paradise Lake Properties, LLC
 Mailing Address: 1427 Ft Lauderdale Bch Blvd N
 Fort Lauderdale, FL 33304

Grantee's Name: Eumoirous, LLC
 Mailing Address: 5185 Elmira Street
 Milton, FL 32570

Property Address: 6993 Highway 49 South
 Dadeville AL 36853

Date of Sale: _____

Total Purchase Price: \$1,600,000.00

or

Actual Value: \$ _____

or

Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: September 25, 2020Print: Amy P. Shumaker

____ Unattested _____
 (verified by)

Sign: Amy P. Shumaker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

VILLAS ON THE HARBOR

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Villas on the Harbor
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.73870, W85.81795
County:	Tallapoosa County
PLSS location:	Northeast Quarter of the Northeast Quarter of Section 11, Township 20 North, Range 22 East
Full Pool Contour:	491' msl
FERC Project Boundary:	30-horizontal feet from the 491' msl contour
SMP Classification:	30-foot Control Strip
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple; additionally, Alabama Power has an easement on lands 30-horizontal-feet from the 491' msl contour ("Control Strip") that acts as a buffer and within which Alabama Power can prohibit certain activities (e.g., habitable structures).
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 460 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Villas on the Harbor is a multi-family housing complex.

Property Ownership:

Villas on the Harbor is owned and operated by:

Villas on the Harbor
100 Harbor Place
Dadeville, AL 36853

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

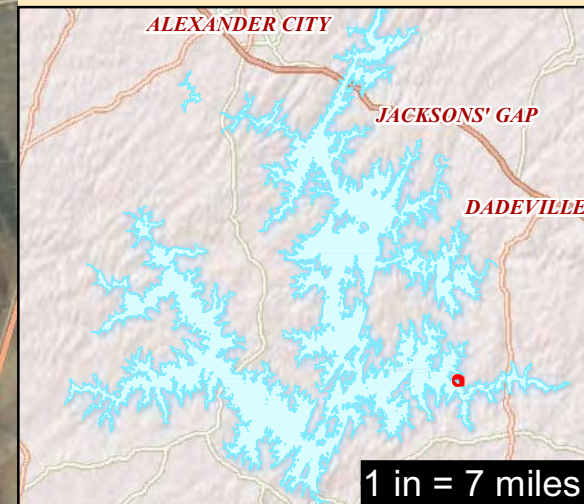
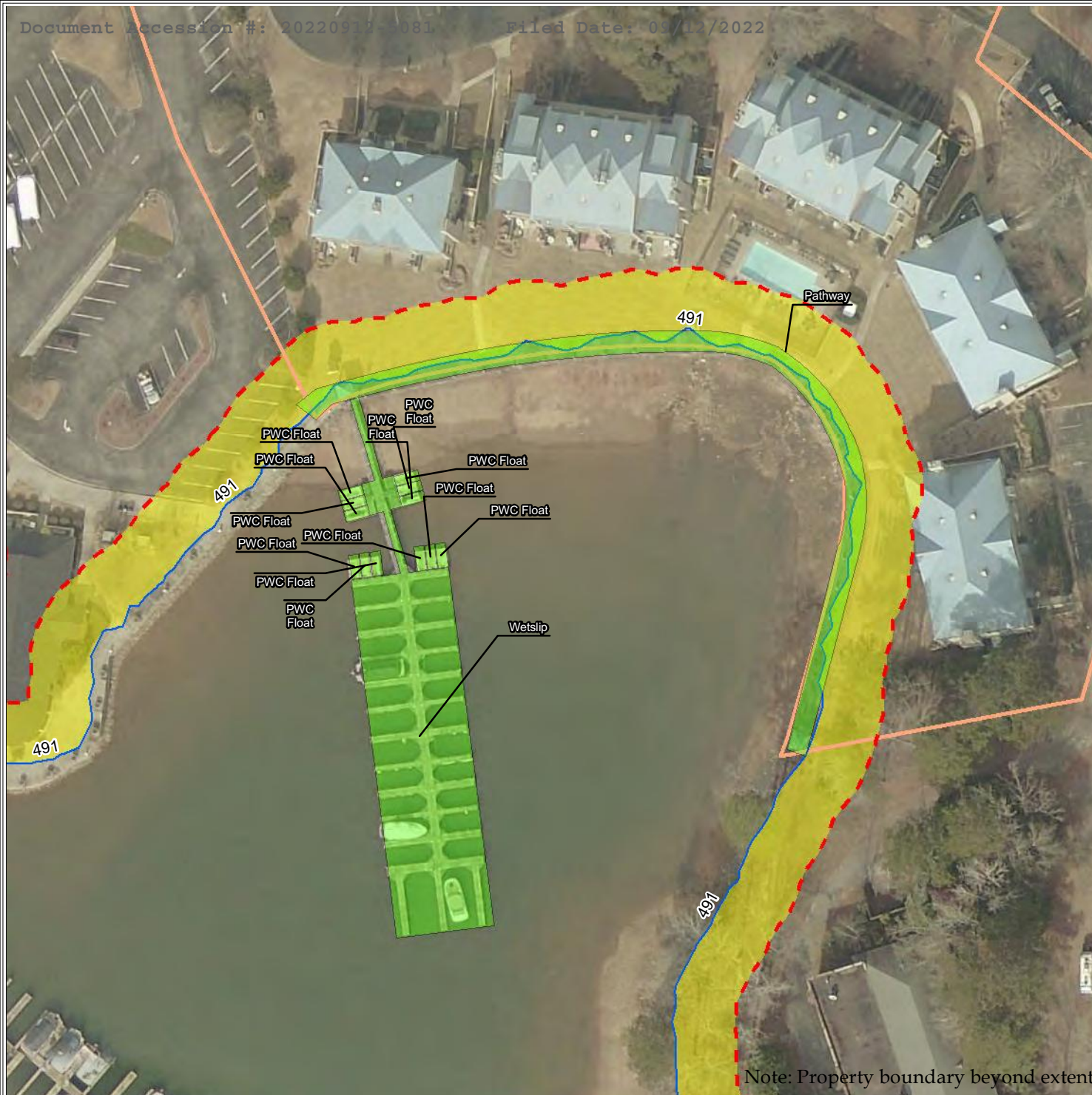
Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Pathway	4,645 ft ²	n/a	n/a	n/a
12 PWC Floats	60 ft ² ea	0	12	0
Wetslip	9,170 ft ²	28	0	28

Existing Non-Residential Site

Villas on the Harbor

Lake Martin

32.73870, -85.81795



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary
- 30 Control Strip



Note: Property boundary beyond extent.

0 80 160 320 480 Feet

Villas on the Harbor



Figure 1: PWC Floats and Wetslip



Figure 2: PWC Floats and Wetslip

Villas on the Harbor



Figure 3: Pathway



Figure 4: Pathway

Villas on the Harbor



Figure 5: Wetslip



Figure 6: Wetslip

Villas on the Harbor



Figure 7: PWC Floats and Wetslip



Figure 8: PWC Floats and Wetslip

Villas on the Harbor
Property Tax Assessment Information
and
Property Deed

Print Close

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 20 01 11 0 001 001.001		267170	30081	0	
Physical Addr	VILLAS ON HARBOR COM				
Subdivision	VILLAS ON THE HARBOR				
Neighborhood	STILLWATERS ACREAGE/ASSOC				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
01 - County-D1	DADEVILLE	11-20N-22E	0	0.00	B-DC860 P-00086 D-06/24/1993
Legal	COM AT NE COR OF SEC 11 TH S 60 TO N R/W MARINA PT RD NWLY ALG SD R/W 108 TO POB. CONT ALG SD R/W 260.38 SE 180 128.07 TO 490 CONTOUR OF LK MARTIN NELY AND SELY ALG SD CONTOUR 238 NE 250(S) NW 18.93 SW 22.21 NW 149.82; N65.38 TO P OB. AKA: BEIN				

Name	VILLAS ON THE HARBOR
Mailing Addr	100 HARBOR PLACE UNIT 607 DADEVILLE, AL 36853

Land Total:	\$0.00
Building Total:	\$0.00
Appraised Value:	\$0.00
Yrly Tax:	\$0 for 2021

RECORDED CARD

128759

No. _____

 NO. _____
 RECEIVED
 DONALD R. JONES
 JUDGE OF PROBATE

98 MAR 11 PM 4:21

 STATE OF ALABAMA
 TALLAPOOSA COUNTY
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON

SEND TAX NOTICE TO:

 Villas on the Harbor Home
 Owner's Association, Inc.
 100 Harbor Place
 Dadeville, AL 36853

This instrument was prepared by:

 Harrison & Edmondson, LLC
 125 West Columbus Street
 Dadeville, AL 36853
 205-825-7393
RECORDING FEES
TALLAPOOSA CO. AL.

