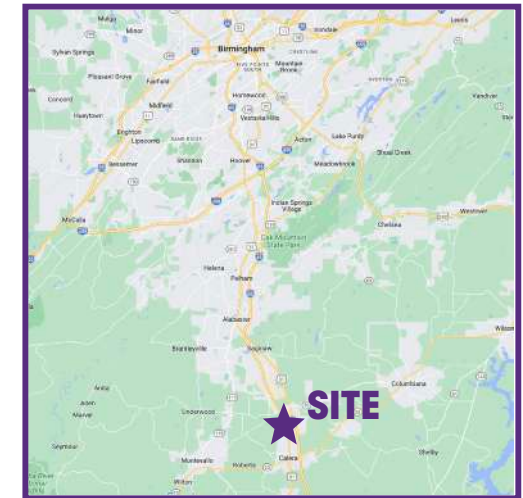


# LAND FOR SALE

6107 Highway 31,  
Calera, AL 35040



LAND FOR SALE

SALE PRICE: \$450,000

- ▶ 4 acres available
- ▶ Frontage and direct access to Highway 31
- ▶ Ideal for Retail, Office, or Industrial/Warehouse user
- ▶ Over 17,000 VPD
- ▶ Rear access via County Road 213
- ▶ Area retailers include Alabama Furniture Market, brand new QT Travel Center, and Arby's

Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	1,449	16,166	24,184
<b>Average HHI</b>	\$81,123	\$80,855	\$82,592
<b>Households</b>	537	6,048	8,995



www.southpace.com

**ALEX BENSON**  
abenson@southpace.com  
205.271.7240

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

# CHRISTIAN LIFE FELLOWSHIP SURVEY

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, CALERA, ALABAMA.

GRAPHIC SCALE



STATE OF ALABAMA SHELBY COUNTY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER. THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "CHRISTIAN LIFE FELLOWSHIP SURVEY" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC CIRCLES, GIVING THE BEARINGS, LENGTHS, WIDTHS AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL CROWN CIRCLES ON SAID PLAT OR MAP AND THAT ALL PARTS OF THIS SURVEY AND PLAT OR DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATED THIS THE 23 DAY OF Sept 2022

*Jeff D. Arrington*  
JEFF D. ARRINGTON ALABAMA REG. NO. 18664

STATE OF ALABAMA SHELBY COUNTY:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JEFF D. ARRINGTON WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED ON THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS THE 23 DAY OF September 2022.

NOTARY PUBLIC *Michael S. P. Kelley*  
MY COMMISSION EXPIRES 04-15-2026



*Michael S. P. Kelley*  
REPRESENTATIVE

STATE OF ALABAMA SHELBY COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *John S. Swedner* REPRESENTATIVE FOR UNITED METHODIST FOUNDATION OF NORTH ALABAMA, INC., OWNER OF SAID PROPERTY WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED ON THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS THE 2nd DAY OF October 2022.

NOTARY PUBLIC *John S. Swedner*  
MY COMMISSION EXPIRES



## ARRINGTON ENGINEERING

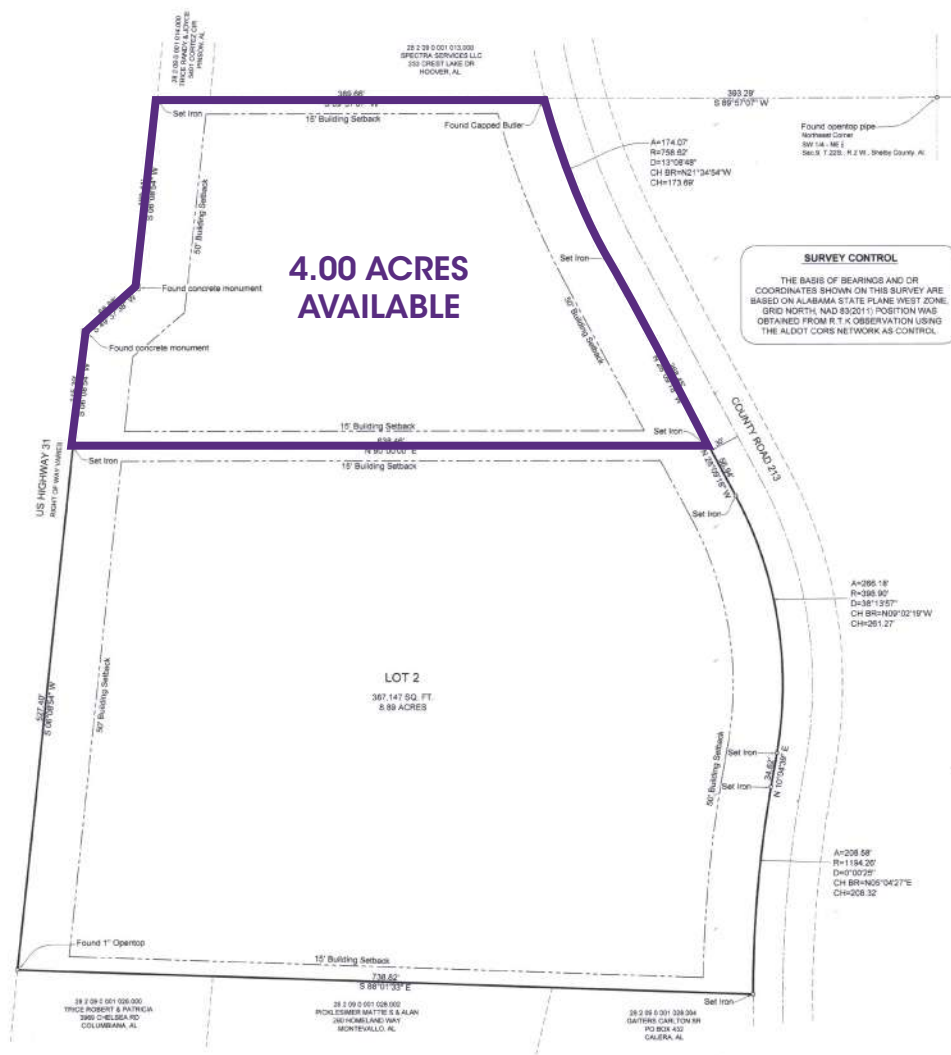
Civil Engineers - Surveyors - Land Planners

