

TIMMERMAN APPRAISAL COMPANY  
P.O BOX 236  
CULLMAN, ALABAMA 35056  
PHONE: 256-841-1797

February 27, 2015

Cullman County Water Dept.

Cullman, Alabama 35055

Attn: Randal Waldrep:

Re: Acquisition of permanent easement containing 0.24 acres along south boundary of Hwy 278, Cullman, Al.

This analysis is based on information supplied to me and information obtained via public records. See the attached comments and analysis.

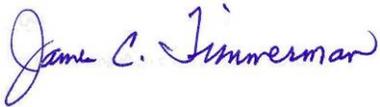
The value of the land area is:

TWO THOUSAND DOLLARS

\$2,000.00

This value is based on information contained in my files, and other information contained in public files.

Sincerely,

A handwritten signature in blue ink that reads "James C. Timmerman". The signature is written in a cursive style with a large initial 'J'.

James C. Timmerman  
G00278

SALIENT FACTS:

OWNER:  
KENNY CULPEPPER

ADDRESS:  
HWY 278, CULLMAN, ALABAMA

DATE OF VALUATION:  
FEBRUARY 23, 2015

SIZE OF SITE: 0.24 ACRES PER SURVEY PROVIDED (10,454 SF)

CURRENT USE: VACANT LAND

HIGHEST AND BEST USE: AGRICULTURAL/RESIDENTIAL

PURPOSE OF VALUATION:  
THE PURPOSE OF THIS REPORT IS FOR THE ACQUISITION OF THE ABOVE DESCRIBED LAND FOR PERMANENT EASEMENT FOR CONSTRUCTION OF A WATER LINE BY THE USER: CULLMAN COUNTY WATER DEPT.

The Appraisal of Real Estate; 12<sup>th</sup> Edition.

..... “The influence of utility on value depends on the characteristics of the property. Size utility, design utility, location utility and other specific forms of utility can significantly influence the property value.

The benefits of real property ownership are derived from the bundle of rights that an owner possesses. Restrictions on ownership rights may inhibit the flow of benefits and, therefore, lower the property’s Value. Similarly, a property can only achieve its highest value if it can legally perform its most useful function. Environmental regulations, zoning regulations, deed restrictions, and other limitations on the rights of ownership can enhance or detract from a property’s utility and value.

THIS ASSIGNMENT OF VALUE IS BASED ON THE CONCEPT THAT THE USE OF THE SUBJECT SITE WOULD BE AFFECTED BY ITS SIZE AND UTILITY OF THE SUBJECT LAND AREA. THE SUBJECT SITE IS TO BE PURCHASED BY CULLMAN COUNTY WATER DEPT. FOR ERECTION OF A WATER TOWER.

THE VALUE BELOW IS BASED ON THE LOSS OF USE OF THE EASEMENT AREA OF 90%. EASEMENT AREA CAN BE USED FOR INGRESS/EGRESS ONLY.

A SEARCH OF THE MARKET AREA REVEALED LAND SALES CONSIDERED TO BE COMPARABLE TO THE SUBJECT. THE AVERAGE VALUE OF SALES REVIEWED IS \$4,250 PER ACRE. THE SUBJECT SITE IS A 0.24 ACRE EASEMENT ALONG THE SOUTH BOUNDARY OF HWY 278. THE BELOW VALUE ASSIGNMENT IS BASED ON THE ACQUISITION OF A PERMANENT EASEMENT. ADJUSTMENT HAS BEEN MADE FOR THE LOSS OF USE OF THE EASEMENT AREA.

BASED ON SALES (LOCATED IN ADDENDUM SECTION OF THIS REPORT) THE VALUE PER ACRE OF THE SUBJECT SITE IS AS FOLLOWS:

|                                     |                     |
|-------------------------------------|---------------------|
| VALUE PER ACRE OF SALES:            | \$4,600.00 PER ACRE |
| LOSS OF USE OF EASEMENT AREA (90%): | +4,140.00 PER ACRE  |
| VALUE PER ACRE:                     | \$8,740.00 PER ACRE |

SUBJECT LAND AREA: 0.24 ACRE

X\$8,740.00 PER ACRE

VALUE OF SUBJECT SITE: \$2,097.00

ROUNDED TO: \$2,000.00



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JAMES C. TIMMERMAN  
REAL PROPERTY APPRAISER

Certification Statement:

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.  
The reported analyses, opinions, and conclusions are limited only by the reported

Assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

Land Sale One:



Continued:

Grantor: Culpepper Cattle Co.