TAX	\$	2.00
SPEC. FEE	\$	3.00
REC. FEE	\$	6.00
TOTAL	\$	11.00

WARRANTY DEED

STATE OF ALABAMA

TALLAPOOSA COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

HAROLD E. FULFORD, a married man conveying property neither my homestead nor my residence nor that of my spouse,

(hereinafter referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto

VILLAS ON THE HARBOR OWNER'S ASSOCIATION, INC.,

(hereinafter referred to as **GRANTEES**), the following described real estate situated in Tallapoosa County, Alabama, to wit:

PARCEL I: The surface interest only in and to the following described property: A parcel of land lying in Section 12, Township 20 North, Range 22 East, Tallapoosa County, Alabama; said parcel being more particularly described as follows: Commence at a found 3 inch capped pipe locally accepted as the Northwest corner of Section 12, Township 20 North, Range 22 East; thence South 02°29'17" East 21.76 feet to a railroad spike on the northerly right-of-way line of Marina Point Road (60 foot right-of-way); thence South 05°46'34" West 60.09 feet to a point on the southerly right-of-way line of said Marina Point Road; thence along the south line of said Marina Point Road South 81°08'41" East 27.03 feet to a set PK nail; thence continue along the south line of said road South 81°08'41" East 74.97 feet to a set rebar; thence continue along the south line of said road South 81°08'41" East 73.15 feet to the point of beginning; thence continue along the south line of said road South 81°08'41" East 20.29 feet to a point; thence along the south line of said road South 78°37'22" East 122.19 feet to a found 5/8 inch rebar; thence South 08°53'03" West, 104.07 feet to a 5/8 inch rebar found on the north right-of-way line of Mariner's Cove Drive South 89°36'45" West 77.20 feet to a point; thence along the north line of said road

South 78°51'10" West, 70.66 feet to a point; thence North 08°58'10" East, 146.02 feet to the point of beginning, containing 0.40 acre, more or less.

PARCEL II: The surface interest only in and to the following described property. A parcel of land lying in Section 12, Township 20 North, Range 22 East, Tallapoosa County, Alabama; said parcel being more particularly described as follows: Commence at a found 3 inch capped pipe locally accepted as the Northwest corner of Section 12, Township 20 North, Range 22 East; thence South 0-29'17" East 21.76 feet to a railroad spike on the northerly right-of-way line of Marina Point Road (60 foot right-of-way); thence South 05°46'34" West, 60.09 feet to a point on the southerly right-of-way line of said Marina Point Road; thence along the south line said Marina Point Road South 81°08'41" East 27.03 feet to a set PK nail; thence continue along the south line of said road South 81°08'41" East 74.97 feet to a set rebar; thence continue along the South line of said road South 81°08'41" East 73.15 feet to a point; thence South 08°58'10" West, 80.19 feet to the point of beginning, thence South 08°58'10" West 65.83 feet to a point on the North right-of-way line of Mariner's Cove Drive (18 foot right-of-way); thence along the north line of said Mariner's Cove Drive South 65°15'16" West 34.89 feet to a point; thence North 51°14'59" West 101.91 feet to a point; thence North 30°06'28" East, 36.85 feet to the point of beginning, containing 0.17 acre, more or less.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 18th day of

July, 1997.

Harold E. Fulford (L.S.)
HAROLD E. FULFORD

STATE OF ALABAMA)
TALLAPOOSA COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **HAROLD E. FULFORD**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 1997.

Carol G. Ward
NOTARY PUBLIC
My Commission Expires:
4/14/01



WILLOW POINT GOLF CLUB

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

Facility Name:	Willow Point Golf Club
Reservoir Name/ FERC Project No.:	Martin Reservoir/ FERC No. 349
Latitude/Longitude:	N32.78599, W85.97345
County:	Tallapoosa County
PLSS location:	Sections 20 and 29, Township 21 North, Range 21 East
Full Pool Contour:	491' msl
FERC Project Boundary:	491' msl
SMP Classification:	Not applicable; no Project lands located above the full pool contour
Alabama Power Ownership/Rights:	All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple.
Acreage within Project Boundary:	n/a
Shoreline footage at full pool elevation:	Approximately 3,700 feet
Impact to Project:	Minimal or none

Brief Description of Current Use:

Willow Point Golf Club is a members only 18-hole golf course, which includes member facilities such as a club house. On March 28, 2003, FERC issued an Order approving various dredge and fill activities³¹ at this non-residential development. However, Alabama Power has not located approval for the other facilities.

Property Ownership:

Willow Point Golf Club is owned and operated by:
Willow Point Golf & Country Club
2544 Willow Point Road
Alexander City, AL 35010

³¹ 102 FERC ¶ 62,192

Facilities within FERC Project Boundary:

The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

Facility	Approximate Size	Approximate Number of Watercraft		
		Boat	PWC	Total
Boat Ramp	1,600 ft ²	n/a	n/a	n/a
Pier	285 ft ²	0	0	0
Wetslip	2,600 ft ²	8	0	8
Ramp	75 ft ²	n/a	n/a	n/a
Pier	625 ft ²	0	0	0
Wetslip	3,865 ft ²	14	0	14
Beach	3,100 ft ²	n/a	n/a	n/a
Stairs	45 ft ²	n/a	n/a	n/a
Pathway	3,520 ft ²	n/a	n/a	n/a
Seawall	750 ft ²	n/a	n/a	n/a
Rip Rap	3,410 ft	n/a	n/a	n/a
Storage Building	805 ft	n/a	n/a	n/a

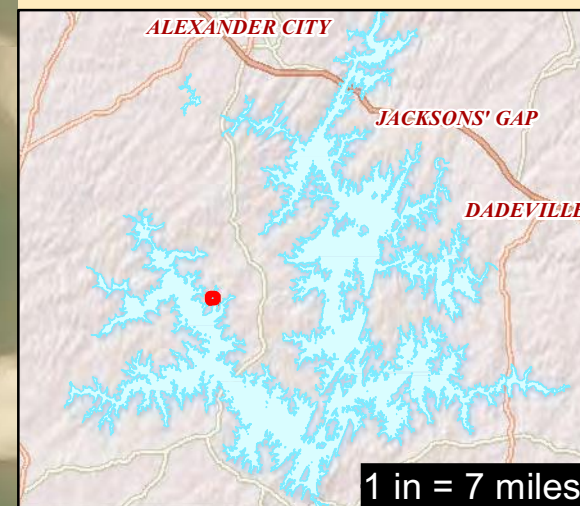
Existing Non-Residential Site

Willow Point Golf Club Sheet 1 Lake Martin

32.78599, -85.97345



Note: Property boundary beyond extent.



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary

Note that property boundary as depicted by tax assessor illustrates the property line into the lake bed in error. The correct property line follows the 491' msl contour as described in the deed.

