

ORDINANCE NUMBER 062810-333

COUNCIL MEMBER COST
INTRODUCED THE FOLLOWING ORDINANCE

COUNCIL MEMBER GOLDSMITH
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:

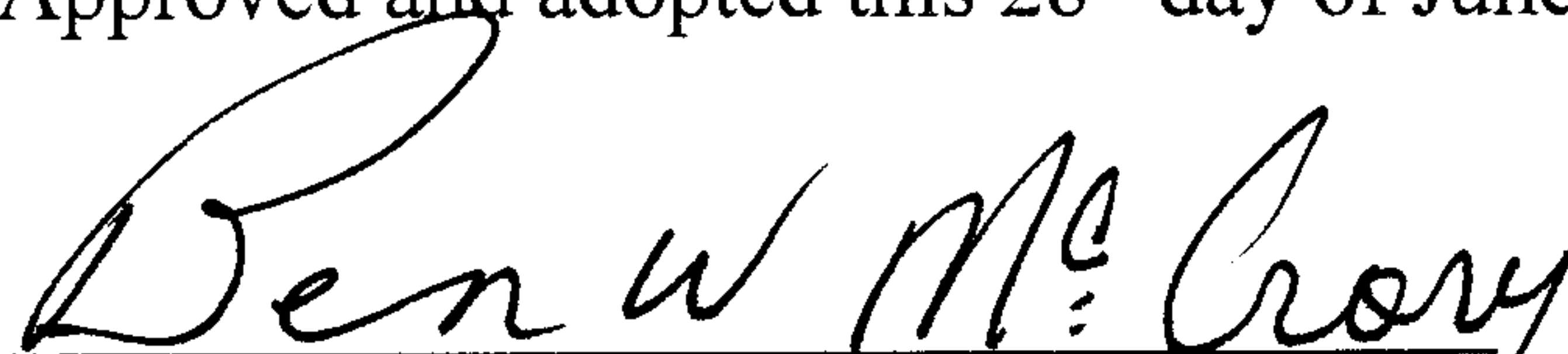
1. That the City Council of the City of Montevallo, as and for its governing body, hereby assents to the annexation of that certain land of approximately, upon the petition of Jason Picklesimer, Brad Davis and Steven Bowman, the owners, as provided in §11-42-21 of the *1975 Alabama Code* and other applicable law, of 20 acres located along Salem Road and identified by the legal description as follows:

DESCRIPTION 4 Lots
COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TWP 22 SOUTH, RANGE 3 WEST; THENCE RUN S 0-52°58' E FOR 832.15'; THENCE RUN S 0-07°43' W FOR 647.56'; THENCE RUN N 85-49°45' W FOR 257.70'; THENCE RUN A CHORD BEARING OF N 87-48°03' W FOR 337.17'; THENCE RUN N 88-38°05' W FOR 88.32'; THENCE RUN N 89-51°27' W FOR 650.98'; THENCE RUN N 07-41°59' E FOR 1041.24'; THENCE RUN S 82-57°56' E FOR 456.58'; THENCE RUN S 78-28°53' E FOR 369.44' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15; SAID POINT BEING SITUATED ON A CURVE TO THE LEFT HAVING A RADIS OF 2998.48', A CHORD BEARING OF N 12-24°35' E; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 83.55' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, ALONG SAID CURVE TO THE LEFT FOR 297.41' TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N 06-33°19' E FOR 784.95'; THENCE RUN N 87-08°57' W FOR 826.81'; THENCE RUN S 07-41°59' W FOR 1015.24'; THENCE RUN S 82-30°47' E FOR 833.98' TO THE POINT OF BEGINNING, CONTAINING 20.08/ ACRES

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 28th day of June 2010.



Mayor Ben W. McCrory

Attest:



Herman Lehman, City Clerk

BASIC FORM LETTER:

State of Alabama
County of Shelby

Date Filed 8-18-2011

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:

Legal Description:
See Attached

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: Subdivide estate lots for large custom Homes

Number of single family dwellings on the property: 0

Number of people living on the property: 0

Number of people of voting age: 0

Number of people not of voting age: 0



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Shelby Cnty Judge of Probate, AL
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DESCRIPTION 4 Lots

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TWP 22 SOUTH, RANGE 3 WEST; THENCE RUN S 0-52'58" E FOR 632.15'; THENCE RUN S 0-07'43" W FOR 647.56'; THENCE RUN N 85-49'45" W FOR 257.70'; THENCE RUN A CHORD BEARING OF N 87-48'03" W FOR 337.17';

