

Council Member Walters introduced the following Ordinance:

**ORDINANCE NO. 14-A08**

AN ORDINANCE TO ALTER, REARRANGE AND EXTEND THE CORPORATE LIMITS OF THE CITY OF ALABASTER, ALABAMA, SO AS TO EMBRACE AND INCLUDE WITHIN THE CORPORATE AREA OF SAID CITY ALL TERRITORY NOW WITHIN SUCH CORPORATE LIMITS AND ALSO CERTAIN OTHER TERRITORY CONTIGUOUS TO SAID CITY.

**WHEREAS**, a petition signed by the owners of all of the land within the territory therein described and proposed to be annexed to the City, together with a map of said territory showing its relationship to the corporate limits of the City, has been filed with the City Clerk of the City of Alabaster, Alabama; and

**WHEREAS**, this Council has determined and found that the matters set forth and alleged in said petition are true, and that it is in the public interest that said property be annexed to the City of Alabaster, Alabama.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER, ALABAMA, AS FOLLOWS:**

Section 1. That the City Council and the City of Alabaster, Alabama hereby assent to the annexation of said territory to the City of Alabaster, Alabama, the corporate limits of the City to be extended and rearranged pursuant to the provisions of Chapter 42, Article 2, Code of Alabama 1975 (Sections 11-42-20 through 11-42-23, as amended) so as to embrace and include said territory in addition to the territory already within its present corporate limits, within the corporate area of said City, which said territory is not within the corporate limits or police jurisdiction of another municipality, and/or the new boundary line does not lie at any point more than half the distance between the old city boundary and the corporate boundary of any municipality. Said territory is described as follows:

Said tract of land is a part of Keystone Mobile Home Park as recorded in map book 39, page 61 in the office of the judge of probate of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Said tract of land contains a total of approximately 15 +/- Acres described in Parcel ID # 235150001008.000 with a description as follows:

See Attached Addendum "A"

Applicants: Keystone LLC

Address: 2035 Countryridge Circle Birmingham, AL 35243

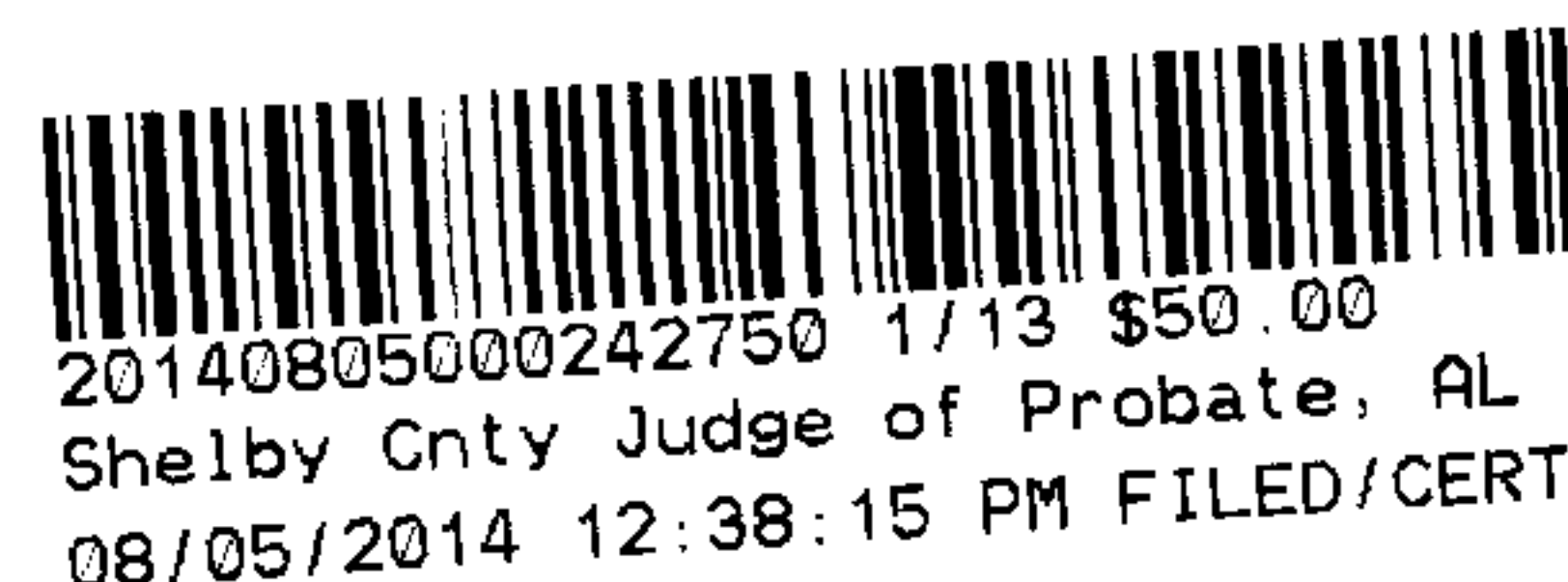
A copy of the annexation petition and map, attached as Exhibit "A" to this ordinance and signed by all owners, is incorporated herein as if fully set forth.