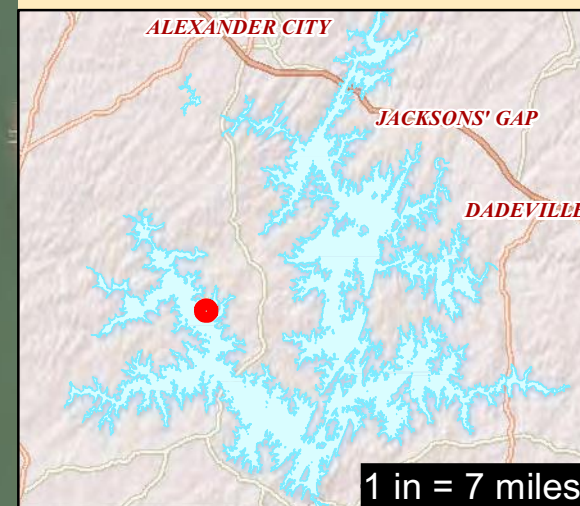


0 200 400 800 1,200 Feet

Existing Non-Residential Site

Willow Point Golf Club Sheet 2 Lake Martin

32.77931, -85.97751



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Willow Point Golf Club



Figure 1: Boat Ramp



Figure 2: Pier and Wetslip

Willow Point Golf Club



Figure 3: Beach



Figure 4: Seawall

Willow Point Golf Club



Figure 5: Seawall



Figure 6: Seawall and Pathway

Willow Point Golf Club



Figure 7: Pathway



Figure 8: Wetslip

Willow Point Golf Club



Figure 9: Wetslip



Figure 10: Wetslip

Willow Point Golf Club



Figure 11: Pier and Beach



Figure 12: Wetslip

Willow Point Golf Club



Figure 13: Stairs and Beach



Figure 14: Stairs and Ramp

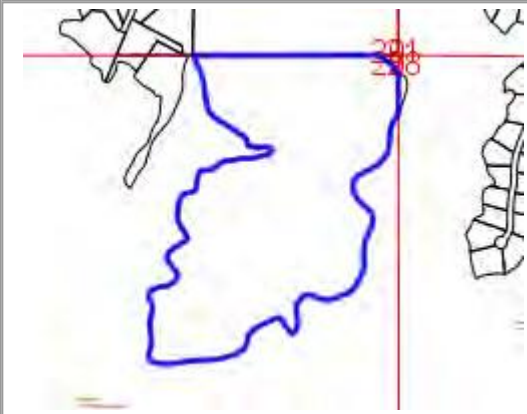
Willow Point Golf Club



Figure 15: Boat Ramp, Pier, and Wetslip

Willow Point Golf Club
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITIES
62 14 09 29 0 001 001.000		475530	20870	0	
Physical Addr	GOLF COURSE- 9 HOLES				
Subdivision	None				
Neighborhood	LOCATOR 14 ACREAGE				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
02 - County-D5	ALEXANDER CITY	29-21N-21E	74	0.00	B-251995 P-00000 D-09/30/2009
Legal	BEG AT NE COR SEC 29; TH S ALG E LN OF SEC TO 490' CONTOUR OF LAKE MARTIN; TH SWLY & N ALG 490' CONTOUR OF LAKE MARTIN TO THE N LN OF SEC 29; TH E TO POB.				

Owner

Name	WILLOW POINT GOLF & COUNTY CLUB
Mailing Addr	2544 WILLOW POINT RD ALEXANDER CITY, AL 35010

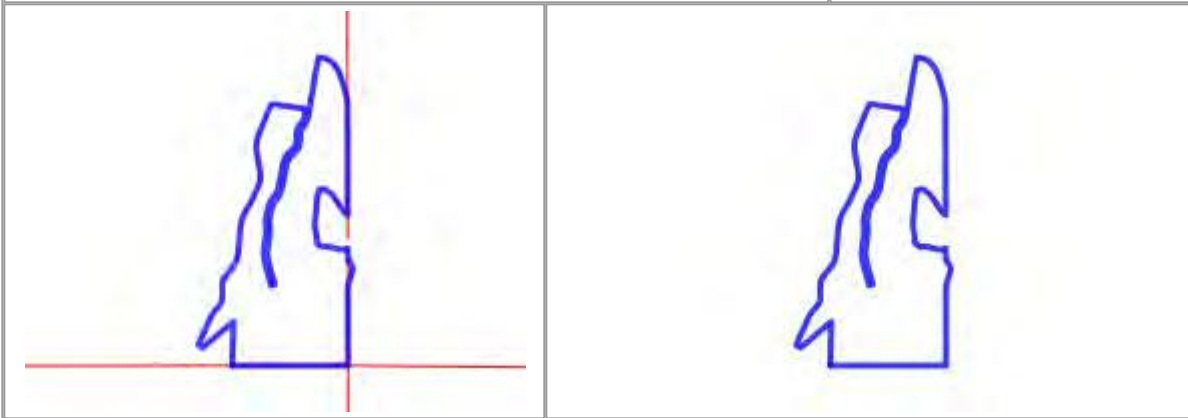
Values

Land Total:	\$1,480,000.00
Building Total:	\$2,047,100.00
Appraised Value:	\$3,527,100.00
Yrly Tax:	\$21162.6 for 2021

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
1	0601-GOLF COURSE CLASS D	2002	9	0 x 0	\$1,919,700
2	2571-RIPRAP SEAWALL	0	13500	5 x 2700	\$127,400

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES
62 14 04 20 0 001 001.063		475530	20474	0	
Physical Addr	---				
Subdivision	None				
Neighborhood	WILLOW POINT ACREAGE/ASSOC				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
02 - County-D5	ALEXANDER CITY	20-21N-21E	146	0.00	B-251995 P-00000 D-09/30/2009
Legal	COM @ THE NE COR OF SECT 20; TH CONT ALG THE E SECT LINE TO THE W ROW OF W WILLOW POINT SHOP RD & THE POB; TH CONT ALG THE E SECT LINE 1598'; TH NWLY 490'; TH W 105'; TH S 106'; TH S 597.5'; TH SELY 268.2; TH SELY 114'; TH SLY & NLY 3172' AROUND THE MEAND				

Owner

Name	WILLOW POINT GOLF & COUNTRY CLUB
Mailing Addr	2544 WILLOW POINT RD ALEXANDER CITY, AL 35010

Values

Land Total:	\$2,935,000.00
Building Total:	\$535,120.00
Appraised Value:	\$3,470,120.00
Yrly Tax:	\$20821.05 for 2021

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct	Value
1	18-RETMX-RETAIL, MIXED	2007	2070	0	0	1	A+	95	\$454,540

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim	Value
2	0472-WALL RETAINING CONCRETE 12" PLAIN	0	1	0 x 0	\$4,500
3	1770-POOL REIN. CONC. SMOOTH 1999 AND UNDER SQ FT	0	405	0 x 0	\$28,000
4	0244-POOL ACCESSORY UNDERWATER LIGHT	0	3	0 x 0	\$2,040
5	0333-FENCE METAL STEEL OR ALUMINIUM (SQFT)	0	900	3 x 300	\$10,000
6	0122-FLOODLIGHTS, POLE AND FIXTURES	0	1	0 x 0	\$2,740
7	0354-PAVING CONCRETE REINFORCED 6"	0	5666	0 x 0	\$33,300

SEND TAX NOTICE TO:
 Willow Point Golf and Country Club LLC
 2544 Willow Point Road
 Alexander City, Alabama 35010

STATE OF ALABAMA }
 COUNTY OF TALLAPOOSA }

WARRANTY DEED

Page 1 of 3
 DocumentNumber: 251994
 10/1/2009 3:47:09 PM
 Tallapoosa County, AL
 Gloria T. Sinclair
 Judge of Probate
 Recording Fee: \$20.00
 Taxes: \$1381.50
 Total Due: \$1401.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a contribution to capital of the undersigned, **Russell Lands, Inc.** a corporation (hereinafter referred to as "GRANTOR"), does by these presents, grant, bargain, contribute and convey unto **Willow Point Golf and Country Club LLC** (hereinafter referred to as "GRANTEE") the following described real estate, to-wit:

Parcel "A" (Maintenance Barn)

Commence at an iron pin known as the Northeast Corner of Section 20, T-21-N, R-21-E, Tallapoosa County, Alabama; thence South 414.16' to a point; thence East 118.04' to an iron pin and the POINT OF BEGINNING for the herein described parcel of land; thence N 87°56'03" E 455.91' to an iron pin; thence S 02°11'37" W 461.04' to an iron pin; thence S 85°25'16" W 396.13' to an iron pin; thence N 05°10'30" W 477.85' to the point of beginning. Containing 4.58 acres, more or less, and lying in and being a part of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 21, T-21-N, R-21-E, Tallapoosa County, Alabama.

