

ORDINANCE NUMBER 062209-207

COUNCIL MEMBER NIX
INTRODUCED THE FOLLOWING ORDINANCE

COUNCIL MEMBER PENDLETON
SECONDED THE ORDINANCE

AN ORDINANCE ASSENTING TO A CERTAIN PETITION FOR ANNEXATION

Whereas, all of the owners of property located and contained within an area contiguous to the corporate limits of Montevallo, and not within the corporate limits or police jurisdiction of any other municipality, have signed and filed a written petition with the City Clerk requesting that such property or territory be annexed to Montevallo, and

WHEREAS, said petition contains an accurate description of the property or territory proposed to be annexed together with a map of the said territory showing its relationship to the corporate limits of Montevallo,

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:

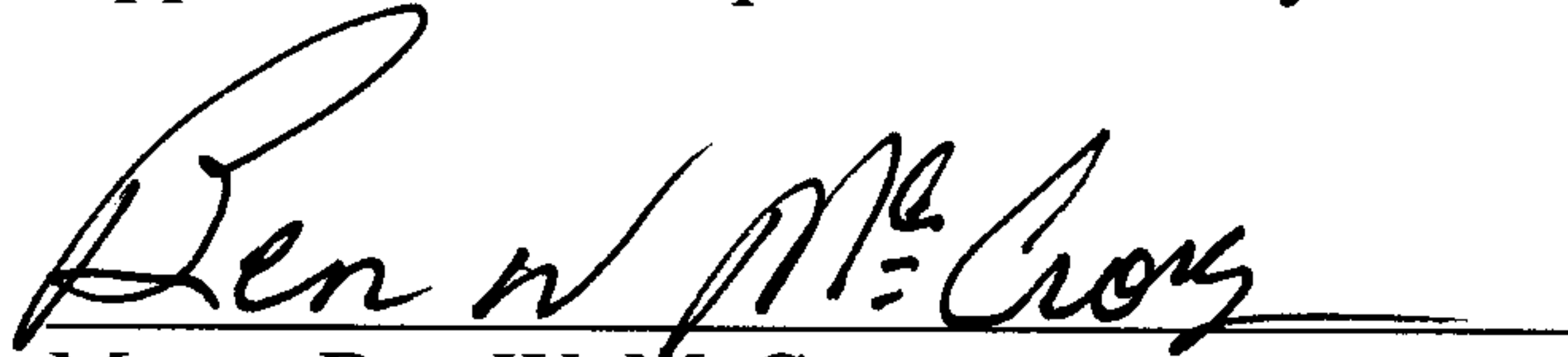
1. That the City Council of the City of Montevallo, as and for its governing body, hereby assents to the annexation of that certain land of approximately, upon the petition of Gerald Dwayne Riffe and Peggy Hughes Riffe, the owners, as provided in §11-42-21 of the *1975 Alabama Code* and other applicable law, of 2 acres located at 128 Caroline Drive and identified as Parcel ID 27-2-04-0-003-007.001 and legal description as follows: COM AT PT WHERE W LN S4 T22S R3W INT S RW HWY 22 TH E 1100 S 775 TO POB TH S 528 TH E 165 TH N 528 W 165 TO POB 2., Shelby County, Alabama.
2. That the annexed territory be zoned AO until rezoned upon a recommendation of the Planning and Zoning Commission.
3. That the annexed territory be made a part of Council District 1 until such time as Council Districts are redrawn pursuant to the US Census.
4. That the City Clerk is directed to file a copy of this ordinance, including a description of the property or territory annexed, in the office of the Judge of

Probate of Shelby County, and to advertise this ordinance as provided by law.