Section 2. That the City Clerk shall file a certified copy of this ordinance containing an accurate corrected description of said annexed territory with the Judge of Probate of Shelby County, Alabama, and also cause a copy of this ordinance to be published or posted, in accordance with the Code of Alabama.

Section 3. That the Zoning Map of the City of Alabaster, Alabama, and any other official maps or surveys of the City shall be amended to reflect the annexation of the above described property, and that a copy of this Ordinance be transmitted to the City Planning Commission and the Zoning Administrator.

Section 4. That this property is temporarily zoned MR as provided in the Zoning Ordinance of the City of Alabaster, Alabama.

Section 5. That this property is part of election Ward 5.





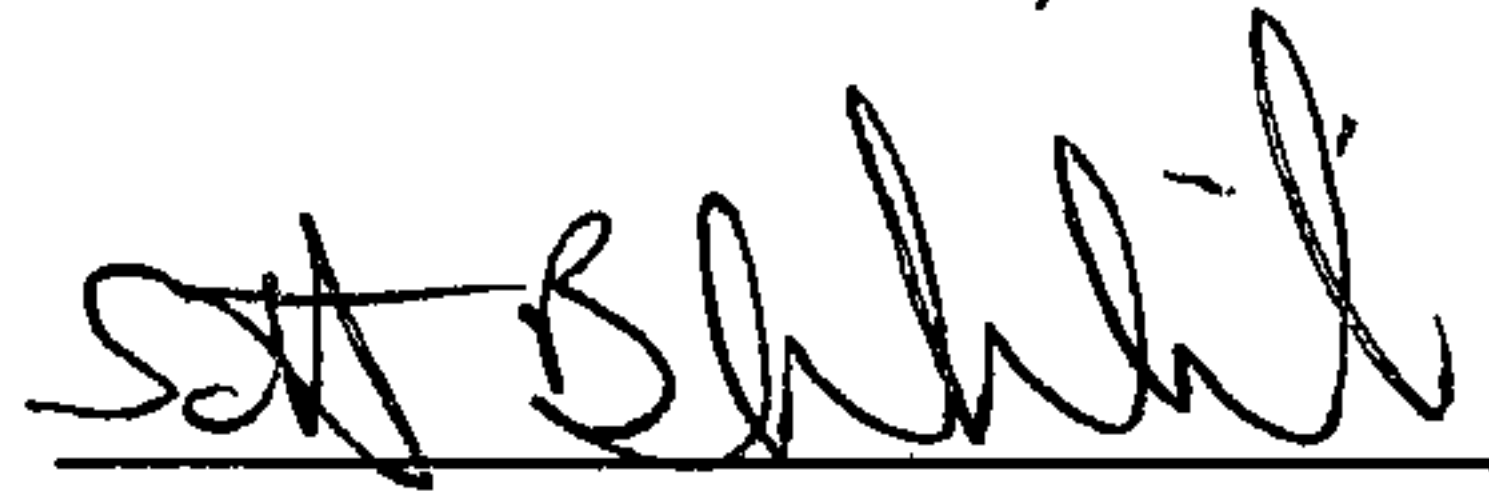
Effective Date. This Ordinance shall become effective immediately after passage and adoption by the City Council of the City of Alabaster, Alabama and posting or otherwise required by law.

ADOPTED AND APPROVED THIS 28 DAY OF JULY 2014.