Grantee: Smith

Sale Date: 11/27/2012

Land Type: None

Topography: Gentle roll (35 acres open)

Location: Highway 157, Cullman, Al. (West Point).

ID#: MLS#88038

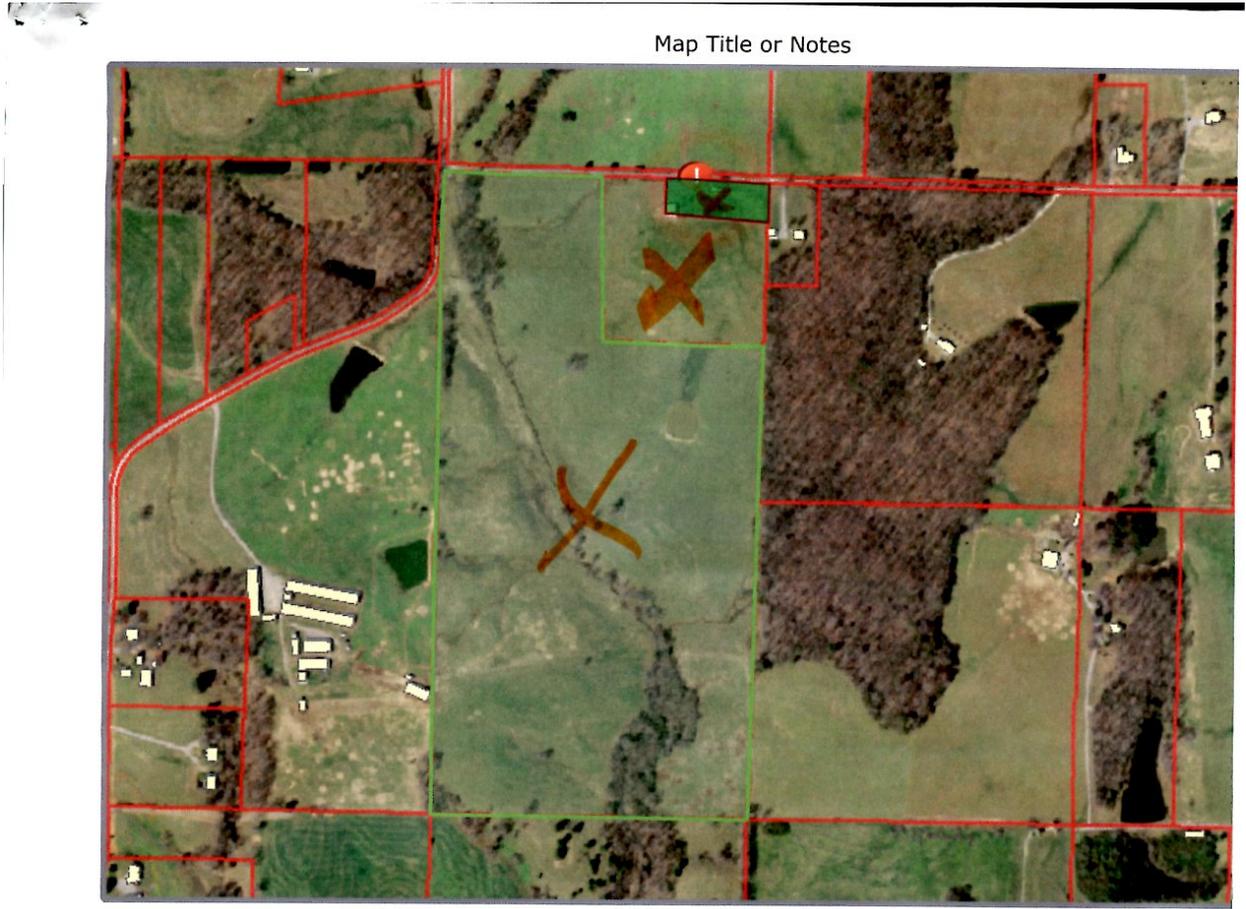
Sale Price: \$165,000.00

Site Size: 44 acres, more or less

Price Per Acre: \$3,750.00

Comments: Frontage along Highway 157 on right just this side of Garrison  
Trucking. Site was partially fenced and has pond.