Parcel "B"

Commence at an iron pin known as the Northeast Corner of Section 20, T-21-N, R-21-E, Tallapoosa County, Alabama; thence South 414.16' to a point; thence East 118.04' to an iron pin; thence S 05°10'30" E 173.17' to a point located on the North Right-of-Way (40') of a Paved Road and the POINT OF BEGINNING for the herein described parcel of land; thence leaving said North Right-of-Way S 05°10'30" E 41.96' to a point located in a curve on the South Right-of-Way (40') of a Paved Road; thence along said South Right-of-Way the following eight (8) courses: (1) Chord Bearing S 38°58'52" W, Chord Distance 112.59'; Radius 130.00'; (2) S 13°19'16" W 45.75'; (3) Chord Bearing S 31°30'02" W, Chord Distance 90.48'; Radius 145.00'; (4) S 49°40'48" W 120.91'; (5) Chord Bearing S 53°03'29" W, Chord Distance 49.49'; Radius 420.00'; (6) S 56°26'09" W 43.52'; (7) Chord Bearing S 75°26'51" W, Chord Distance 61.89'; Radius 95.00'; (8) N 85°32'26" W 22.22' to a point located on the centerline of Willow Way East; thence leaving said South Right-of-Way and northwesterly along said centerline N 19°39'04" W 43.82' to a point located on the North Right-of-Way (40') of a Paved Road; thence leaving said centerline and along said North Right-of-Way the following eight (8) courses: (1) S 85°32'26" E 40.13'; (2) Chord Bearing N 75°26'51" E, Chord Distance 35.83'; Radius 55.00'; (3) N 56°26'09" E 43.52'; (4) Chord Bearing N 53°03'29" E, Chord Distance 44.78'; Radius 380.00'; (5) N 49°40'48" E 120.91'; (6) Chord Bearing N 31°30'02" E, Chord Distance 65.52'; Radius 105.00'; (7) N 13°19'16" E 45.75'; (8) Chord Bearing N 41°25'25" E, Chord Distance 160.16'; Radius 170.00' to the point of beginning. Containing 0.51 acres, more or less, and lying in and being a part of the NE 1/4 of Section 20, and the NW 1/4 of Section 21, T-21-N, R-21-E, Tallapoosa County, Alabama.

Parcel "C"

Commence at an iron pin known as the Northeast Corner of Section 20, T-21-N, R-21-E, Tallapoosa County, Alabama; thence South 414.16' to a point; thence East 118.04' to an iron pin; thence N 87°56'03" E 367.99' to a point located on the West Right-of-Way (50') of a Paved Road and the POINT OF BEGINNING for the herein described parcel of land; thence along said West Right-of-Way the following seven (7) courses: (1) N 26°20'57" E 285.58'; (2) Chord Bearing N 29°11'17" E, Chord Distance 300.12'; Radius 3030.00'; (3) Chord Bearing N 07°56'57" E, Chord Distance 97.91'; Radius 120.00'; (4) N 16°07'42" W 143.99'; (5) Chord Bearing N 03°28'10" E, Chord Distance 87.21'; Radius 130.00'; (6) N 23°04'02" E 83.64'; (7) Chord Bearing N 00°52'54" E, Chord Distance 52.87'; Radius 70.00' to a point located on the South Right-of-Way (80') of Willow Point Cutoff Road; thence leaving said West Right-of-Way and northeasterly along said South Right-of-Way N 55°54'02" E 61.09' to a point located on the East Right-of-Way (50') of a Paved Road; thence leaving said South Right-of-Way and along said East Right-of-Way the following eight (8) courses: (1) S 23°30'28" E 8.54'; (2) Chord Bearing S 00°13'13" E, Chord Distance 102.79'; Radius 130.00'; (3) S 23°04'02" W 83.64'; (4) Chord Bearing S 03°28'10" W, Chord Distance 46.96'; Radius 70.00'; (5) S 16°07'42" E 143.99'; (6) Chord Bearing S 07°56'57" W, Chord Distance 146.87'; Radius 180.00'; (7) Chord Bearing S 29°11'17" W, Chord Distance 294.18'; Radius 2970.00'; (8) S 26°20'57" W 253.11' to a point; thence leaving said East Right-of-Way S 87°56'03" W 68.22' to the point of beginning. Containing 1.48 acres, more or less, and lying in and being a part of the NW 1/4 of Section 21 and the SW 1/4 of Section 16, T-21-N, R-21-E, Tallapoosa County, Alabama.

TO HAVE AND TO HOLD, Unto the said GRANTEE forever. Said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President and COO, Thomas T. Lamberth, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September, 2009.

ATTEST:

BY Lois O. Mitchell
Lois O. Mitchell, Secretary

RUSSELL LANDS, INC

BY Thomas T. Lamberth
Thomas T. Lamberth
President and COO

STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that Thomas T. Lamberth, whose name as President and COO of Russell Lands, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

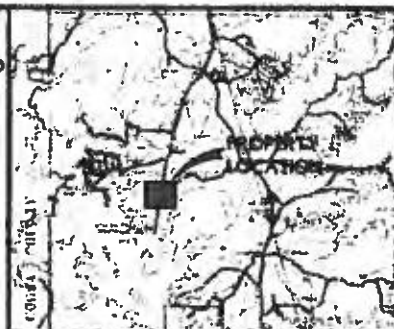
Given under my hand and official seal, this the 30th day of September, 2009.

Nindy L. Powell
Notary Public

This instrument was prepared by:

STEVE R. FOREHAND, ESQ.
2544 WILLOW POINT ROAD
ALEXANDER CITY, ALABAMA 35010

WILLOW POINT CUTOFF ROAD
(80' R.O.W.)



LOCATION MAP

THE TAKEN FROM SURVEY BY STEPHEN E. SPEARS
ALABAMA REGISTRATION NO 20887
DATED FEBRUARY 4, 1988



SCALE 1 - 100

LEGEND

- Q SET (ON FN
5/8" STEEL CAPON)
2/8 CA 0007 LS
A C4/C6/LTD PONT

NOTE. ALL IMPROVEMENTS NOT SHOWN

17 16
20 21

P.O.C.
FOUND 3-1/2" ROUND TOP KNOWN
AS THE N.E. CORNER OF SECTION 20.
T-21-N. R-21 E.
TALLAPOOSA COUNTY ALABAMA

1.48 ACRES
MORE OR LESS
(84,576 sq.ft.)

PARCEL "A"
4.56 ACRES
MORE OR LESS

0.91 ACRES
MORE OR LESS
(22,370 sq. ft.)

-219.54 ACRES, MORE OR LESS
WILLOW POINT COUNTRY CLUB
(DATED JULY 1, 2002)

	LOW	HIGH
10	SOLUBLE	41.85
11	SOLUBLE	43.76
12	SOLUBLE	43.57
13	SOLUBLE	43.57
14	SOLUBLE	43.81
15	SOLUBLE	46.1
16	SOLUBLE	46.97
17	SOLUBLE	46.74
18	SOLUBLE	46.97
19	SOLUBLE	46.96
20	SOLUBLE	46.9

[illegible]

REFERENCES

Part 3: Customer Study

[illegible]

1991

[illegible]

1992

1. Summary of the list given in the Classified Record of Section 88 (a)(1) (b)(1) -
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I, Steven F. Bouda, a United Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have examined the foregoing document and the maps and plat and certify that the map and plat are true and correct, that all parts of the survey and plat are in accordance with the provisions of the Statutes of Virginia for Land Surveying and that the same are in accordance with the laws of the State of Virginia. I am a member of the Virginia (Category) Management Agency (Name) (Address) (City and State) and I am the licensed property to be surveyed on (Date) (Time) (Address) (City and State) and I am the licensed property to be surveyed on (Date) (Time) (Address) (City and State).

James E. Goss
Attorney General, Missouri 1980

THIS SURVEY IS NOT VALID WITHOUT AN
EMBEDDED SEAL AFFIXED HEREON OF THE
REGISTERED LAND SURVEYOR WHO SIGNED
THE SURVEY.

DATE 7-21-01



SEND TAX NOTICE TO:
 Willow Point Golf and Country Club LLC
 2544 Willow Point Road
 Alexander City, Alabama 35010

Page 1 of 3
 DocumentNumber: 251995
 10/1/2009 3:49:13 PM
 Tallapoosa County, AL
 Gloria T. Sinclair
 Judge of Probate
 Recording Fee: \$20.00
 Taxes: \$12130.50
 Total: \$12150.50

STATE OF ALABAMA)
 COUNTY OF TALLAPOOSA)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a contribution to capital of the undersigned grantee, Russell Lands, Inc. a corporation (hereinafter referred to as "GRANTOR"), does by these presents, grant, bargain, contribute and convey unto Willow Point Golf and Country Club LLC (hereinafter referred to as "GRANTEE") the following described real estate, to-wit:

