

**THE TOWN OF HODGES, ALABAMA
NOTICE OF SALE OF UNNEEDED PROPERTY**

WHEREAS, The Town of Hodges, Alabama, a municipal corporation, owns the real property described herein and identified thereon, all situated, lying and being in Hodges, Franklin County, Alabama, and being neither specifically dedicated for public use nor subject to common law dedication for public use; and

WHEREAS, such real property is surplus and no longer needed for municipal purposes; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HODGES, ALABAMA, AS FOLLOWS:

Section 1. That it is hereby established and declared that the above described real property has not been dedicated to public use and is no longer needed for public or municipal purposes.

Section 2. Pursuant to Resolution adopted on the 17th day of June 2019, the Town of Hodges, Alabama, will accept sealed bids for the purchase of following described real property until 12:01 p.m., central time, August 12, 2019:

PARCEL 1: The SW 1/4 of NE 1/4 and the SE 1/4 of NW 1/4 of Section 29, Township 8 South, Range 13 West, lying and being situated in Franklin County, Alabama. The property herein conveyed is also described by the survey of W.B. Hankins, Alabama Registered Surveyor, dated February 11, 2013, the surveyed description being set out in this deed in aid of this conveyance, in addition to the aforesaid description and not for the purpose of limiting the aforesaid description, but for the purpose of aiding and clarifying said description and is described by the aforesaid survey as follows: Beginning at the Northwest corner of the SE 1/4 of NW 1/4, Section 29, Township 8 South, Range 13 West, Franklin County, Alabama and a 1/2" pipe; thence run S. 88 degrees 21' 10" E., along the North line of said SE 1/4 of NW 1/4 for a distance of 1333.36 feet to the Northeast corner of said SE 1/4 of NW 1/4 and a capped rebar; thence run S. 88 degrees 22' 47" E., along the North line of the SW 1/4 of NE 1/4, Section 29, for a distance of 1333.38 feet to the Northeast corner of said SW 1/4 of NE 1/4 and a capped rebar; thence run S. 00 degrees 21' 44" E., along the East line of said SW 1/4 of NE 1/4 for a distance of 668.62 feet to a capped rebar; thence run S. 00 degrees 19' 43" E., along the East line of said SW 1/4 of NE 1/4 for a distance of 668.37 feet to the Southeast corner of said SW 1/4 of NE 1/4 and a capped rebar; thence run N. 88 degrees 04' 28" W., along the South line of said SW 1/4 of NE 1/4 and the South line of said SE 1/4 of NW 1/4 for a distance of 2119.72 feet to a 1" pipe; thence run N. 87 degrees 02' 32" W., along the South line of said SE 1/4 of NW 1/4 for a distance of 551.19 feet to the Southwest corner of said SE 1/4 of NW 1/4 and a metal fence post; thence N. 00 degrees 12' 25" W., along the West line of said SE 1/4 of NW 1/4 for a distance of 1313.34 feet to the point of beginning.

PARCEL 2: Beginning at the Southeast corner of the NW 1/4 of SE 1/4, Section 29, Township 8 South, Range 13 West, Franklin County, Alabama, and a capped rebar; thence run N. 88° 08' 10" W., along the South line of said NW 1/4 of SE 1/4, for a distance of 1273.27 feet to the

Southwest corner of said NW 1/4 of SE 1/4 and a capped rebar; thence run S. 02° 18' 58" W., along the East line of the SE 1/4 of SW 1/4, Section 29, for a distance of 533.73 feet to a 1/2" iron pin; thence run S. 60° 51' 58" W., for a distance of 307.79 feet to the easterly right-of-way of Alabama Highway 172 (80 foot right-of-way indicated) and a 1/2" capped rebar; thence run along said easterly right-of-way around a curve to the left having a Radius of 2689.42 feet and a Chord bearing of N. 38° 11' 41" W for an Arc distance of 366.88 feet; thence run N. 42° 16' 10" W., along said easterly right-of-way for a distance of 247.50 feet; thence run along said easterly right-of-way around a curve to the right having a Radius of 928.50 feet and a Chord bearing of N. 33° 45' 30" W for an Arc distance of 270.45 feet to a 1/2" capped rebar; thence run N. 57° 47' 07" E., for a distance of 293.73 feet to a 1/2" capped rebar; thence run N. 22° 26' 17" W., for a distance of 332.74 feet to a 3/4" solid iron pin; thence run N. 20° 42' 48" W., for a distance of 303.29 feet to a metal fence post; thence run N. 23° 03' 23" W., for a distance of 352.46 feet to a 1" pipe; thence run N. 19° 00' 55" E., for a distance of 283.56 feet to the North line of the NE 1/4 of SW 1/4, Section 29, and a 1" pipe; thence run S. 88° 04' 28" E., along the North line of said NE 1/4 of SW 1/4 and the North line of said NW 1/4 of SE 1/4 for a distance of 2119.72 feet to the Northeast corner of said NW 1/4 of SE 1/4 and a capped rebar; thence run S. 00° 47' 30" E., along the East line of said NW 1/4 of SE 1/4 for a distance of 534.47 feet to a 1/2" capped rebar; thence run S. 88° 29' 30" E for a distance of 164.86 feet to a 1/2" capped rebar; thence run S. 00° 47' 30" E., for a distance of 22.79 feet to the westerly right-of-way of Holcum Road (60 foot right-of-way indicated) and a 1/2" capped rebar; thence run along said westerly right-of-way around a curve to the left having a Radius of 598.79 feet and a Chord bearing of S. 08° 50' 30" W., for an Arc distance of 169.01 feet; thence run S. 00° 45' 20" W., along said westerly right-of-way for a distance of 599.05 feet to the South line of the NE 1/4 of SE 1/4, Section 29, and a 1/2" capped rebar; thence run N. 88° 08' 10" W., along the South line of said NE 1/4 of SE 1/4 for a distance of 120.49 feet to the point of beginning.

THIS CONVEYANCE BY THE TOWN OF HODGES, ALABAMA IS BEING MADE SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS-OF-WAY RECORDED AND UNRECORDED. THE CONVEYANCE OF THIS PROPERTY IS BEING MADE "AS IS" AND SHALL BE SUBJECT TO ANY ENCUMBRANCE THAT HAS BEEN PREVIOUSLY RECORDED.

ALL PERSONS desiring to purchase the real property described herein must submit a sealed bid. Said sealed bid must be either hand delivered and/or delivered in such a manner that said bid is filed with the Town of Hodges, Alabama, on or before 12:01 p.m. central time, August 12, 2019, at the following address:

The Town of Hodges, Alabama Town Hall
1942 Highway 172
Hodges, Alabama 35571

THIS OFFERING TO SALE IS BEING CONDUCTED BY THE TOWN OF HODGES, ALABAMA WITH AND SUBJECT TO A RESERVE OF \$350,000.00; THE TOWN OF HODGES, ALABAMA RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WHICH DO NOT EXCEED \$350,000.00. THE PERSON WHO IS DETERMINED TO BE

THE HIGH BIDDER MUST CLOSE ON THIS TRANSACTION AND PAY THE PURCHASE PRICE FOR THE ABOVE-MENTIONED PROPERTY NO LATER THAN THE 26th DAY OF AUGUST 2019.

Franklin County Times: July 17, 24 and 31, 2019, and Aug. 7, 2019.
FC/TOWN OF HODGES