Ch: cat (205) 995-9395  
P: k: (205) 995-9395  
2032 Valleybrook Road  
Birmingham, AL 35204

DRAWING TITLE	CHRISTIAN LIFE FELLOWSHIP SURVEY	DRAWN BY	JSA
LOCATION & DESCRIPTION	SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, CALERA, ALABAMA.	CHECKED BY:	JSA
		DATE:	04-08-2022
		SCALE:	1" = 60'
		PARRY CHECK:	BO
		PROJECT NO.:	8088
		SHEET:	1 OF 1



VICINITY MAP  
N.T.S.



**4.00 ACRES AVAILABLE**

LOT 2  
367,147 SQ. FT.  
8.89 ACRES

PROPERTY IS ZONED A-1 AGRICULTURAL DISTRICT PER CITY OF CALERA

THE PURPOSE OF THIS SURVEY IS TO DIVIDE 12.89 ACRES INTO 2 LOTS.

GENERAL NOTES:

1. CONTRACTOR/DEVELOPER/BUILDER HAVE SOLE RESPONSIBILITY FOR PROVIDING SITES FREE OF DRAINAGE PROBLEMS.
2. DRAINAGE EASEMENTS ARE A PART OF THE SUBDIVISIONS OVERALL DRAINAGE SYSTEM AND MAY NOT AT ANY TIME BE FENCED OVER.
3. MAINTENANCE OF ALL DRAINAGE EASEMENTS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE THE LOT OWNER'S RESPONSIBILITY.
4. MAINTENANCE OF ALL DETENTION PONDS AND COMMON AREAS SHALL BE THE HOMEOWNERS' ASSOCIATIONS RESPONSIBILITY.
5. ACCORDING TO THE FLOOD HAZARD MAP (PANEL 01117C0530E, DATED FEBRUARY 20, 2013) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
6. WATER AND SEWER ARE AVAILABLE FOR SUBJECT PROPERTY.

BE IT RESOLVED, BY THE CALERA CITY COUNCIL, THAT THE ASSENT OF THE BODY BE, AND THE SAME HEREBY IS, GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS, AND PUBLIC GROUNDS AS SHOWN ON PLAT OR MAP OF CHRISTIAN LIFE FELLOWSHIP SURVEY WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY JEFF D. ARRINGTON, AS SURVEYOR, AND AT THE INSTANCE OF UNITED METHODIST FOUNDATION OF NORTH ALABAMA, INC., AS OWNER, AND RECOMMENDED BY THE PLANNING COMMISSION AND PLAT OR MAP BEING FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THE CITY COUNCIL SIGNED BY \_\_\_\_\_ CITY CLERK, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2022.

*Chris Sichen* Mayor City of Calera  
*Chris P* Engineer City of Calera  
*Bill Klein* Planning Commission, City of Calera  
*Ryan De* Building Official, City of Calera  
*Bill Comie B Payne* City Clerk City of Calera  
*Chris P* Zoning Administrator

10-25-2022 DATE  
10-19-22 DATE  
10-21-22 DATE  
10/17/2022 DATE  
10-21-2022 DATE  
10-19-22 DATE