THENCE RUN N 86-39'05" W FOR 88.32'; THENCE RUN N 89-51'27" W FOR 650.98'; THENCE RUN N 07-41'59" E FOR 1041.24'; THENCE RUN S 82-57'56" E FOR 458.55'; THENCE RUN S 78-26'53" E FOR 369.44' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15;

SAID POINT BEING SITUATED ON A CURVE TO THE LEFT HAVING A RADIS OF 2998.46', A CHORD BEARING

OF N 12-24'35" E; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 83.55' TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, ALONG SAID CURVE TO THE LEFT FOR 297.41'

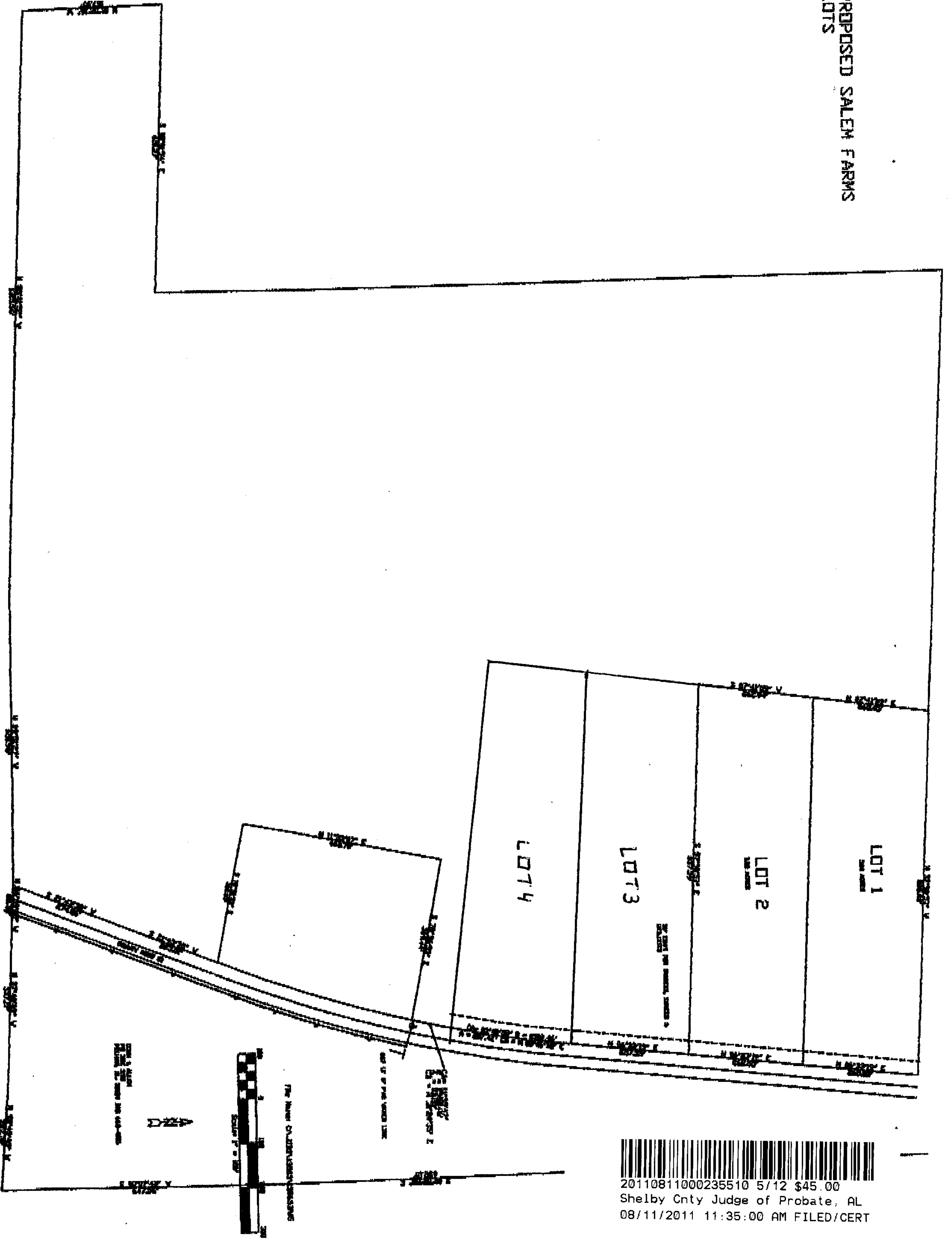
TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N 06-33'19" E FOR