5. That the City Clerk is directed to report this to annexation to the Department of Justice.

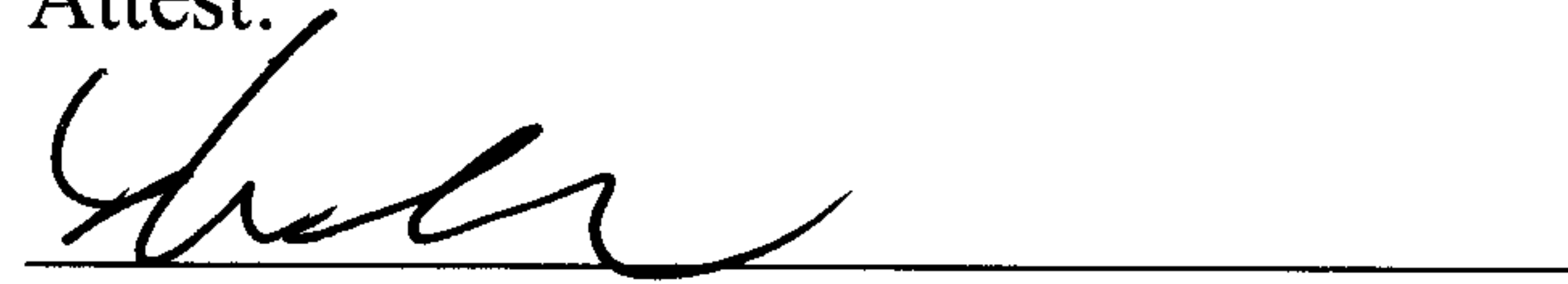
This ordinance shall become effective upon its passage and advertisement as provided by law.

Approved and adopted this 22 day of June, 2009.



Mayor Ben W. McCrory

Attest:



Herman Lehman, City Clerk

BASIC FORM LETTER:

State of Alabama
County of Shelby

Date Filed _____

We, being the owner or owners of the following described property do hereby request annexation into the corporate limits of the City of Montevallo.

Property Address: 152 Caroline Dr.
Montevallo, Al.

Legal Description:

COM at PT Where W Ln S4 T22S R3W INTS
RW Hwy 22 TH E 1100 S 775 TO POB
TH S 528 TH E 165 TH N 528 W 165 TO
POB 2

The property is located and contained within an area contiguous to the corporate limits of the City of Montevallo, Alabama, a city of more than 2000 population, and show(s) the City of Montevallo, Alabama that such property does not lie with the corporate limits or police jurisdiction of an other municipality than Montevallo, and hereby sign(s) written petition in accordance with 11-41-20 and 11-42-21, Code of Alabama 1975, as amended, requesting that such property described below be annexed to the City of Montevallo, Alabama. Also attached hereto is a map of the said property to be annexed showing its relationship to the corporate limits of the City of Montevallo, Alabama as in accordance with the provision of the Code of Alabama as cited above.

Said property is described further in the attached Exhibit(s).

Reason for annexation: Fire protection, City Services

Number of single family dwellings on the property: 2

Number of people living on the property: 6

Number of people of voting age: 3

Number of people not of voting age: 3



20110811000235480 3/11 \$42.00
Shelby Cnty Judge of Probate, AL
08/11/2011 11:34:57 AM FILED/CERT

Race of each person: W

Name and signature of all property owners:

