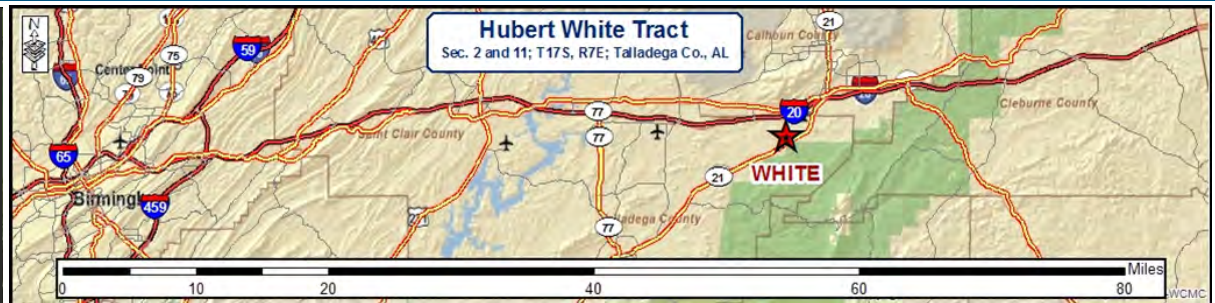




Hubert White Estate Property Offered By Sealed Bid November 16, 2012 Deadline

- ◇ Located near Winwood Estates, Saddle Creek Farms, Firethorn Lane and Denny Road
- ◇ Frontage on CR 043 (Cobb Road)
- ◇ Offered in two tracts
- ◇ Also offered as a whole
- ◇ Tract L located north of Cobb Road offered with or without a conservation easement (see map on website)
- ◇ Tract L has over 2,000 feet of frontage on Choccolocco Creek
- ◇ Tract L offers seclusion and privacy
- ◇ Tract R located south of Cobb Road includes the Hubert White residence, outbuildings and surrounding land
- ◇ Potential uses are residential homesites, horse farm, pasture, hayfield, rowcrop farming, timber production, hunting and fishing
- ◇ Located in the path of any future Anniston Metropolitan Airport expansion
- ◇ Less than 5 miles to I-20 Oxford Exit 185
- ◇ Less than 17 miles to Talladega Courthouse
- ◇ 16 miles to Talladega Superspeedway

Hubert White Two Tracts Offered Separately And As A Whole Tract R (6.46 Acres and Home), Tract L (83.67 Acres on Creek)



This is a great opportunity to purchase a fine property that has been owned by Hubert White's family for over 50 years. The property has a great location and is suitable for multiple uses.

The property is offered by sealed bid. Each prospective purchaser will have an opportunity to submit their "highest and best offer" on or before the bid submission deadline of **Friday, November 16, 2012 at 3:00 PM**. The selling agent, Great Southern Land, LLC, will review the bids in private with the owners. **The bidder submitting the successful bid will be notified of acceptance on or before 5:00 P.M. on Tuesday, November 20, 2012.** Unsuccessful bidders will be notified as soon as possible, but no later than 5:00 PM on Monday, November 26, 2012.

Please call and visit our website for more information about the property or the sales process.

YOU MUST OBTAIN AN "INVITATION TO BID" IN ORDER TO SUBMIT A BID ON THIS PROPERTY.

www.GreatSouthernLand.com

List ID: 61-005L (Land Tract) & 61-005R (Residence Tract)

Talladega County Tax Assessor Records

Tax Parcel	Tax Acres	Appraised	2012 Taxes
06-01-02-0-000-015.000	38	167,400	58.10
06-01-11-0-000-005.000	27	132,300	40.80
06-01-11-0-000-006.000	14	68,600	233.24
06-01-11-0-000-008.000	13	89,800	227.80
Total	92	458,100	559.94



Fletcher Majors, ALC, Broker
334-328-9278 cell, 334-472-0029 office
Fletcher@GreatSouthernLand.com

Eddie Stone, RF, North Alabama Agent
205-837-4466 cell, 205-702-4420 office
eddie@windstream.net