784.95'; THENCE RUN N 87-08'57" W FOR 826.81'; THENCE RUN S 07-41'59" W FOR 1015.24'; THENCE RUN S 82-30'47" E FOR 833.98' TO THE POINT OF BEGINNING, CONTAINING 20.08/ ACRES



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PROPOSED SALEM FARMS
LOTS



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CITY OF MONTEVALLO
WATER WORKS AND SEWER BOARD
CLAUD ELLEDGE - Chairman
MICHAEL HARMON - Manager

Wednesday, June 16, 2010

Mr. Jason Picklesimer
330 Homeland Way
Montevallo, AL 35115

Mr. Picklesimer,

The Montevallo Water Works and Sewer Board are in agreement that the System can service your water needs on highway 15. It is our intent that the Water Works can lay this line unless there is an issue with rock. If this becomes the case it would have to be contracted out to complete installation. All expenses will be incurred by you and we can negotiate these fine details if you should want to proceed.

Please feel free to contact me to discuss any concerns you may have.

A handwritten signature in black ink, appearing to read "Michael Harmon".

Michael Harmon

Board Members: Brad Davis, Greg Pendleton, David Pritchett

613 VALLEY STREET • P.O. BOX 359 • MONTEVALLO, AL 35115 • PHONE: 205-665-9045 • FAX: 205-665-9506

A standard 1D barcode with vertical black bars of varying widths on a white background.

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STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of \$882,520.00 DOLLARS to the undersigned grantor, CEDAR LANE, LLC, a corporation organized and existing under the laws of ,

(herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

THE BRYANT GROUP, LLC

(herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE

\$1,065,000.00 was paid from a mortgage recorded herewith.

SUBJECT TO: (1) Taxes for the year 2007 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any, (3) the outstanding statutory right of redemption.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

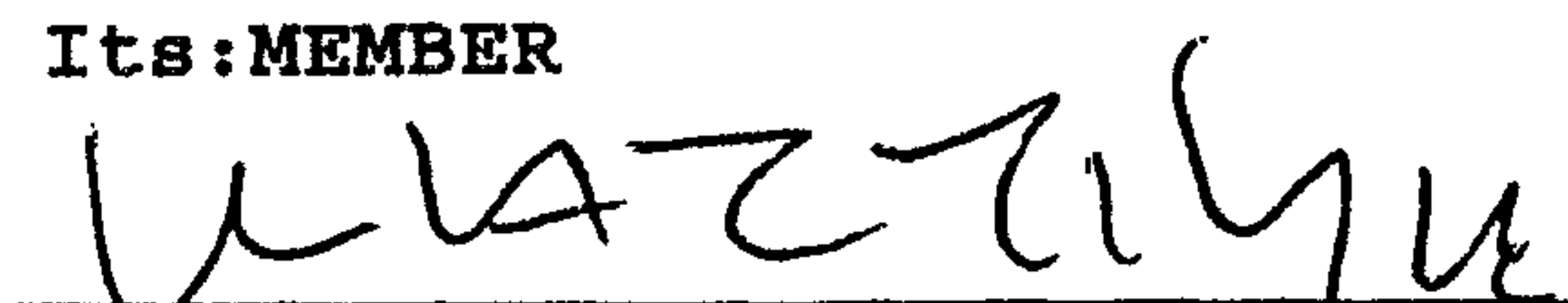
IN WITNESS WHEREOF, the said **GRANTOR**, by its members who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 22 day of March, 2007.