Gerald Dwayne Riffe

Name

Gerald Dwayne Riffe

Signature

Date 6-17-09

Peggy Hughes Riffe

Name

Peggy Hughes Riffe

Signature

Date 6-17-09

Name

Signature

Date

Name

Signature

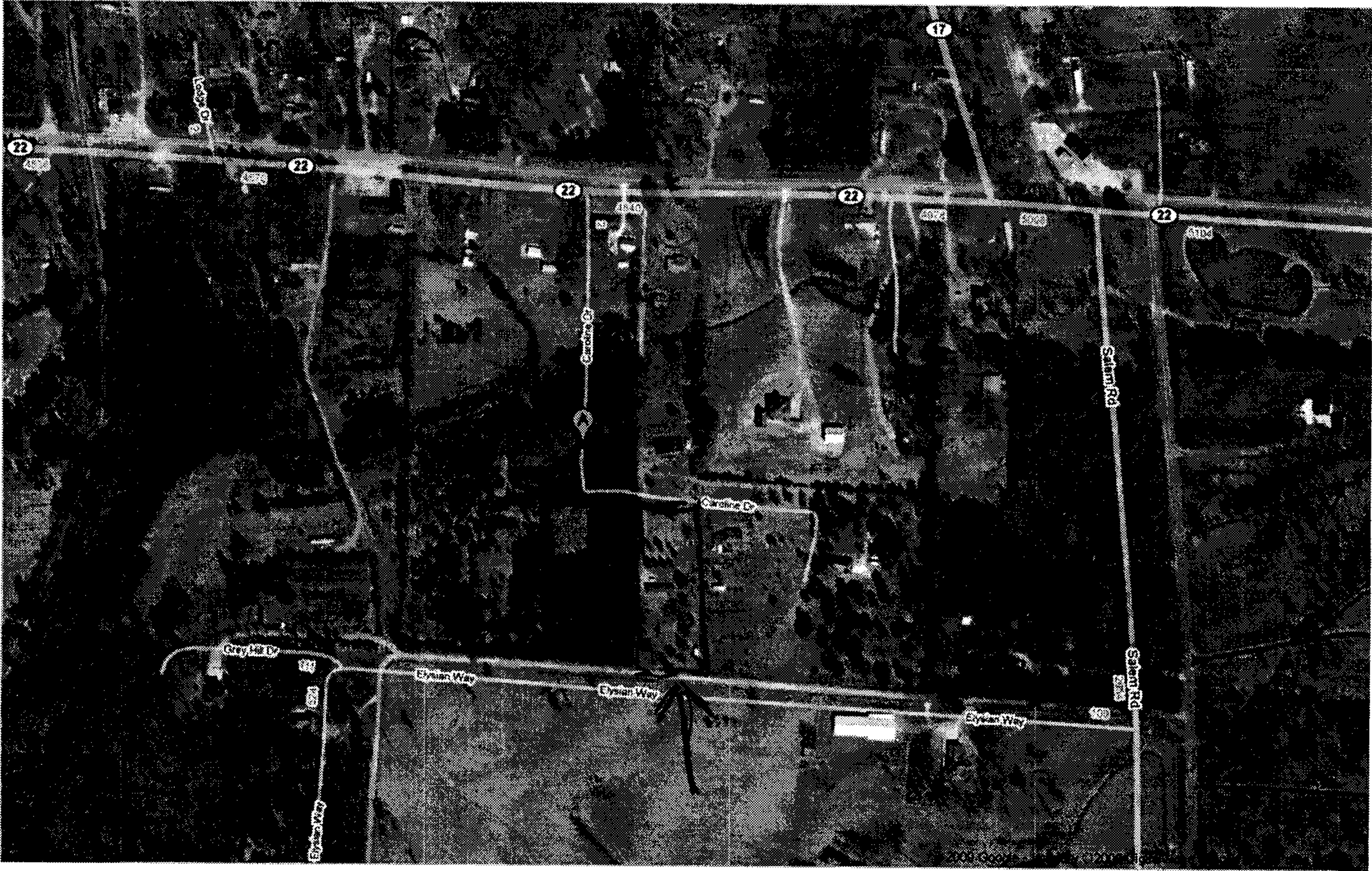
Date



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Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.