Commence at an iron pin known as the Northeast Corner of Section 20, T-21-N, R-21-E, Tallapoosa County, Alabama; thence South 5258.88' to a point; thence West 1947.46' to a point; thence N 22°49'00" E 8.71' to a concrete monument and POINT OF BEGINNING for the herein described parcel of land; thence along the following four (4) courses: (1) N 07°19'09" W 72.50'; (2) N 64°12'11" W 123.79'; (3) N 28°18'34" W 80.13'; (4) N 68°59'09" W 337.34' to a point located on the centerline of a road; thence along said centerline the following sixteen (16) courses: (1) N 31°49'51" E 166.13'; (2) N 19°31'55" E 137.07'; (3) N 23°46'30" E 103.99'; (4) N 13°29'59" E 111.21'; (5) N 30°06'34" E 85.88'; (6) N 39°06'01" E 191.12'; (7) N 18°29'24" E 64.11'; (8) N 02°22'35" W 165.97'; (9) N 06°06'02" E 81.22'; (10) N 29°10'36" E 122.87'; (11) N 38°39'55" E 85.45'; (12) N 36°17'55" E 133.64'; (13) N 23°31'55" E 51.96'; (14) N 07°33'44" E 163.01'; (15) N 05°19'45" E 322.91'; (16) N 11°34'06" E 105.43' to a point; thence leaving said centerline go along the following three (3) courses: (1) N 71°25'20" E 387.04'; (2) N 58°36'03" E 36.47'; (3) N 56°29'36" E 119.19' to an iron pin; thence the following twelve (12) courses: (1) N 02°04'32" E 851.68'; (2) N 17°47'41" E 313.19'; (3) N 69°00'52" E 246.40'; (4) S 60°44'12" E 393.01'; (5) S 03°30'48" W 63.29'; (6) S 53°38'30" E 93.23'; (7) S 70°50'50" E 67.85'; (8) S 60°10'45" E 163.48'; (9) S 58°21'40" E 143.76'; (10) S 61°05'35" E 97.92'; (11) S 36°45'33" E 133.75'; (12) S 19°33'21" E 453.34' to a point located on the centerline of a road; thence along said centerline the following three (3) courses: (1) S 13°56'50" W 276.94'; (2) S 45°04'33" W 92.17'; (3) S 47°50'22" W 155.63' to an iron pin located on the north side of Lot 9, Willow Point Estates Phase 3, as recorded in Plat Book 5, at Page 201, in the Office of the Judge of Probate, Tallapoosa County, Alabama; thence along the north and west side of Lots 9, 8, 7, 6 and 5 of said Willow Point Estates Phase 3, the following nine (9) courses: (1) N 46°08'16" W 221.76'; (2) N 35°40'05" W 208.72'; (3) N 35°48'21" W 99.46'; (4) N 51°38'56" W 108.32'; (5) N 84°05'18" W 54.90'; (6) S 73°29'51" W 49.85'; (7) S 12°41'46" W 105.33'; (8) S 06°33'01" W 396.34'; (9) S 09°48'36" E 268.78' to a point located at the southwest corner of Lot 5; thence leaving said Willow Point Estates Phase 3, S 58°43'12" E 598.97' to a point located on the high water line (490' contour) of Lake Martin; thence meandering along said high water line which generally follows the following seventy-three (73) courses: (1) S 03°48'56" E 103.62'; (2) S 21°36'42" W 278.34'; (3) S 4°55'40" W 93.86'; (4) S 17°52'27" E 137.72'; (5) S 35°52'25" W 75.43'; (6) S 00°52'19" E 201.64'; (7) S 89°35'54" W 157.05'; (8) N 64°54'08" W 197.86'; (9) N 31°01'54" W 167.35'; (10) S 77°45'03" W 64.54'; (11) S 33°29'44" E 503.42'; (12) S 31°15'52" E 106.34'; (13) N 71°05'50" E 150.12'; (14) S 25°7'44" E 105.16'; (15) S 15°59'45" W 326.05'; (16) S 50°45'15" E 254.91'; (17) S 23°07'36" E 100.59'; (18) S 16°51'57" W 157.54'; (19) S 26°08'52" W 215.39'; (20) S 03°56'06" W 167.59'; (21) S 29°43'46" W 160.12'; (22) S 68°43'34" W 271.56'; (23) S 23°00'20" W 83.84'; (24) S 47°54'12" E 255.24'; (25) S 15°12'10" E 90.62'; (26) S 16°19'40" W 247.54'; (27) S 02°05'24" E 157.65'; (28) S 26°44'14" W 189.63'; (29) S 70°38'09" W 243.24'; (30) N 79°05'16" W 161.45'; (31) S 44°18'33" W 150.78'; (32) S 21°38'38" E 81.55'; (33) S 09°28'36" W 101.68'; (34) S 58°01'14" W 25.52'; (35) N 34°14'33" W 114.02'; (36) N 15°28'36" E 38.64'; (37) S 62°43'27" W 344.41'; (38) S 10°26'24" W 77.68'; (39) S 49°14'53" W 151.28'; (40) S 85°08'51" W 636.75'; (41) N 55°03'35" W 72.34'; (42) N 01°12'44" E 528.16'; (43) N 64°02'18" E 131.76'; (44) N 55°54'54" E 128.25'; (45) N 29°39'06" W 166.58'; (46) N 22°27'05" E 64.39'; (47) N 42°02'14" E 177.02'; (48) N 22°57'53" W 104.44'; (49) N 05°52'57" W 125.83'; (50) N 20°39'42" E 113.70'; (51) N 59°59'29" E 59.74'; (52) N 30°22'55" E 229.75'; (53) N 88°05'04" E 93.33'; (54) N 49°15'57" E 103.48'; (55) N 85°33'06" E 311.49'; (56) N 16°01'40" E 59.77'; (57) N 75°29'57" W 130.09'; (58) N 12°00'41" W 39.85'; (59) N 55°45'13" W 309.47'; (60) N 44°15'04" W 96.62'; (61) N 17°03'36" W 157.33'; (62) N 25°40'49" W 148.50'; (63) N 73°39'45" W 17.69'; (64) N 05°45'16" W 28.29'; (65) N 75°08'16" E 34.40'; (66) N 79°14'30" E 11.50'; (67) N 04°00'24" W 21.28'; (68) N 08°51'49" E 23.96'; (69) N 21°06'22" W 82.30'; (70) N 34°43'16" W 27.96'; (71) S 61°10'25" W 13.35'; (72) S 27°44'26" W 50.03'; (73) S 29°29'45" W 70.80' to the point of beginning. Containing 194.26 acres, more or less, and lying in and being a part of the East 1/2 of Section 20, and the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 21, and the NE 1/4 of Section 29, all in T-21-N, R-21-E, Tallapoosa County, Alabama. The above-described property is more commonly known as the Willow Point Golf Course property.

TO HAVE AND TO HOLD, Unto the said GRANTEE forever. Said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President and COO, Thomas T. Lamberth, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September, 2009.

ATTEST:

BY Lois O. Mitchell
 Lois O. Mitchell, Secretary

RUSSELL LANDS, INC

BY Thomas T. Lamberth
 Thomas T. Lamberth
 President and COO

STATE OF ALABAMA }
COUNTY OF TALLAPOOSA }

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that Thomas T. Lamberth, whose name as President and COO of Russell Lands, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of September, 2009.

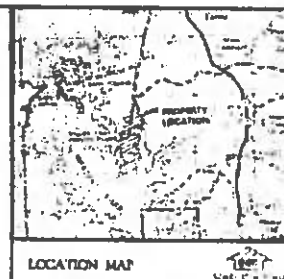
.....*Nancy A. Powell*.....
Notary Public

This instrument was prepared by:

STEVE R. FOREHAND, ESQ.
2544 WILLOW POINT ROAD
ALEXANDER CITY, ALABAMA 35010

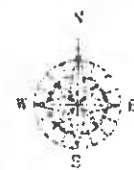


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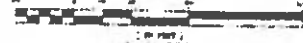


LOCATION MAP

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GRAPHIC SCALE



LEGEND

60847 refid 294
LAWRENCE P. 1999

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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General number

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Figure 1. *Staphylococcus aureus* strains and their antibiotic resistance patterns.

Figure 4

Figure 1 *Effect of the concentration of the initiator on the polymerization of 1,3-butadiene in the presence of the catalyst*

[illegible]

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF
SECTION 21, AND THE EAST 1/2 OF SECTION 20
AND THE N.E. 1/4 OF SECTION 29, AL. IN T-21-N. R-21-E
TALLAPOOSA COUNTY, ALABAMA

372 of 390

WIND CREEK STATE PARK

This site and all facilities located on and detailed herein are existing. No details of this report should be construed to seek approval for proposed future activities or structures.