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Kenneth Carter

Its: MEMBER

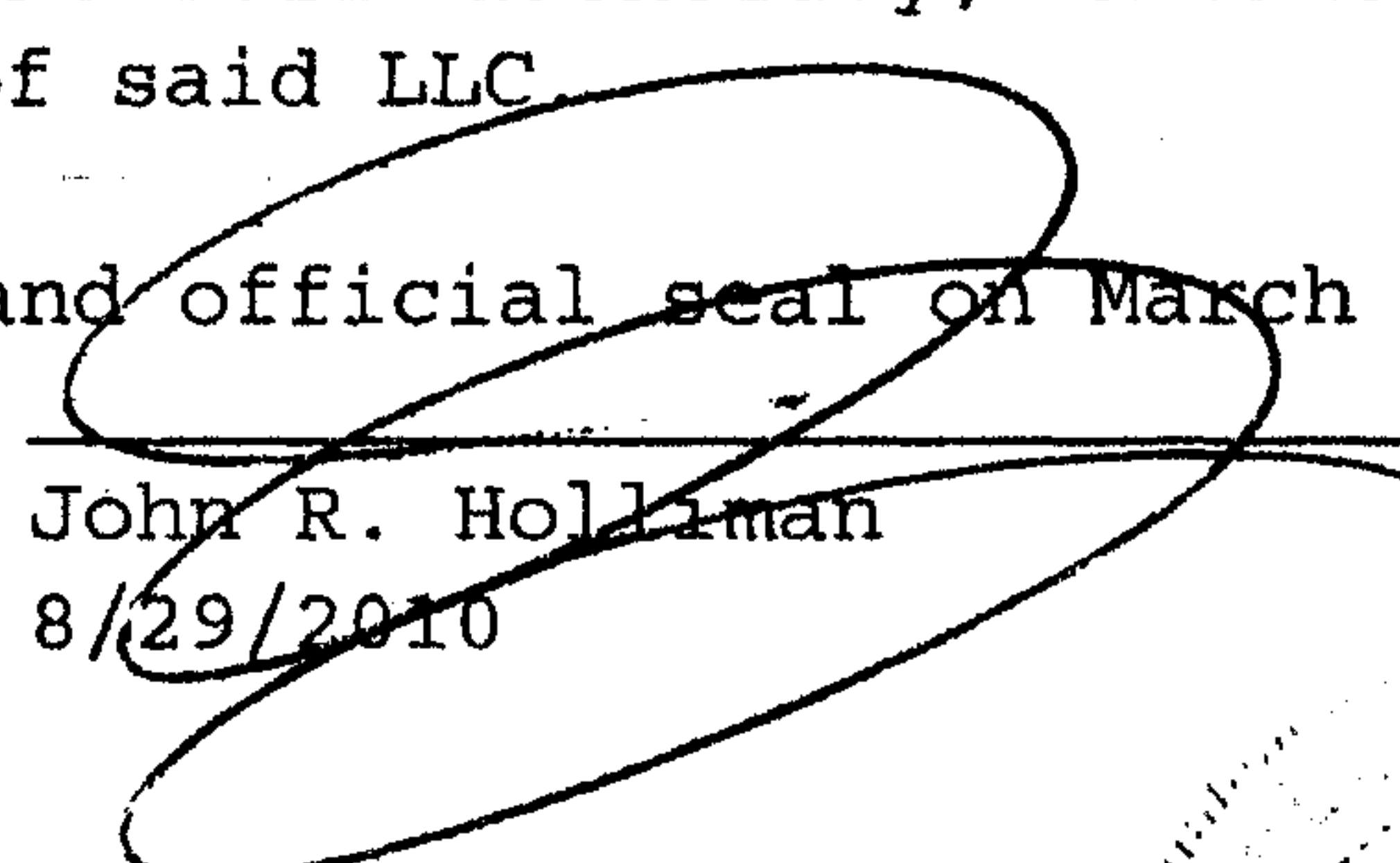

William A. McNeely, III

Its: Member

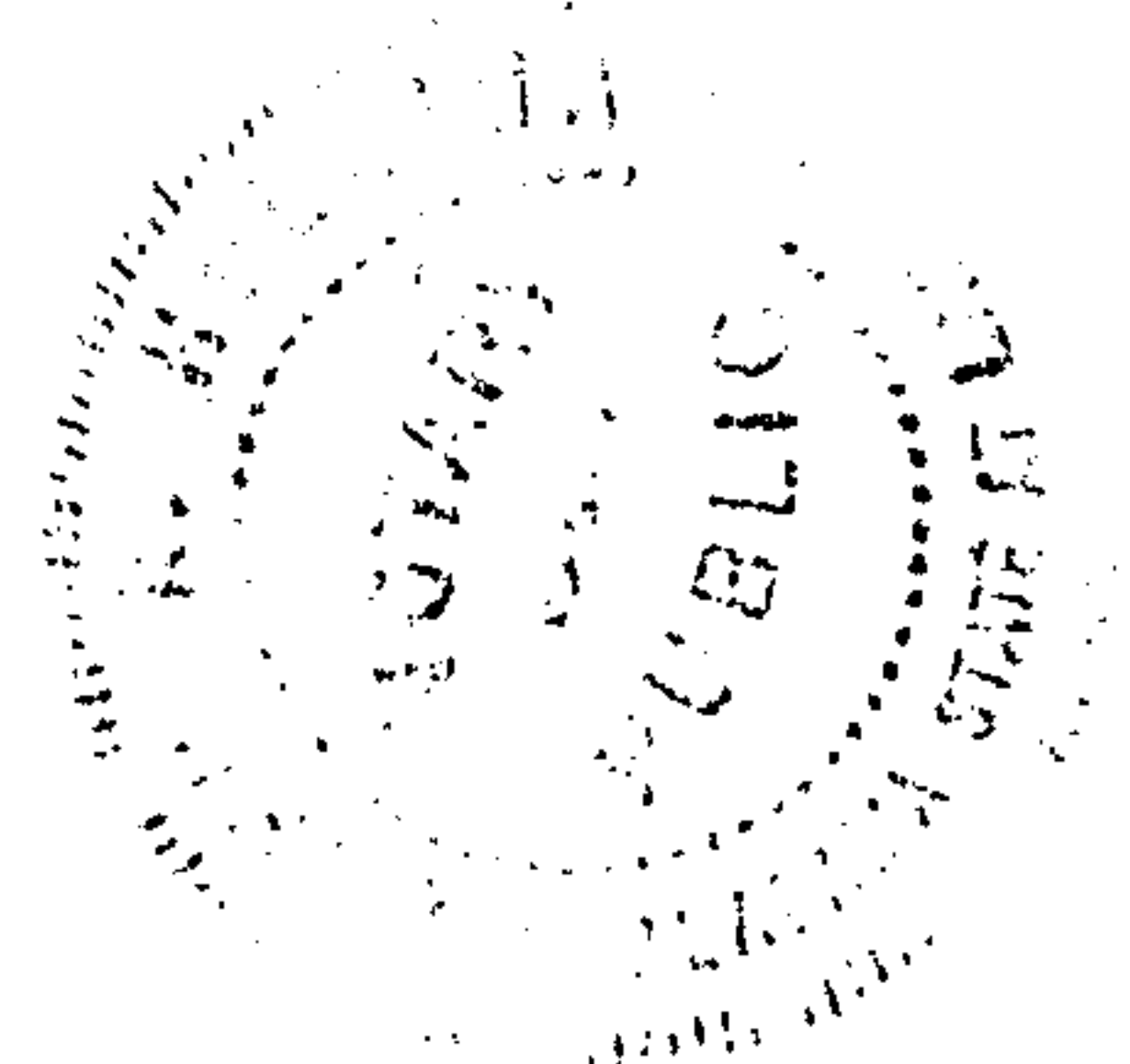
Alabama)
Shelby)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Kenneth Carter and William A. McNeely, III whose names as Members of, CEDAR LANE, LLC a corporation organized and existing under the laws of the , and whose name 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on March 22, 2007.


John R. Holliman

8/29/2010




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Exhibit A

A parcel of land situated in the West 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Commencing at a crimp pipe found at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.15 feet to a 1-inch X 1-inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar found; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar found; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar found (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 86 degrees 39 minutes 5 seconds West a distance of 88.32 feet to a capped rebar found, which is the point of beginning; thence North 89 degrees 51 minutes 27 seconds West a distance of 650.98 feet to a capped rebar found; thence North 88 degrees 01 minutes 52 seconds West a distance of 1315.56 feet to a capped rebar found; thence North 01 degrees 52 minutes 16 seconds West a distance of 317.93 feet to a 1/4-inch pipe found; thence North 00 degrees 04 minutes 42 seconds East a distance of 328.22 feet to a capped rebar found; thence South 88 degrees 01 minutes 54 seconds East a distance of 651.21 feet to a capped rebar found; thence North 0 degrees 38 minutes 08 seconds West a distance of 1478.75 feet to a 1/4-inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 1820.78 feet to a capped rebar set; thence South 6 degrees 33 minutes 19 seconds West a distance of 784.95 feet to a capped rebar set; thence following the curvature thereof an arc distance of 840.91 feet to a capped rebar set (said arc having a chord bearing of South 13 degrees 57 minutes 46 seconds West, a clockwise direction, a chord distance of 838.16 feet and a radius of 2998.46 feet); thence South 21 degrees 43 minutes 30 seconds West a distance of 500.89 feet to the point and place of beginning.