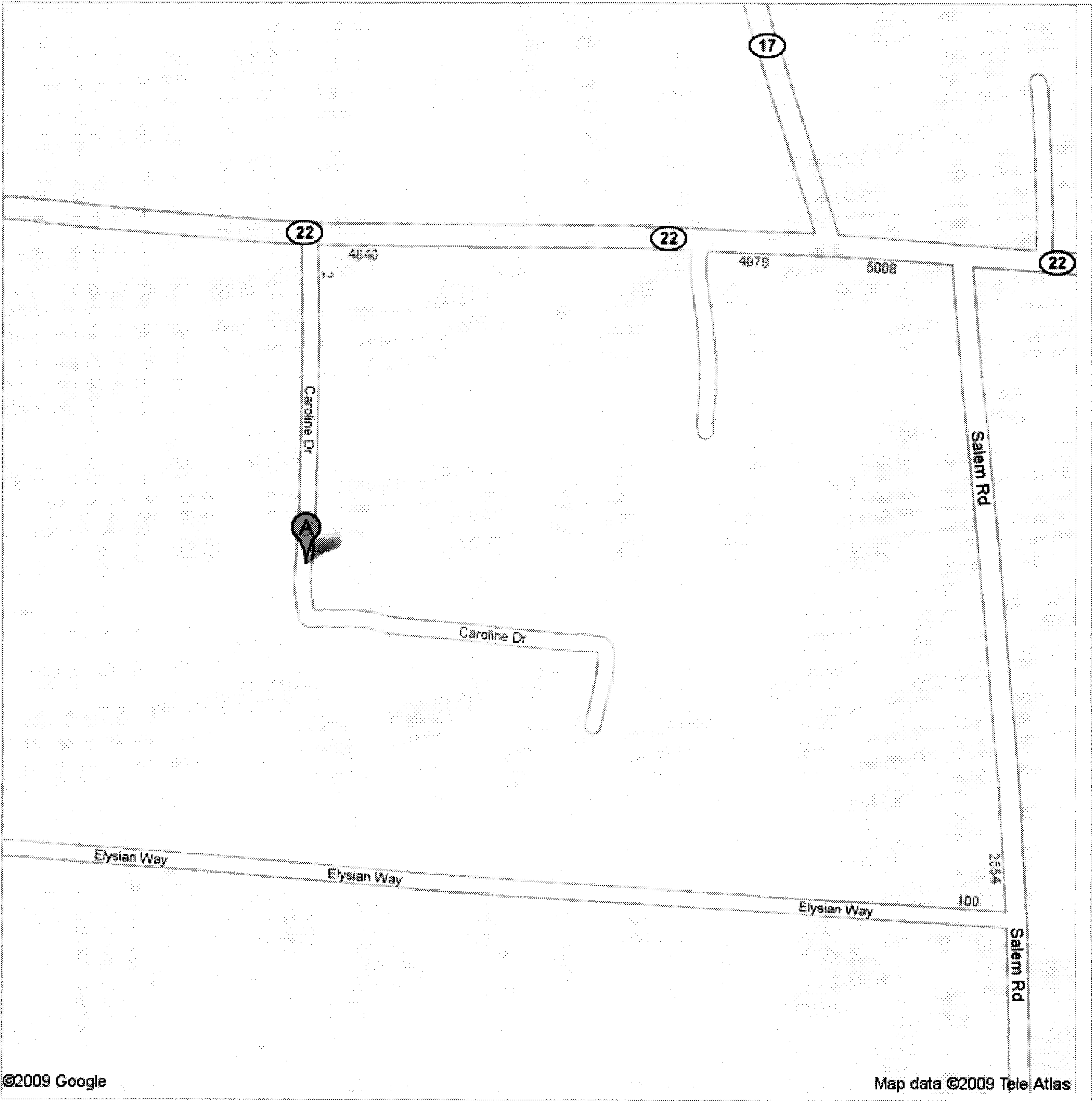
20110811000235480 5/11 \$42.00
Shelby Cnty Judge of Probate, AL
08/11/2011 11:34:57 AM FILED/CERT