Existing Unpermitted Non-Residential Development

| | |
|--|--|
| Facility Name: | Wind Creek State Park |
| Reservoir Name/
FERC Project No.: | Martin Reservoir/
FERC No. 349 |
| Latitude/Longitude: | N32.85471, W85.93572 |
| County: | Tallapoosa County |
| PLSS location: | Sections 25, 26, 35, and 36,
Township 22 North, Range 21 East |
| Full Pool Contour: | 491' msl |
| FERC Project Boundary: | 491' msl |
| SMP Classification: | Not applicable; no Project lands located above the full pool contour |
| Alabama Power
Ownership/Rights: | All lands located below the 491-foot msl contour are owned by Alabama Power Company in fee simple. |
| Acreage within Project
Boundary: | n/a |
| Shoreline footage at full pool
elevation: | Approximately 42,000 feet |
| Impact to Project: | Minimal or none |

Brief Description of Current Use:

Wind Creek State Park is a state-owned campground. It provides camping and cabin accommodations as well as swimming, boating, and other various recreational activities. Wind Creek State Park is extensively discussed in the 1981 Revised Exhibit R³², including specific details regarding existing facilities at that time and proposed modification and new construction. It is Alabama Power's understanding that facilities at this non-residential development do not have a Non-Residential Permit (NRP) as they were constructed under the provisions of the Exhibit R during the early 1980s. However, the Wind Creek State Park development is included within this grouped non-project use application for existing non-residential developments for the purpose of clearly identifying all existing facilities and for providing a clear record of the site as it exists today.

Property Ownership:

Wind Creek State Park is owned and operated by:
The State of Alabama
Route 2
Alexander City, AL 35010

³² On June 2, 1981, FERC issued an Order Approving Revised Exhibit R (15 FERC ¶ 62,245) which included as Appendix B the Land Use Plan for Lake Martin.

Facilities within FERC Project Boundary:

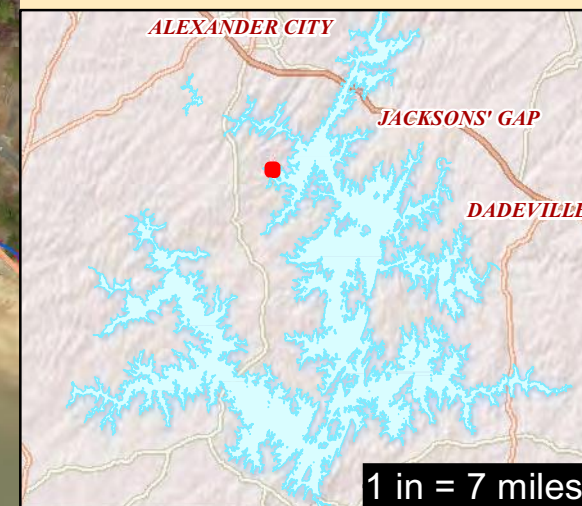
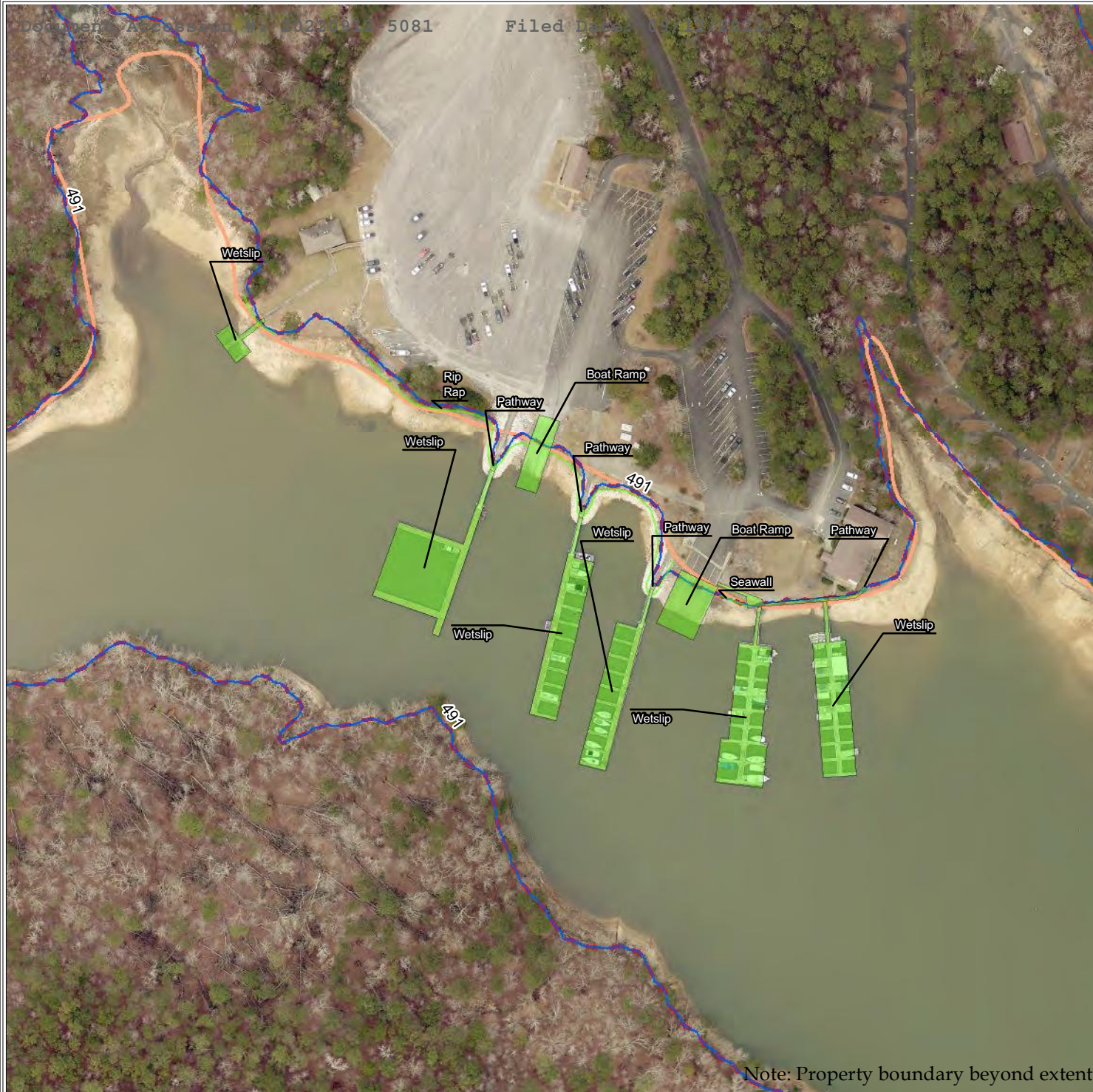
The following facilities are located on site and are partially or entirely within the FERC Project Boundary.

| Facility | Approximate Size | Approximate Number of Watercraft | | |
|-----------------|------------------------|----------------------------------|-----|-------|
| | | Boat | PWC | Total |
| Wetslip | 1,610 ft ² | 6 | 0 | 6 |
| Rip Rap | 1,710 ft ² | n/a | n/a | n/a |
| Wetslip | 13,450 ft ² | 25 | 0 | 25 |
| Pathway | 95 ft ² | n/a | n/a | n/a |
| Boat Ramp | 3,595 ft ² | n/a | n/a | n/a |
| Wetslip | 9,765 ft ² | 30 | 0 | 30 |
| Pathway | 105 ft ² | n/a | n/a | n/a |
| Wetslip | 8,655 ft ² | 30 | 0 | 30 |
| Pathway | 50 ft ² | n/a | n/a | n/a |
| Boat Ramp | 4,975 ft ² | n/a | n/a | n/a |
| Wetslip | 11,280 ft ² | 34 | 0 | 34 |
| Wetslip | 9,785 ft ² | 34 | 0 | 34 |
| Pathway | 1,400 ft ² | n/a | n/a | n/a |
| Pier | 130 ft ² | 3 | 0 | 3 |
| 2 Wetslips | 875 ft ² ea | 10 each | 0 | 20 |
| Pier | 4,550 ft ² | 0 | 0 | 0 |
| Boat Ramp | 1,790 ft ² | n/a | n/a | n/a |
| Beach | 365 ft ² | n/a | n/a | n/a |
| Seawall | 2,925 ft ² | n/a | n/a | n/a |
| Pier | 325 ft ² | 3 | 0 | 3 |
| Boat Ramp | 2,125 ft ² | n/a | n/a | n/a |
| Pier | 415 ft ² | 3 | 0 | 3 |
| Pier | 500 ft ² | 3 | 0 | 3 |
| Pier | 280 ft ² | 3 | 0 | 3 |
| 2 Piers | 440 ft ² ea | 4 each | 0 | 8 |
| 2 sets of Steps | 45 ft ² ea | n/a | n/a | n/a |
| Pier | 165 ft ² | 2 | 0 | 2 |
| Pier | 505 ft ² | 0 | 0 | 0 |
| Steps | 35 ft ² | n/a | n/a | n/a |

Existing Non-Residential Site

Wind Creek State Park Sheet 1 Lake Martin

32.85471, -85.93572



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.