Land Sale Two:



Continued:

Grantor: Duke

Grantee: Hollis

Sale Date: 08/16/2012

Land Type: Agricultural

Topography: Gentle rolling Open pasture land

ID: MLS#88576

Location: 709 Co. Rd. 1227, Vinemont, Alabama.

Sale Price: \$240,000.00

Site Size: 80 acres, more or less

Price Per acre: \$3,000.00

Comments: 80 acres open pasture land, fenced for livestock with pond.

Land Sale Three:



Continued:

Grantor: Mangum

Grantee: Ganus

Sale Date: 05/24/2012

Land Type: Agruculatural

Topography: Gentle Roll

Location: County Road 1428, Cullman, Al.

ID#: 88088

Sale Price: \$175,000.00

Site Size: 40 acres

Price Per acre: \$4,375.00

Comments: 30 acres open, 10 wooded, off Eva Rd, near Providence Church.

Sale Four:

Map Title or Notes



Continued:

Grantor: PATC  
Grantee: Boatright  
Sale Date: 04/12/2013  
Land Type: Agricultural  
Topography: Gentle Roll  
Location: County Road 549, Cullman, Al.  
County ID#: #18619  
Sale Price: \$125,000.00  
Site Size: 40 acres  
Price Per acre: \$3,125.00

Comments: 25 acres open, 15 Cut Over, Good Road frontage. MLS#90299.

ADJUSTMENTS:

| SALE:          | #1      | #2      | #3      | #4      |
|----------------|---------|---------|---------|---------|
| PRICE PER AC:  | \$3,750 | \$3,000 | \$4,75  | \$3,125 |
| LOCATION:      | +20%    | 20%     | 20%     | 20%     |
| TOPOGRAPHY:    | 0%      | 0%      | 0%      | 20%     |
| SIZE:          | 0%      | 20%     | 0%      | 0%      |
| ADJ. VALUE AC: | \$4,500 | \$4,200 | \$5,250 | \$4,375 |

Location is considered inferior for sale #1 due to its limited amount of frontage on Hwy 157. Sales 2 thru 4 are located with county road frontage considered inferior.

Topography: Sale #4 considered inferior due to being cutover acreage.

Size: Sale #2 is twice the size of subject.

BASED ON THE SALES, IT IS MY OPINION, A VALUE OF \$4,600 PER ACRE WOULD BE JUSTIFIED FOR THE SUBJECT PROPERTY PER ACRE.

## **CERTIFICATION & STATEMENT OF LIMITING CONDITIONS:**

**CERTIFICATION:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

4. The cost approach has been used, if applicable, at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has noted in the appraisal report any adverse conditions observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

8. For construction loans, the appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia;

except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected the properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

4. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

5. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

6. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

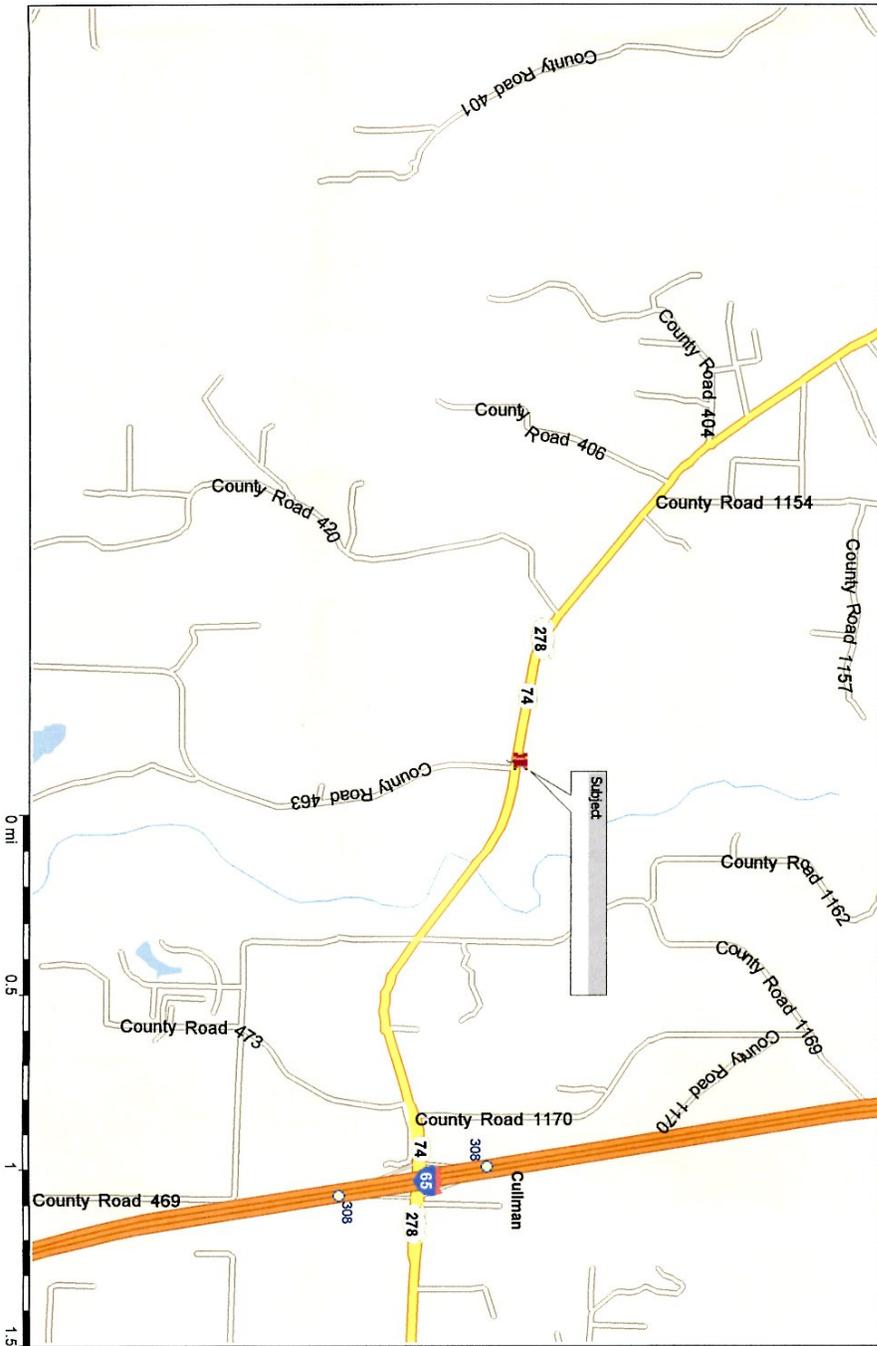
7. I have personally inspected the interior and exterior areas of the subject property. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the

property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

8. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

I have never appraised this property.

Alabama, United States, North America



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Online mapping and direction data © 2010 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities. Including © Her Majesty the Queen in Right of Canada. © Queen's Printer for  
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rights reserved.

Map Title or Notes



Map to be used for TAX PURPOSES ONLY! Map not for conveyance use.

## Property Appraisal Link

### CULLMAN COUNTY, AL

Current Date 2/17/2015

Tax Year 2014

#### OWNER INFORMATION

|                       |                                     |                     |                    |
|-----------------------|-------------------------------------|---------------------|--------------------|
| <b>PARCEL</b>         | 17-04-18-0-000-009.002              | <b>PPIN</b> 034130  | <b>TAX DIST</b> 01 |
| <b>NAME</b>           | CULPEPPER, KENNY                    |                     |                    |
| <b>ADDRESS</b>        | PO BOX 1007<br>CULLMAN AL 350561007 |                     |                    |
| <b>DEED TYPE</b> 00   | <b>BOOK</b> 0342                    | <b>PAGE</b> 0000513 |                    |
| <b>PREVIOUS OWNER</b> |                                     |                     |                    |
| <b>LAST DEED DATE</b> | 1/ 1/1901                           |                     |                    |

#### DESCRIPTION

ALL TH PT SW4 NW4 S OF US HWY 278

#### PROPERTY INFORMATION

|                               |                   |
|-------------------------------|-------------------|
| <b>PROPERTY ADDRESS</b>       | 118 COUNTY RD 463 |
| <b>NEIGHBORHOOD</b>           | B                 |
| <b>PROPERTY CLASS</b>         | <b>SUB CLASS</b>  |
| <b>LOT BLOCK</b>              |                   |
| <b>SECTION/TOWNSHIP/RANGE</b> | 18-10S-03W        |
| <b>LOT DIMENSION</b>          |                   |

#### ZONING

#### PROPERTY VALUES

|                            |                   |                 |        |                      |       |
|----------------------------|-------------------|-----------------|--------|----------------------|-------|
| <b>LAND:</b>               | 102500            | <b>CLASS 1:</b> |        | <b>TOTAL ACRES:</b>  | 38.00 |
| <b>BUILDING:</b>           | 100300            | <b>CLASS 2:</b> |        | <b>TIMBER ACRES:</b> | 23.00 |
|                            | <u>          </u> | <b>CLASS 3:</b> | 202800 |                      |       |
| <b>TOTAL PARCEL VALUE:</b> | 202800            |                 |        |                      |       |

#### BUILDING SKETCHES

[VIEW SKETCH 01](#)

\$12,1697 Acce  
206 S.F.

#### DETAIL INFORMATION

| <u>CODE TYPE</u> | <u>REF METHOD</u>      | <u>DESCRIPTION</u>            | <u>LAND USE</u>    | <u>TC HsPn</u> | <u>MARKET USE</u>         |
|------------------|------------------------|-------------------------------|--------------------|----------------|---------------------------|
|                  |                        |                               |                    |                | <u>VALUE</u> <u>VALUE</u> |
| M                | <a href="#">LAND</a> 2 | MA A3 15.00 acres             | 8100-OVER 20 ACRES | 3 Y N          | 55700                     |
| M                | <a href="#">LAND</a> 3 | MA C2 23.00 acres             | 8100-OVER 20 ACRES | 3 Y N          | 46800                     |
|                  | <a href="#">BLDG</a> 1 | R 111 SINGLE FAMILY RESIDENCE |                    | 3 Y N          | 95200                     |
|                  | <a href="#">BLDG</a> 2 | B B42 BARN, B-42              | -                  | 3 Y N          | 5100                      |

#### DOCUMENTS

http://www.deltacomputersystems.com/cgi-apa3/APMCGI02?HTMCNTY=AL25&HTMB... 2/17/2015



QUALIFICATIONS  
JAMES C. TIMMERMAN  
CERTIFIED GENERAL REAL PROPERTY APPRAISER #G00278

TECHNICAL TRAINING:

Fundamentals of Real Estate Appraisals, Snead College, Boaz, Al.

Uniform Standards of Professional Appraisal Practice

American Real Estate Institute, Montgomery, Al.

Graduate of School of Banking of the South, L.S.U. – Baton Rouge, Louisiana.

EXPERIENCE:

Sixteen Years experience in Financial Services, Fourteen of which were in Banking.

Job Experience:

Fee Appraiser and owner of Timmerman Appraisal since January 1992.

Loan Officer with experience in Real Estate Lending in the following banks:

Amsouth Bank  
Arab, Al

Security Trust Bank  
Brilliant, Al.

Peoples Bank  
Holly Pond, Al.

American Bank  
Geneva, Al.

Community Bank  
Blountsville, Al.

First Commercial Bank  
Cullman, Al.

CLIENTS:

Wells Fargo Bank, Bank Independent, Regions Bank, Peoples Bank, BBVA Bank, Premier Bank, Merchants Bank, Eva Bank, Cullman Savings Bank, First Community Bank, Farm Credit Services, Alabama Department of Transportation.

Experience in Commercial, Residential, Agricultural and Condemnation Appraisals.

# State of Alabama



This is to certify that

**James C Timmerman**

*having given satisfactory evidence of the necessary qualifications required by the laws of the State of Alabama is licensed to transact business in Alabama as a*

**Certified General Real Property Appraiser**

*With all rights, privileges and obligations appurtenant thereto.*

LICENSE NUMBER: **G00278**  
EXPIRATION DATE: **09/30/2015**

*Shina Prudde* Executive Director  
ALABAMA REAL ESTATE APPRAISERS BOARD

000003150