Stevens → SEH
Brad's → BUB
JASON'S → MJB

03/24/2009 17:28 2056554161

AJ AND SONS

PAGE 01/01

Race of each person: _____

Name and signature of all property owners:

Jason Picklesimer
Name
[Signature] 6-10-10
Signature Date

Brad Davis
Name
[Signature] 6-10-10
Signature Date

Steven Bowser
Name
[Signature] 6-10-10
Signature Date

Name

Signature Date



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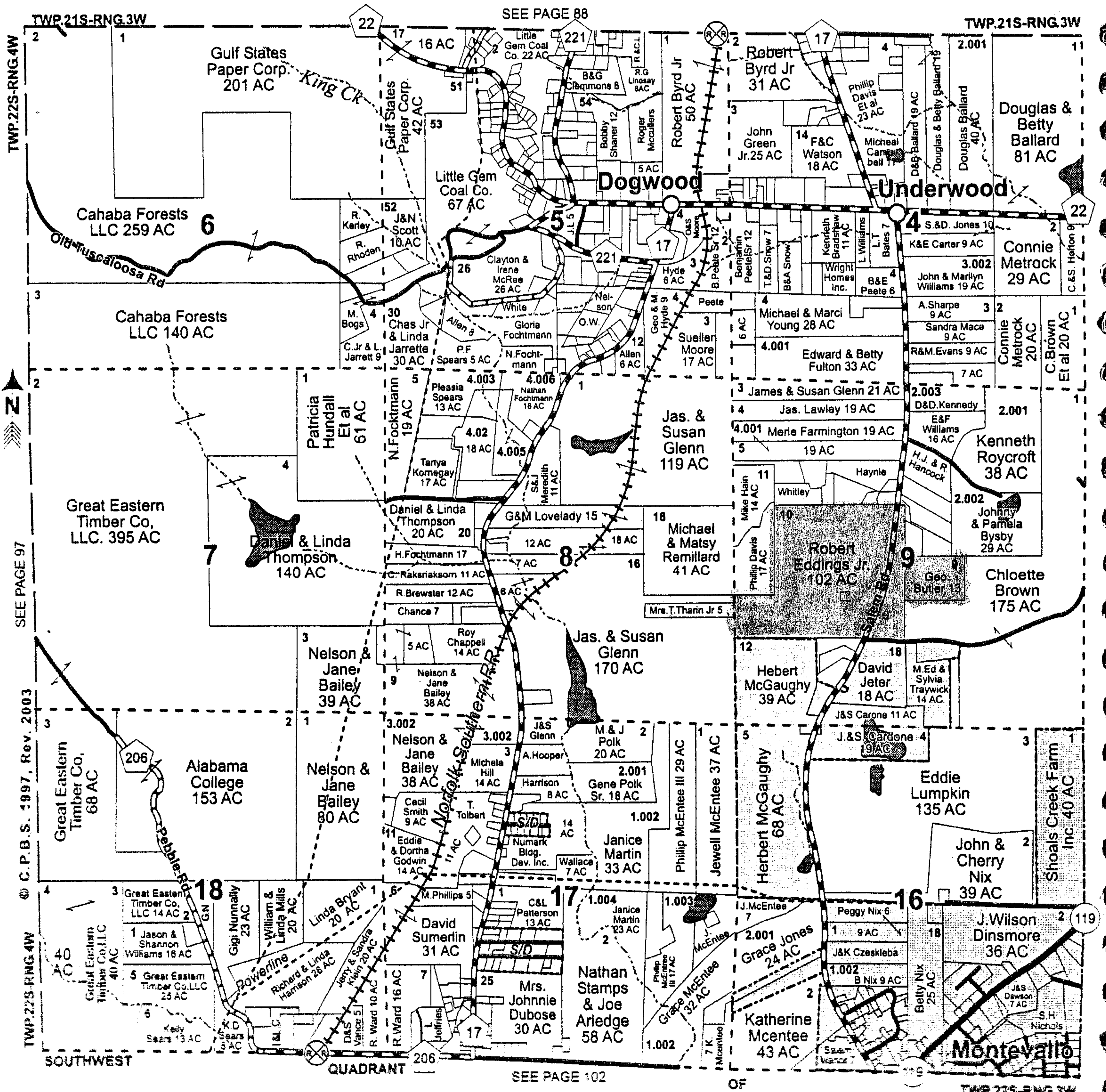