October 4, 2012 survey by C. D. Roberts

Tract L contains: 83.67 acres

Tract R contains: 6.46 acres

Surveyed Acres 90.13 acres

Conservation Easement: 50.41 acres



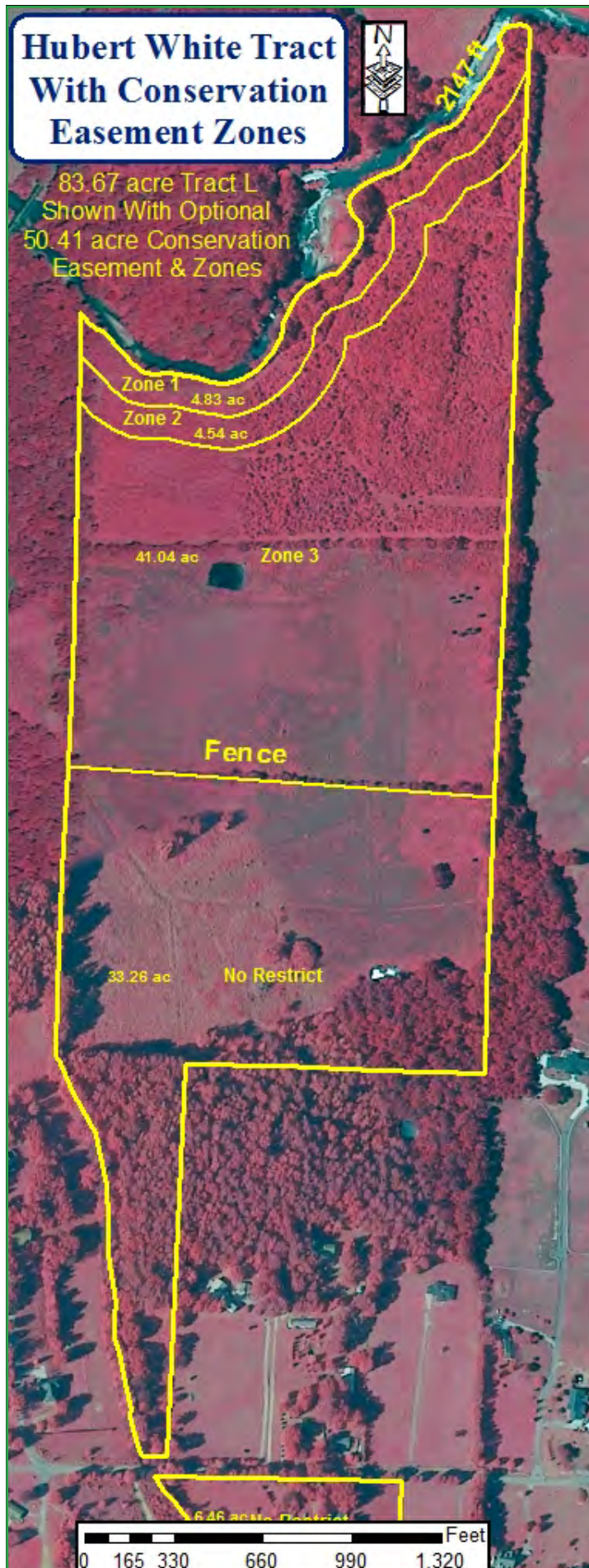
Hubert White Sale Tracts



(Fletcher Majors, ALC
Great Southern Land, LLC
4027 U.S. Highway 231
Wetumpka, AL 36093
334) 472-0029 Office Direct
(334) 328-9278 Mobile
(334) 567-8024 Fax
Fletcher@GreatSouthernLand.com
Www.GreatSouthernLand.com



“Deed of Conservation Easement” available for Tract L at option of the bidder. The Hubert White heirs have an agreement whereby they can place a portion of Tract L adjacent to Choccolocco Creek into a Conservation Easement” with Alabama Land Trust, Inc.



Bidders may bid on Tract L in its current state or encumbered by a “Deed of Conservation Easement” intended to preserve and protect the conservation values of Choccolocco Creek and adjoining property. The easement will place use restrictions on 50.41 acres of Tract L. The restrictions on use are divided into 3 Zones: Zone 1 (0-100ft from creek) containing approximately 4.83 acres, Zone 2 (100-200 ft. from creek) containing approximately 4.54 acres and Zone 3 (beyond 200 ft. from creek) containing approximately 41.04 acres. Most of the normal agricultural uses that the property would be used for unencumbered are allowed in Zone 3. A map of the easement zones on a 2009 color infrared aerial photograph is found on the right.

A copy of the “Deed of Conservation Easement” should be obtained from the Sellers’ agent if you are interested in purchasing with the easement in place. Call Fletcher Majors, ALC at (334) 472-0029 office or (334) 328-9278 for details. Following are some of the prohibited and allowed uses by zones.

Zone 1. No timber harvesting or other forest or agricultural management activity, including but not limited to the raising, cultivation, and harvesting of plants and the breeding, raising, training, care, and sale of livestock, horses, poultry, waterfowl, fish, and other domesticated animals or construction of improvements shall occur in Zone 1. Grantor reserves only the right to undertake limited stewardship activities for the health of Zone 1 in accordance with Paragraph 4(h) below. If not already in suitable forest cover, Grantor reserves the right to restore those areas to bottomland hardwood by planting native, bottomland hardwood species with the intent of converting the acreage to a functioning bottomland hardwood ecosystem.

Zone 2. In Zone 2, commercial timber harvesting shall be limited to selective timber harvesting that maintains both the spacing between trees and canopy levels consistent with wildlife use, and to control disease and infestation. No logging shall occur during saturated soil conditions. Agriculture, as defined in Paragraph 4(b) below, is prohibited in Zone 2. No construction of improvements, except wood roads and firebreaks as reasonably needed for forestry or agriculture, shall occur in Zone 2.

Zone 3 Forestry and Agricultural Activities. The right to use land outside of Zones 1 and 2 for agricultural activities more particularly described within this subsection. Agriculture may be performed ONLY outside of Zones 1 and 2 and as more particularly depicted on the “Agricultural Envelope Map” of the Baseline Documentation Report as “reserved agricultural use,” and “agriculture allowed,” and to the extent reasonably practicable, in accordance with a plan which takes into consideration the topography and soils of the Property. Such Agricultural activities shall be in accordance with the then current scientifically based practices, including best management practices, generally recommended by the Auburn University Cooperative Extension, United States Natural Resource Conservation Service, or other government of private, nonprofit natural resource conservation and management agencies then active. Such agricultural activities shall not significantly impair or interfere with the Conservation Values of the Property. Domestic farm animals may be kept on the property so long as not in sufficient numbers or location so as to cause significant soil erosion problems. Areas may be fenced as needed to contain such domestic animals. Domestic animals will be fenced or otherwise kept out of Zones 1 and 2 and out of all Creeks. Agricultural activities, including, but not limited to, the raising, cultivation and harvesting of plants and trees and the breeding, raising, training, care, and sale of livestock, horses, poultry, waterfowl, fish, and other domesticated animals, shall be conducted on a traditional scale such as characterized uses of the Property in the past and shall not be conducted as industrial or factory-type agricultural operations or by the continuous confinement of livestock, horses, poultry, waterfowl or fish in tightly confined environments for the purpose of raising, feeding, and fattening for market or commercial sod farm activities.

Call for a complete copy of the “Deed of Conservation Easement”

GEODETIC NORTH

NOTES:

- ITEMS IN PARENTHESES ARE PER PREVIOUS RECORD.
- THERE WAS NO SURFACE INVESTIGATION CONDUCTED FOR THE PURPOSE OF THIS SURVEY AND THERE ARE NO KNOWN SUBSURFACE ENCROACHMENTS, EXCEPT AS SHOWN.

LEGEND:

- X- FENCE
- EXISTING MONUMENT
- 1/2" ROD SET
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ORIGINAL LOT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	62.72'	98.99'	89.03'	S 89°30'23" E	90°23'20"
C2	273.23'	85.02'	84.68'	S 33°34'55" W	17°49'45"
C3	92.55'	51.64'	50.97'	S 52°18'17" W	31°58'03"
C4	218.62'	116.16'	114.80'	S 58°32'33" W	30°26'36"
C5	48.12'	86.34'	75.22'	S 09°16'13" W	102°48'22"
C6	81.57'	122.96'	111.64'	S 00°36'09" E	86°21'54"
C7	218.09'	279.66'	260.89'	S 42°34'54" W	73°28'20"
C8	243.57'	239.64'	230.09'	S 48°51'51" W	56°22'20"
C9	100.01'	112.95'	107.05'	N 78°31'04" W	64°42'50"
C10	114.08'	99.80'	96.65'	N 45°49'35" W	50°07'36"

LINE	BEARING	DISTANCE
L1	S 39°39'43" E	148.57'
L2	S 42°55'53" E	77.64'
L3	S 41°30'39" E	75.50'
L4	S 39°00'34" E	80.49'
L5	S 35°21'46" E	16.13'
L6	S 41°21'28" E	42.74'
L7	S 36°48'51" E	56.82'
L8	S 40°01'29" E	75.08'
L9	S 67°40'15" E	160.24'
L10	S 68°30'08" E	79.17'
L11	S 72°02'08" E	99.52'
L12	S 73°30'39" E	54.76'
L13	S 49°47'14" E	15.18'
L14	N 02°42'39" E	45.83'
L15	S 16°21'10" E	37.39'
L16	S 26°08'50" W	54.18'
L17	S 33°20'47" W	45.60'
L18	S 37°53'35" W	71.55'
L19	S 63°25'10" W	89.32'
L20	S 48°09'24" W	13.99'
L21	S 40°00'28" W	88.33'
L22	N 79°15'14" W	190.16'
L23	S 44°12'54" W	143.87'
L24	S 05°36'02" W	27.30'
L25	S 01°35'17" W	54.62'

SCALE: 1"=250'	DATE: 10-4-12	DRAWN BY: AM/CM	BOUNDARY SURVEY LOCATED IN W 1/2 OF NW 1/4 SECTION 11 T-17S-R-7-E NW 1/4 OF SW 1/4 SECTION 11, T-17-S, R-7-E W 1/2 OF SW 1/4 SECTION 2, T-17-S, R-7-E
C.D. ROBERTS ASSOCIATES, Inc.		APPROVED BY: AM	
P.O. BOX 78 TALLADEGA CO, AL 35161 (256) 761-0094		FIELD SURVEY DATE: 9-21, 10-4-12	
CA-385-LS		FIELD BOOK: 248	
02543		JOB No.:	