Google maps

Address 128 Caroline Dr
Montevallo, AL 35115

Get Google Maps on your phone

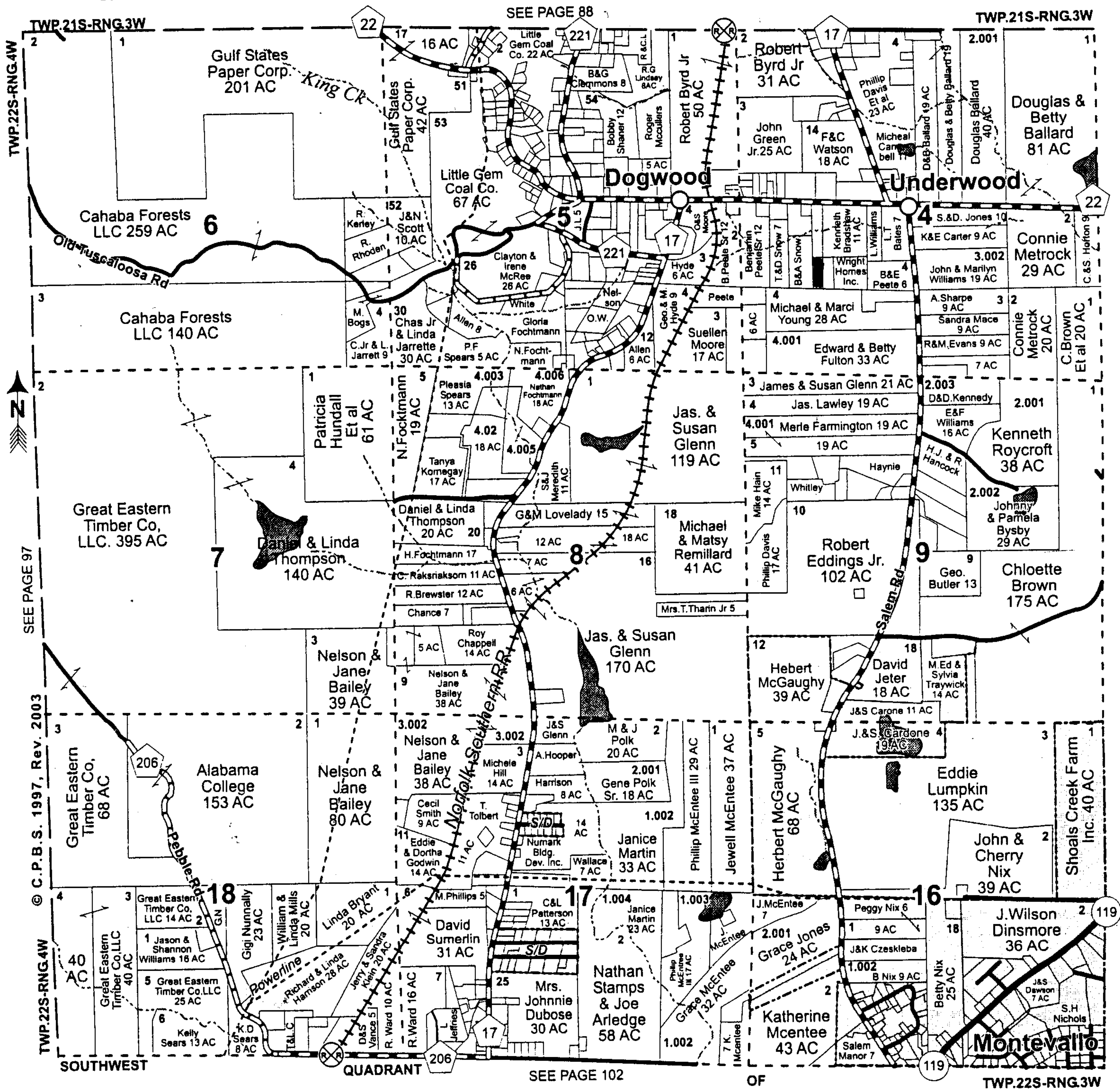
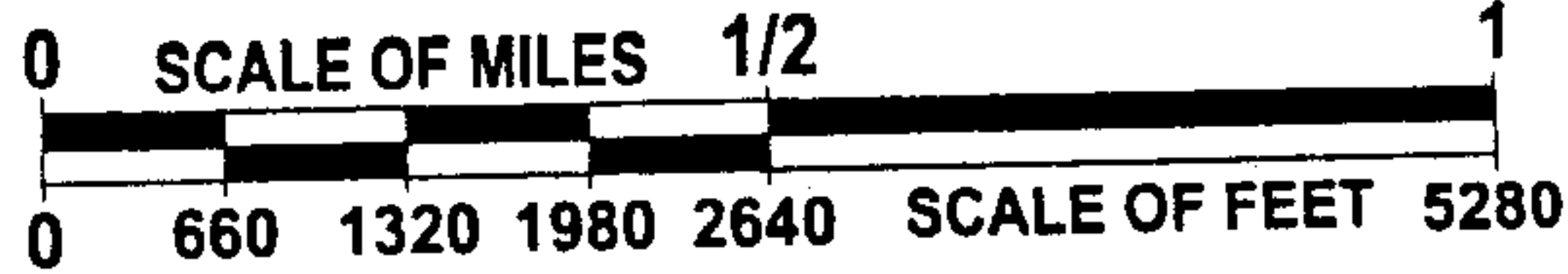
Text the word "GMAPS" to 466453




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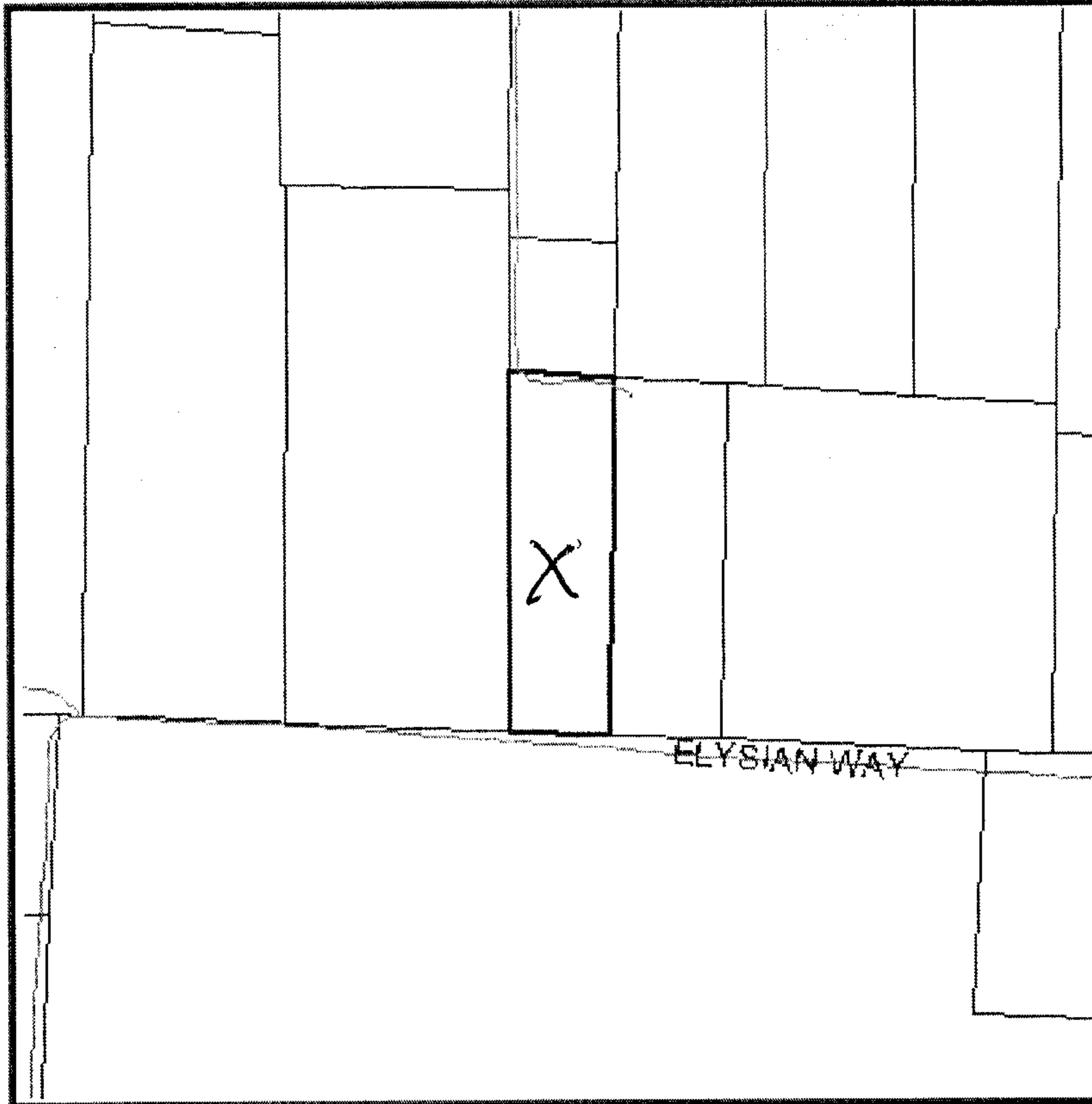
TWP.22S-RNG.3W - NORTHWEST

