

Melba
Richardson

THE TOWN OF INDIAN SPRINGS VILLAGE

ANNEXATION ORDINANCE NO. 30

BE IT ORDAINED BY THE TOWN COUNCIL OF INDIAN SPRINGS VILLAGE, ALABAMA, that the Town of Indian Springs Village does hereby honor the request(s) for annexation filed by the owner(s) of the real property which is contiguous to the existing corporate limits of the Town of Indian Springs Village as more fully described in the attached Request(s) for Annexation, Property Description(s), and map of said property showing its relationship to the corporate limits of the town. Said property is located and contained within an area contiguous to the corporate limits of the Town of Indian Springs Village, and said property is not located within the corporate limits or police jurisdiction of any other municipality.

This ordinance shall go into effect upon the passage and publication as required by law.

Hub Hammon, Mayor
Patricia L. Crapet
Art Johnson
Harold Butler
Ray M. Vin

1994 Passed and approved 18th day of October, 1995 # 1995-04926

[Signature]
Clerk

Dickerson

02/24/1995-04926
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 21.00

1995 # 1995-04926

Jim
08-01-94 107
25-11-94 284
3-4-94 422

City Clerk
Indian Springs Village, Alabama

Re: Petition for Annexation

The undersigned owners of the property which is contiguous to the corporate limits of the Town of Indian Springs Village, Alabama and as described in attached Exhibit A, do hereby petition the Town of Indian Springs Village to annex said property into the corporate limits of the municipality.

Done this 20 day of September, 1994.

J.E. Hyatt
Witness

Melba Richardson
Owner

145 Cherokee Dr.
Mailing Address

Peeham, Al. 35124

Witness

Owner

Mailing Address

STATE OF ALABAMA)
 JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY THOUSAND DOLLARS (\$60,000.00), \$48,000.00 of which was paid from a mortgage loan closed simultaneously herewith, in hand paid to the undersigned grantor, MORTGAGE CORPORATION OF THE SOUTH, a corporation (herein referred to as "Grantor") by A. C. RICHARDSON and wife, MELBA P. RICHARDSON (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real estate described in Exhibit A attached hereto, situated in Shelby County, Alabama, together with all of Grantor's right, title and interest, if any, in and to all furniture, carpeting, draperies and appliances, if any, located on said real estate, and subject to:

(1) Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property; and

(2) All outstanding statutory rights of redemption relating to the property and ad valorem taxes due in the year 1983.

Grantees acknowledge that they have not relied upon any representation made by Grantor regarding the property or any aspect thereof; that any and all such representations, unless incorporated herein are void and of no force; and that Grantees are purchasing the property "AS IS" and solely on the basis of Grantees' own factual investigations and not upon any fact Grantor may or may not have communicated to Grantees.

TO HAVE AND TO HOLD to 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 the Grantor, for itself, its successors and assigns, does hereby covenant with the said Grantees, their heirs and assigns, that the property is free and clear from all encumbrances whatsoever, created by, from, through or under the Grantor, and that said Grantor will forever warrant and defend the same with the appurtenances thereunto

Courtney Mason

belonging unto the said Grantees, their heirs and assigns, against all lawful claims of all persons claiming by, through or under the Grantor herein, except as herein stated.

IN WITNESS WHEREOF, the said MORTGAGE CORPORATION OF THE SOUTH by Stephen B. Matheson, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of March, 1983.

MORTGAGE CORPORATION OF THE SOUTH

ATTEST:

Lynne J. Roberson

BY:

Stephen B. Matheson

Its: Senior Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Stephen B. Matheson whose name as Senior Vice President of MORTGAGE CORPORATION OF THE SOUTH, 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 11 day of March, 1983.

L. L. R. Roberson
NOTARY PUBLIC

My commission expires: 10/15/83

My Commission Expires October 15, 1983

EXHIBIT A

Commence at the N.W. corner of the SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West; thence run South along the West line of said $\frac{1}{4}$ Section a distance of 860.65 feet; thence turn an angle to the left of 87 degrees 49 minutes and run Easterly a distance of 173.80 feet to the point of beginning; thence continue along the same course a distance of 140.00 feet to the West R.O.W. line of a paved road; thence an angle to the right of 87 degrees 49 minutes and run in a Southerly direction a distance of 140.00 along the West R.O.W. line of said road; thence turn an angle to the right of 92 degrees 11 minutes and run Westerly a distance of 140.00 feet; thence an angle to the right of 87 degrees 49 minutes and run in a Northerly direction a distance of 140.00 feet to the point of beginning, being a part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West.

STATE OF ALA. SHELBY CO. *See Mtg. 428-239*
I CERTIFY THIS
INSTRUMENT WAS FILED *Need Tax 12.00*

1983 MAR 14 PM 4:09

F. Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 450
Ind 100

17 50

BOOK 345 PAGE 684

SEE MAP
58-10-05-21

SEE MAP
58-10-05-21

RESURVEY OF LOTS
31 & 32
OLD MILL TRACE
SECOND SECTOR
MB. 9 PG. 15

SEE MAP
58-10-05-21
2.0" SCALE

RESURVEY LOT 29
MB. 7 PG. 112
MILLER SUBDIVISION
MB. 8 PG. 135
22.57
10 AC.±

INDIAN WOODS FOREST
4TH SECTOR
MB. 14 PG. 112
(LOTS 1-15)

POTTERS RESURVEY
OF MILLER SUBDIVISION
LOT 3 MB. 8 PG. 175

OLD MILL TRACE
SECOND SECTOR
MB. 8 PG. 156

OLD MILL TRACE
MB. 7 PG. 99-A & B
RESURVEY OF LOT
MB. 8 PG. 12

50
5.8 AC.±
OLD MILL TRACE
3RD SECTOR
MB. 9 PG. 129

51
14 AC

Inst # 1995-04926

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MAPS TO BE USED FOR TAX PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE