

orig

THE TOWN OF INDIAN SPRINGS VILLAGE

ANNEXATION ORDINANCE NO. 60

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.

Patricia S. Crapet
Harold C. Golmer, Jr.
W. E. Wright

199 Passed and approved 16 day of June, 1998

Randy Stephens
Clerk

07/02/1998-24923
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
009 HEL 28.50

CERTIFICATION

I, Paul J. Stephens, Town Clerk of the Town of Indian Springs Village, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the Town Council of the Town of Indian Springs Village, at its regular meeting held on 6-16-98, as same appears in the minutes of record of said meeting, and published by posting copies thereof on June 17, 1998, at the following public places, which copies remained posted for five days as provided by law:

~~Town Hall~~
~~Mayor's Office~~

~~2635 Cahaba Valley Rd -~~
~~291 Valley View Lane~~

Town Clerk's Office

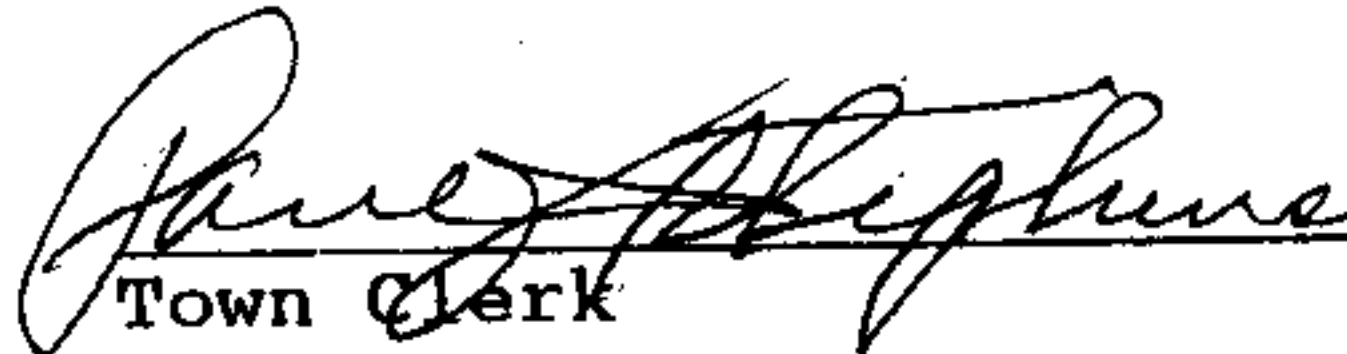
88 Indian Crest Drive

NSFD Station #2

Caldwell Mill Road L

Sunny Food Store #8

Caldwell Mill Road


Town Clerk

6-17-98
Date

ANNEXATION PETITION
Town of Indian Springs Village, Alabama

Official Use Only:

Case/Ordinance Number: _____ Date Completed Pet. Received: _____ By: _____

Council Meeting Date: _____ Action Taken: _____

Comes Now, the Undersigned Applicant and hereby applies for favorable consideration by the Town of Indian Springs Village, Alabama to allow annexation (into the corporate limits of the town) of the real property described below. By submitting this petition, the Applicant represents that the property is duly and properly described in the attached legal description and that the property is contiguous to the corporate limits of the Town of Indian Springs Village. **This completed petition must be submitted with an attached copy of the Deed of conveyance to the named Property owner (Attached as Exhibit A, hereto.) All other regulations, conditions or requirements of the Ordinances of Indian Springs Village must be met or completed before any action may be taken by the Town Council on this petition.**

REAL PROPERTY OWNER(S): Damon C. & Elizabeth A. Massey
(Applicant Must be Property Owner or Official legal Representative of Owner)

Owners' Address: 49 Red Stick Road, Pelham, AL 35124

Owners' Telephone: (work) _____ (home) _____

Subject Property Location: (street address) SAME
Township: LOT 9, Block 1 according to the Survey of Indian Wood Forest,
Range: _____ Section: 1/4 Section: Second Sector,
as recorded in Map Book 7, page 83, Probate Office of
Parcel I.D. No.: Shelby County, AL Number of Acres: (+/-) _____

Reason for Annexation Request: To be part of Indian Springs Village
like the rest of my family.
Current Zoning: Res.

The Owner(s) should be present at the meeting on the announced date. The Town Council may not take any action on a Petition application if there is no property owner (or representative) present.

DATE: 6-16-98

Damon C. Massey
OWNER'S SIGNATURE (or Representative)

(Elizabeth)
Beth A. Massey
CO-OWNER'S SIGNATURE

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

CITY CLERK'S SIGNATURE _____
(Verification of Property Annexation requirements)

DATE: _____

This Instrument was prepared by:
Acres & Ramsey, L.L.C.
Attorneys at Law
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Damon C. & Elizabeth A. Massey
49 Red Stick Road
Birmingham, Alabama 35124

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of One Hundred Forty-Three Thousand & 00/100, (\$143,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, DAVID MARTIN GUTHRIE and GINGER GUTHRIE, husband and wife, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAMON C. MASSEY and ELIZABETH A. MASSEY, husband and wife (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, To-wit:

Lot 9, in Block 1, according to the Survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, page 83, in the Probate Office of SHELBY County, Alabama.

Damon C. Massey is one and the same person as Damon Cresap Massey.
Elizabeth A. Massey is one and the same person as Elizabeth Ann Massey.

SUBJECT TO:

1. \$114,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Ad Valorem taxes for 1998 and subsequent years, said taxes being a lien but not due and payable until October 1, 1998.
3. 30 foot easement line as shown on recorded map.
4. 7 1/2 foot easement on Rear side of lot as shown on recorded map.
5. Restrictions as shown on recorded map.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 320, page 893.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above;

that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of APRIL, 1998.


DAVID MARTIN GUTHRIE


GINGER GUTHRIE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID MARTIN GUTHRIE & GINGER GUTHRIE, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of APRIL, 1998.


NOTARY PUBLIC

My commission expires: 3/11/00

ANNEXATION PETITION
Town of Indian Springs Village, Alabama

Official Use Only:

Case/Ordinance Number: _____ Date Completed Pet. Received: _____ By: _____

Council Meeting Date: _____ Action Taken: _____

Comes Now, the Undersigned Applicant and hereby applies for favorable consideration by the Town of Indian Springs Village, Alabama to allow annexation (into the corporate limits of the town) of the real property described below. By submitting this petition, the Applicant represents that the property is duly and properly described in the attached legal description and that the property is contiguous to the corporate limits of the Town of Indian Springs Village. **This completed petition must be submitted with an attached copy of the Deed of conveyance to the named Property owner (Attached as Exhibit A, hereto.) All other regulations, conditions or requirements of the Ordinances of Indian Springs Village must be met or completed before any action may be taken by the Town Council on this petition.**

REAL PROPERTY OWNER(S): Daniel + Sharon Smart
(Applicant Must be Property Owner or Official legal Representative of Owner)

Owners' Address: 185 Red Stick Rd

Owners' Telephone: (work) 877-3018 (home) 991-8346

Subject Property Location: (street address) 185 Red Stick Rd.

Township: 10 Range: _____ Section: 22 1/4 Section: 0

Parcel I.D. No.: 22015 Number of Acres: (+/-) .9

Reason for Annexation Request: TO AVOID other annexation

Current Zoning: Shelby County

The Owner(s) should be present at the meeting on the announced date. The Town Council may not take any action on a Petition application if there is no property owner (or representative) present.

DATE: 6/15/98

[Signature]
OWNER'S SIGNATURE (or Representative)

[Signature]
WITNESS SIGNATURE

[Signature]
CO-OWNER'S SIGNATURE

[Signature]
WITNESS SIGNATURE

CITY CLERK'S SIGNATURE _____ DATE: _____
(Verification of Property Annexation requirements)

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND & 00/100--- (\$88,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth W. Carpenter and wife, Jessica H. Carpenter (herein referred to as grantors), do grant, bargain, sell and convey unto Daniel J. Smart and wife, Sharon S. Smart (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, in Block 2, according to the survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7 page 83 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

99

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

187

\$79,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BLKX

GRANTEES' ADDRESS: 4714 Red Stick Road, Helena, Alabama 35080

TO HAVE AND TO HOLD to the 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of May, 1988.