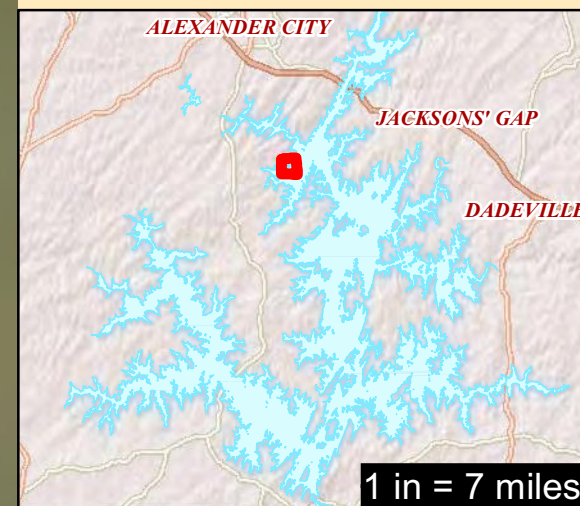


Existing Non-Residential Site

Wind Creek State Park

Lake Martin

32.85650, -85.92364



- Encroachments
- 491' msl
- Project Boundary-Approved
- Property Boundary



Note: Property boundary beyond extent.



Wind Creek State Park



Figure 1: Wetslip



Figure 2: Wetslip

Wind Creek State Park



Figure 3: Boat Ramp



Figure 4: Wetslip

Wind Creek State Park



Figure 5: Wetslip



Figure 6: Boat Ramp

Wind Creek State Park



Figure 7: Wetslip



Figure 8: Steps

Wind Creek State Park



Figure 9: Pier



Figure 10: Pier

Wind Creek State Park



Figure 11: Pier



Figure 12: Pier

Wind Creek State Park



Figure 13: Pier



Figure 14: Boat Ramp

Wind Creek State Park



Figure 15: Pier



Figure 16: Beach

Wind Creek State Park



Figure 17: Wetslip



Figure 18: Wetslip

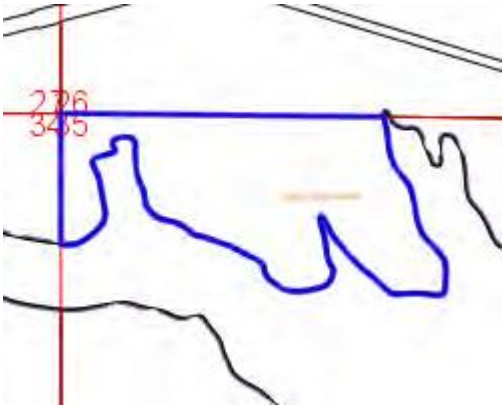
Wind Creek State Park



Figure 19: Pier

Wind Creek State Park
Property Tax Assessment Information
and
Property Deed

2021 Property Record Card

[Print](#) [Close](#)

Parcel Info

| Parcel Number | | Account # | PPin | Exempt | AMENTITES |
|---------------------------|------------------------------------|------------|------------|------------|----------------------------|
| 62 12 07 35 0 001 002.000 | | 202180 | 19202 | 0 | |
| Physical Addr | --- | | | | |
| Subdivision | None | | | | |
| Neighborhood | AC AREA WF | | | | |
| District | City | S-T-R | Deed Acres | Calc Acres | Last Deed B/P/D |
| 03 - Alexander City | ALEXANDER CITY | 35-22N-21E | 31 | 0.00 | B-201 P-00456 D-05/14/1971 |
| Legal | NW4 OF NW4 LYING N OF LAKE MARTIN. | | | | |

Owner

| Name | ALA STATE OF WIND CREEK PARK |
|--------------|----------------------------------|
| Mailing Addr | RT 2
ALEXANDER CITY, AL 35010 |

Values

| Land Total: | \$386,000.00 |
|------------------|--------------|
| Building Total: | \$0.00 |
| Appraised Value: | \$386,000.00 |
| Yrly Tax: | \$0 for 2021 |

STATE OF ALABAMA

VOL 201 PAGE 406

TALLAPOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar and other valuable consideration to the undersigned grantor, Russell Lands Incorporated, a corporation, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto THE STATE OF ALABAMA, the Department of Conservation, Division of State Parks, Monuments, and Historical Sites, its successors and assigns (herein referred to as Grantee), the following described real estate, as shown on the attached map or diagram marked Exhibit A, lying in the County of Tallapoosa, State of Alabama, to-wit:

All of that certain real estate specifically described in Parcels One, inclusive through Parcel Nine, in the deed heretofore executed by Russell Lands, Incorporated, Thomas D. Russell, President, to the State of Alabama, December 29, 1970, and recorded in the office of the Probate Judge of Tallapoosa County, at Dadeville, at Deed Book 199, pages 783-787 .

THIS IS A CORRECTION DEED.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple. And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all incumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns, shall warrant and defend to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

VOL 201 457

Page two of a Warranty Deed
from Russell Lands Inc. to
the State of Alabama

IN WITNESS WHEREOF, the said Grantor, by its President,
Thomas D. Russell, who is authorized to execute this conveyance,
has hereto set its signature and seal, this 24 day of May, 1971.

RUSSELL LANDS INCORPORATED

BY: Thomas D. Russell
THOMAS D. RUSSELL, President

A T T E S T

[Signature]
Corporate Secretary

STATE OF ALABAMA

TALLAPOOSA COUNTY

I, the undersigned, a Notary Public in and for said County
and State, hereby certify that Thomas D. Russell, whose name as
President of Russell Lands Incorporated, a corporation, is signed
to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the
conveyance, he as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation .

Given under my hand and official seal, this 24 day of May,
1971.

[Signature]
NOTARY PUBLIC
My commission expires 3-11-72

STATE OF ALABAMA
TALLAPOOSA COUNTY
THIS DEED WAS RECORDED
1971 JUN -3 PM 11:23
[Stamp]

Attachment 2

Agency Consultation

From: Chandler, Keith Edward
Sent: Wednesday, August 10, 2022 10:24 AM
To: Todd Fobian - ADCNR (Todd.fobian@dcnr.alabama.gov); Matt.Brooks@alea.gov; 'LeeAnne.Wofford@ahc.alabama.gov'; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA); Padgett, Erin R
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: Martin Grouped NRP Application Consultation (Email 1/6)
Attachments: Martin NRP File 1.pdf

All,

Alabama Power Company (Alabama Power) is the Federal Energy Regulatory Commission (FERC or Commission) licensee for the Martin Dam Hydroelectric Project (Martin Project) (FERC No. 349). On December 17, 2015, FERC issued an Order Issuing New License for the Martin Project. Article 412 required Alabama Power to file for Commission approval a revised Shoreline Management Plan (SMP) that must include, among other requirements, "(8) a description of the encroachments at the Martin Dam Project, including the number of encroachments that have been addressed, the method of resolution, and the number and location of encroachments that remain unresolved". On December 19, 2016, Alabama Power filed a revised Shoreline Management Program (SMP) for FERC approval, which included as Appendix F the Martin Unpermitted Structure Report. On September 12, 2017, FERC issued an Order Approving Shoreline Management Plan.

Section 3.7.2 of the Martin Unpermitted Structure Report discusses 34 Legacy Non-Residential developments with a total of 691 structures. Alabama Power committed to conduct further research on these facilities to determine the ownership and permitting status of the structures, including research of internal files and any previously issued FERC approvals. Alabama Power stated it would prepare a grouped non-Project use application for each of these 34 sites, except where research concludes that previous permitting and FERC approvals are sufficient. Alabama Power committed to filing the grouped non-Project use application for FERC approval within five years of FERC approval of the report (i.e., no later than September 12, 2022).

Due to file size and email limitations, the document has been broken up into six emails. If you do not receive all emails let me know and I will resend what you are missing.

Please provide any comments you have **at your earliest convenience, but no later than by September 9, 2022** on the attached application. If you have any question please feel free to reach out..

Thanks,
Keith

Keith Chandler, P.E.