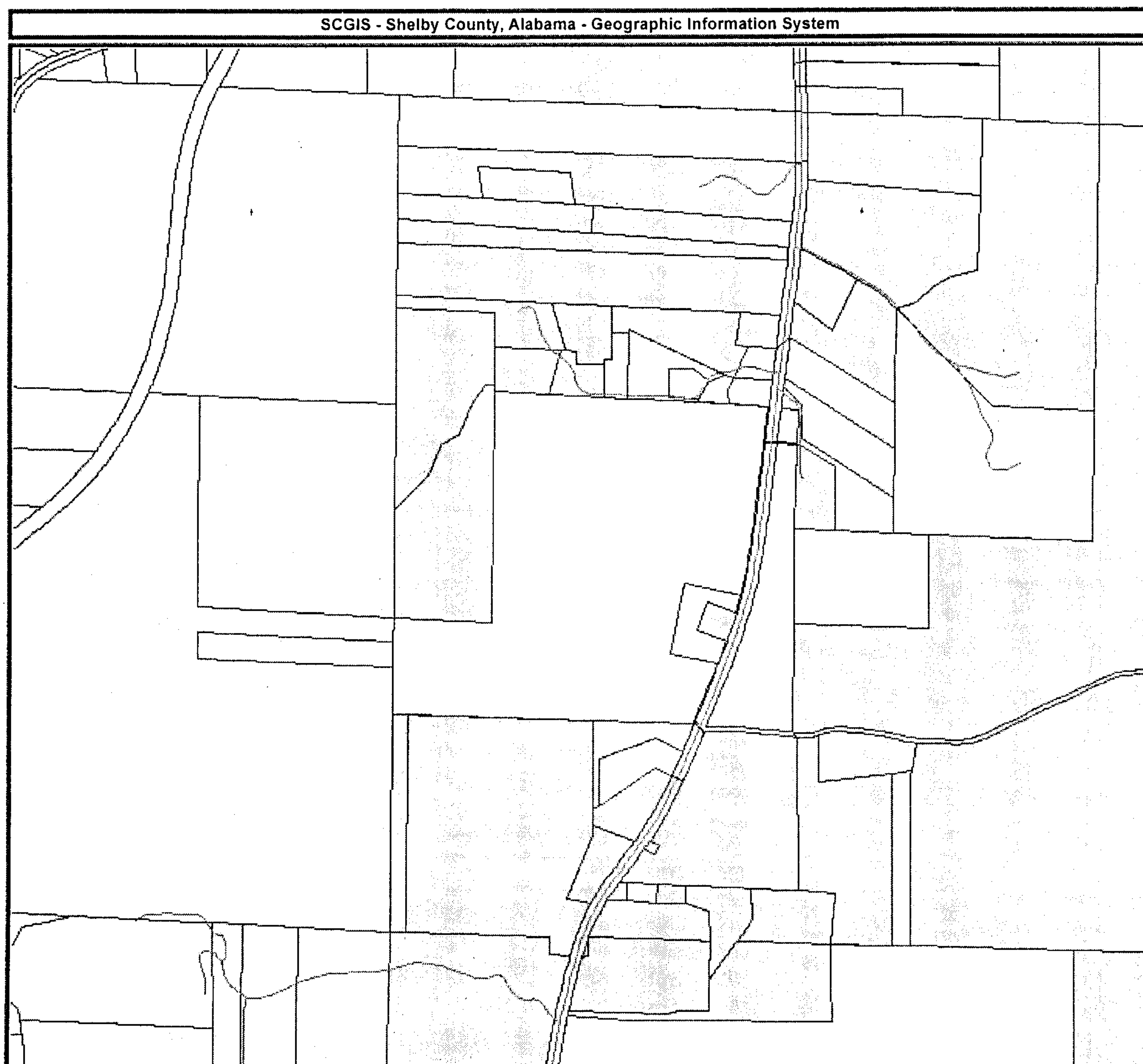
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TWP.22S-RNG.3W - NORTHWEST

SHELBY COUNTY, ALABAMA (LOCATOR 27)

0 SCALE OF MILES 1/2
0 660 1320 1980 2640 SCALE OF FEET 5280





Map by SCGIS - Copyright 2010

Range: 7478.52 feet

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