1.000 9.00
2.000 2.50
3.000 1.00
4.000 12.50

68-1-1110:15

Kenneth W. Carpenter (SEAL)
Kenneth W. Carpenter
Jessica H. Carpenter (SEAL)
Jessica H. Carpenter

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Carpenter and wife, Jessica H. Carpenter whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May A.D., 1988

Notary Public

ANNEXATION PETITION
Town of Indian Springs Village, Alabama

Official Use Only:

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Council Meeting Date: _____ Action Taken: _____

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REAL PROPERTY OWNER(S): James T. and Nancy W. McLendon
(Applicant Must be Property Owner or Official legal Representative of Owner)

Owners' Address: 147 Red Stick Road Pelham, AL 35124

Owners' Telephone: (work) 592-5968 (Nancy) (home) 995-0600

Subject Property Location: (street address) 147 Red Stick Road

Township: _____ Range: _____ Section: _____ 1/4 Section: _____

Parcel I.D. No.: _____ Number of Acres: (+/-) 1

Reason for Annexation Request: We would prefer to choose what township to be a part of than have it decided for us.

Current Zoning: (?) Shelby County

The Owner(s) should be present at the meeting on the announced date. The Town Council may not take any action on a Petition application if there is no property owner (or representative) present.

DATE: 6/16/98

James T. McLendon
OWNER'S SIGNATURE (or Representative)

Nancy W. McLendon
CO-OWNER'S SIGNATURE

Sharon Smart
WITNESS SIGNATURE

Sharon Smart
WITNESS SIGNATURE

CITY CLERK'S SIGNATURE _____ DATE: _____
(Verification of Property Annexation requirements)

This instrument was prepared by

(Name) Douglas Hughes, Attorney at Law

(Address) 1801 Oxmoor Road, Suite 201
Homewood, Alabama 35209



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and No/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tommy E. McLendon and Betty D. McLendon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James T. McLendon and Nancy W. McLendon

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: -

Lot 4-A, Block 2, according to the Resurvey of Lot 4, Block 2, Indian Wood Forrest, Second Sector, as recorded in Map Book 7, Page 111, in the Probate Court of Shelby County, Alabama.

Mineral and mining rights excepted.

This property is conveyed subject to the restrictive covenants made a part of the above record map, and subject to all existing and recorded easements.

A purchase money firstmortgage in the amount of \$70,000.00 to Mortgage Corporation of the South, is being recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey, the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of November, 1986

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
DOUGLAS HUGHES

1986 NOV 10 PM 4:23

(SEAL) Tommy E. McLendon (SEAL)
Tommy E. McLendon

(SEAL) Betty D. McLendon (SEAL)
Betty D. McLendon

Rec'd by 10:00
Rec'd 10:00
Ind. 10:00
7:50

STATE OF Alabama
Jefferson COUNTY

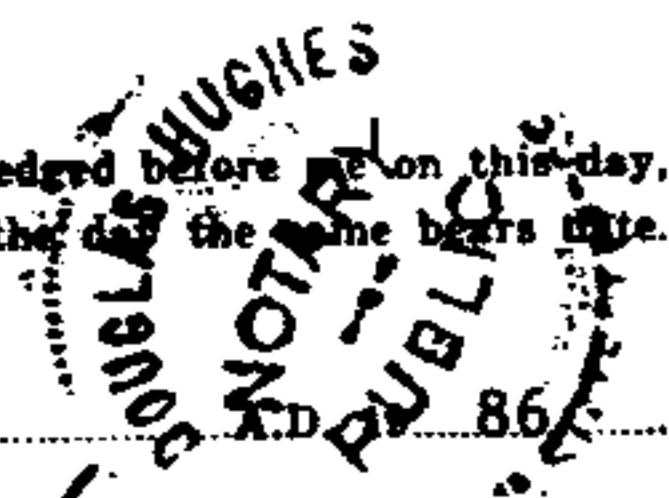
General Acknowledgment

I, Douglas Hughes a Notary Public in and for said County, in said State, hereby certify that Tommy E. McLendon and Betty D. McLendon

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the 3rd day of November, 1986.

Given under my hand and official seal this 3rd day of November

Douglas Hughes
Notary Public



BOOK 99 PAGE 602

Inst # 1998-24923

07/02/1998-24923
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
009 MEL 28.50