Alabama Power
Environmental Affairs
Office: 205-257-1091
Cell: 205-438-4165
kechandl@southernco.com

From: Chandler, Keith Edward
Sent: Wednesday, August 10, 2022 10:25 AM
To: Todd Fobian - ADCNR (Todd.fobian@dcnr.alabama.gov); Matt.Brooks@alea.gov; 'LeeAnne.Wofford@ahc.alabama.gov'; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA); Padgett, Erin R
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: RE: Martin Grouped NRP Application Consultation (Email 2/6)
Attachments: Martin NRP File 2.pdf

Email 2/6

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Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: RE: Martin Grouped NRP Application Consultation (Email 3/6)
Attachments: Martin NRP File 3.pdf

Email 3/6

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Please provide any comments you have **at your earliest convenience, but no later than by September 9, 2022** on the attached application. If you have any question please feel free to reach out..

Thanks,
Keith

Keith Chandler, P.E.

Alabama Power
Environmental Affairs
Office: 205-257-1091
Cell: 205-438-4165
kechandler@southernco.com

From: Chandler, Keith Edward
Sent: Wednesday, August 10, 2022 10:28 AM
To: Todd Fobian - ADCNR (Todd.fobian@dcnr.alabama.gov); Matt.Brooks@alea.gov; 'LeeAnne.Wofford@ahc.alabama.gov'; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA); Padgett, Erin R
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: RE: Martin Grouped NRP Application Consultation (Email 4/6)
Attachments: Martin NRP File 4.pdf

Email 4/6

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Subject: RE: Martin Grouped NRP Application Consultation (Email 3/6)

Email 3/6

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Email 2/6

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Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: RE: Martin Grouped NRP Application Consultation (Email 5/6)
Attachments: Martin NRP File 5.pdf

Email 5/6

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Subject: RE: Martin Grouped NRP Application Consultation (Email 4/6)

Email 4/6

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<UKELLEY@southernco.com>

Subject: RE: Martin Grouped NRP Application Consultation (Email 3/6)

Email 3/6

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Email 2/6

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From: Chandler, Keith Edward
Sent: Wednesday, August 10, 2022 10:31 AM
To: Todd Fobian - ADCNR (Todd.fobian@dcnr.alabama.gov); Matt.Brooks@alea.gov; 'LeeAnne.Wofford@ahc.alabama.gov'; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA); Padgett, Erin R
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: RE: Martin Grouped NRP Application Consultation (Email 6/6)
Attachments: Martin NRP File 6.pdf

Email 6/6

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Office: 205-257-1091
Cell: 205-438-4165
kechandler@southernco.com

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Email 5/6

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Subject: RE: Martin Grouped NRP Application Consultation (Email 4/6)

Email 4/6

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Email 3/6

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From: Padgett, Erin R <erin_padgett@fws.gov>
Sent: Monday, August 15, 2022 8:39 AM
To: Chandler, Keith Edward; todd.fobian; Matt.Brooks@alea.gov; 'LeeAnne.Wofford@ahc.alabama.gov'; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA)
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell
Subject: Re: [EXTERNAL] Martin Grouped NRP Application Consultation (Email 1/6)

EXTERNAL MAIL: Caution Opening Links or Files

Keith,

Thank you for requesting comments regarding Alabama Power Company's revised Shoreline Management Plan that involves encroachments at the Martin Dam Project.

Based on the information provided in your emails and their attachments, we believe that the proposed updates would not influence the conservation of threatened and endangered species. Our comments are provided in accordance with the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 661-666 et seq.).

Thank you,

Erin Padgett
Fish and Wildlife Biologist
US Fish and Wildlife Service
[Alabama Ecological Services Field Office \[fws.gov\]](#)
[Project Planning and Review \[gcc02.safelinks.protection.outlook.com\]](#)
1208 Main Street - Daphne, AL - 36526
(251) 298-4226 Phone | (251) 441-6222 Fax

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Cc: Anderegg, Angela Segars <ARSEGARS@southernco.com>; Mills, Tina L. <tlmills@southernco.com>; ammcvica@southernco.com <ammcvica@southernco.com>; Fleming, Amanda <afleming@southernco.COM>; Gardner, William S. <WSGARDNE@southernco.com>; Johnson, Christopher Wayne <CWJOHNS@SOUTHERNCO.COM>; Kelley, Unzell <UKELLEY@southernco.com>
Subject: [EXTERNAL] Martin Grouped NRP Application Consultation (Email 1/6)

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

All,

Alabama Power Company (Alabama Power) is the Federal Energy Regulatory Commission (FERC or Commission) licensee for the Martin Dam Hydroelectric Project (Martin Project) (FERC No. 349). On December 17, 2015, FERC issued an Order Issuing New License for the Martin Project. Article 412 required Alabama Power to file for Commission approval a revised Shoreline Management Plan (SMP) that must include, among other requirements, “(8) a description of the encroachments at the Martin Dam Project, including the number of encroachments that have been addressed, the method of resolution, and the number and location of encroachments that remain unresolved”. On December 19, 2016, Alabama Power filed a revised Shoreline Management Program (SMP) for FERC approval, which included as Appendix F the Martin Unpermitted Structure Report. On September 12, 2017, FERC issued an Order Approving Shoreline Management Plan.

Section 3.7.2 of the Martin Unpermitted Structure Report discusses 34 Legacy Non-Residential developments with a total of 691 structures. Alabama Power committed to conduct further research on these facilities to determine the ownership and permitting status of the structures, including research of internal files and any previously issued FERC approvals. Alabama Power stated it would prepare a grouped non-Project use application for each of these 34 sites, except where research concludes that previous permitting and FERC approvals are sufficient. Alabama Power committed to filing the grouped non-Project use application for FERC approval within five years of FERC approval of the report (i.e., no later than September 12, 2022).

Due to file size and email limitations, the document has been broken up into six emails. If you do not receive all emails let me know and I will resend what you are missing.

Please provide any comments you have **at your earliest convenience, but no later than by September 9, 2022** on the attached application. If you have any question please feel free to reach out..

Thanks,
Keith

Keith Chandler, P.E.

Alabama Power
Environmental Affairs
Office: 205-257-1091
Cell: 205-438-4165
kechandler@southernco.com

From: Fobian, Todd <Todd.Fobian@dcnr.alabama.gov>
Sent: Wednesday, August 31, 2022 2:16 PM
To: Chandler, Keith Edward
Cc: Anderegg, Angela Segars; Mills, Tina L.; McVicar, Ashley M; Fleming, Amanda; Gardner, William S.; Johnson, Christopher Wayne; Kelley, Unzell; Brooks, Matt; Wofford, Lee Anne; McBride, Amanda; Turney, Leslie E CIV USARMY CESAM (USA); Padgett, Erin R; Greene, Chris; Marshall, Matthew
Subject: RE: Martin Grouped NRP Application Consultation (Email 1/6)

EXTERNAL MAIL: Caution Opening Links or Files

Good afternoon Keith,

We have reviewed the revised Shoreline Management Plan that involves encroachments at the Martin Dam Project attached to your previous emails. Based on the information provided, we do not have any objection to these revisions. If you have any questions or concerns, please contact me. Thank you for the opportunity to provide comments.

Best regards, Todd

Todd Fobian
Environmental Affairs Supervisor
Alabama Wildlife and Freshwater Fisheries Division
64 N. Union Street, Suite 551
Montgomery, AL 36130
Office: 334-353-7484
Cell: 334-850-3798
Todd.Fobian@dcnr.alabama.gov

From: Chandler, Keith Edward <KECHANDL@SOUTHERNCO.COM>
Sent: Wednesday, August 10, 2022 10:24 AM
To: Fobian, Todd <Todd.Fobian@dcnr.alabama.gov>; Matt.Brooks@alea.gov; Wofford, Lee Anne <LeeAnne.Wofford@ahc.alabama.gov>; McBride, Amanda <Amanda.McBride@ahc.alabama.gov>; Turney, Leslie E CIV USARMY CESAM (USA) <Leslie.E.Turney@usace.army.mil>; Padgett, Erin R <erin_padgett@fws.gov>
Cc: Anderegg, Angela Segars <ARSEGARS@southernco.com>; Mills, Tina L. <tlmills@southernco.com>; McVicar, Ashley M <AMMcVica@southernco.com>; Fleming, Amanda <afleming@southernco.COM>; Gardner, William S. <WSGARDNE@southernco.com>; Johnson, Christopher Wayne <CWJOHNS@SOUTHERNCO.COM>; Kelley, Unzell <UKELLEY@southernco.com>
Subject: Martin Grouped NRP Application Consultation (Email 1/6)

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