SHELBY COUNTY, ALABAMA (LOCATOR 27)



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Shelby Cnty Judge of Probate, AL
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Property Information - 27 2 04 0 003 007.001



Owner Information

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
RIFFE DEWAYNE & PEGGY		128 CAROLINE DR		MONTEVALLO	AL	35115
Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
			000	4	22S	03W
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	2	87120	

Description

COM AT PT WHERE W LN S4 T22S R3W INT S RW HWY 22 TH E 1100 S 775 TO POB TH S 528 TH E 165 TH N 528 W 165 TO POB 2

Document Information

Recorded Date	Recorded Number
20060825	20070309000107770
20010822	20020001667400000

*NO Zoning
F2-C*

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Planning Department
545 Main Street
Montevallo, Alabama 35115
(205) 665-2555 Ext. 112

APPLICATION FOR CONDITIONAL USE

Application # _____	Date Submitted: _____	Received by: _____
Type of Payment: _____	Paid: _____	

The completed application and all required attachments must be filed at least thirty (30) days prior to the Montevallo Planning Commission Public Hearing. The applicant must be present at hearings.

Name of Applicant: Dwayne & Peggy Riffe

Address: 128 Caroline Dr. Montevallo, AL, 35115

Telephone: [REDACTED]

Owner of Record: Dwayne & Peggy Riffe

Address: 128 Caroline Dr. Montevallo, AL, 35115

Tax Map ID #: 20070309000 107770 Existing Land Use: residential

Type of Conditional Use Requested:

Signature of Applicant: Dwayne Riffe Date: 6-17-09

Enclosures Required

☒ Vicinity map showing location of property

☒ Plat Plan, drawn to scale and dimensioned, showing the property boundaries and proposed development

☐ \$150.00 Fee + \$5.00 per property owner notification

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Shelby Cnty Judge of Probate, AL
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Please list ALL adjoining property owners by name and address:

- 1) Robert Mahaffey 213 Caroline Dr., Montevallo
- 2) Ann Snow 4592 Hwy 22, Montevallo
- 3) Truman Hughes 149 Caroline Dr, Montevallo
- 4) Roger Wheeler 125 Elgysian Way, Montevallo
- 5) _____
- 6) _____
- 7) _____
- 8) _____



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INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Dwayne Riffe and

(Name) Peggy Riffe

(Address) 128 Caroline Dr.
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY THOUSAND and 00/100, (\$30,000.00)** ----- **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

BRANDON H. RICE, an unmarried man

Shelby County, AL 03/09/2007
State of Alabama

(herein referred to as grantor) do grant, bargain, sell and convey unto

Deed Tax: \$30.00

DWAYNE RIFFE and wife, PEGGY RIFFE

(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, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Begin at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\S$ 4, Twp 22S, R3W; thence run W along the S line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 165 feet; thence run N, parallel to the E line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 528 feet; thence run E, parallel to the S line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 165 feet to a point on the E line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$; thence run S along the E line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 528 feet to the point of beginning.

Conveyed herewith is a 12 foot easement for ingress and egress, the center line of which is described as follows:

Commence at the SE corner of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$; thence run N along the E line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 528 feet; thence run W, parallel to the S line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 159 feet to a point, being the point of beginning of the center line description. Thence run N, parallel to the E line of said $\frac{1}{4}$ $\frac{1}{4}$ $\S$ 798 feet to the S right of way of Shelby County Highway 22, being the point of ending of said easement.

The N 12 feet of said property being subject to right of way of ingress and egress conveyed to Robert E. Mahaffey and Martha S. Mahaffey.

SOURCE OF TITLE: That certain Warranty Deed recorded on April 10, 2002 at Instrument Number 2002-16674 in the Shelby County Probate Office.

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of August, 2006.

Brandon H. Rice
BRANDON H. RICE