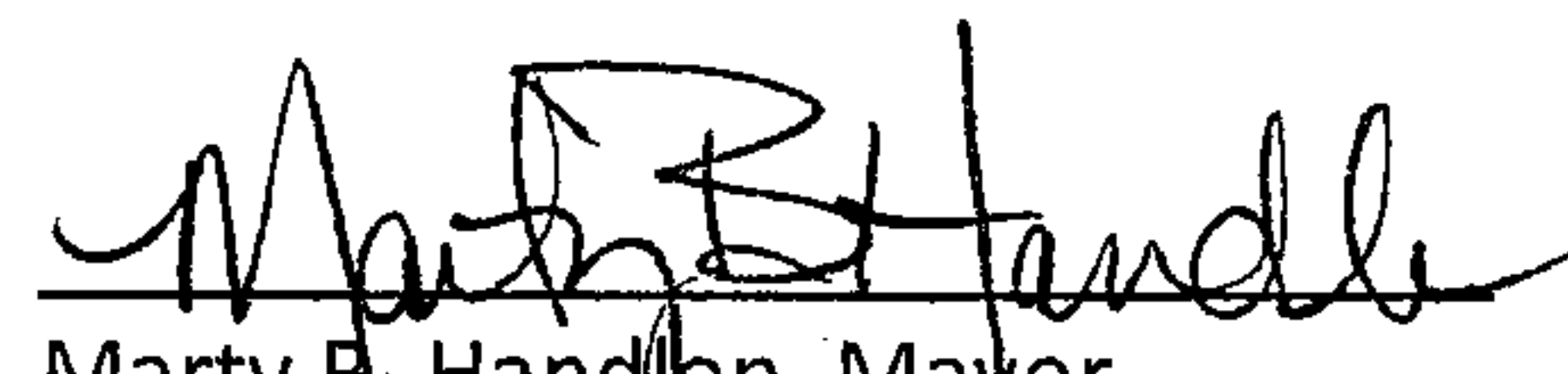
ATTEST:


CITY OF ALABASTER, ALABAMA

  
George Henry, City Manager/Clerk

  
Scott Brakefield, Council President

APPROVED:

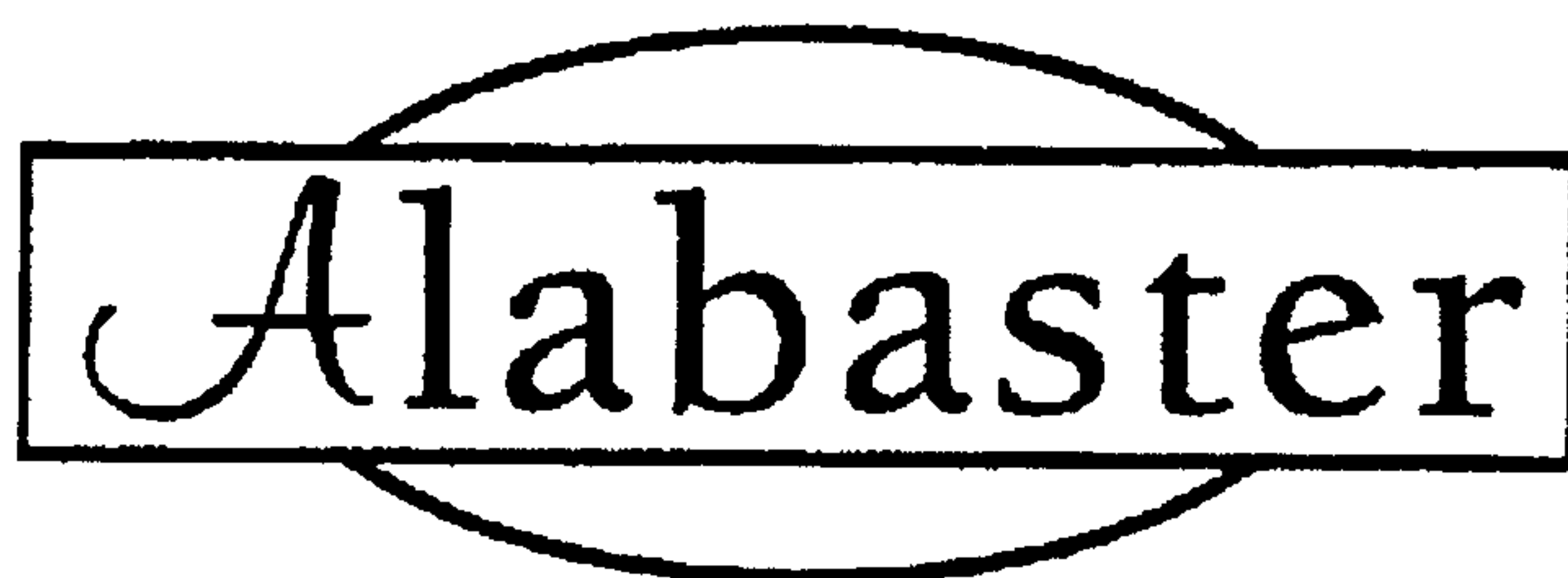
  
Marty B. Handlon, Mayor

  
20140805000242750 2/13 \$50.00  
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08/05/2014 12:38:15 PM FILED/CERT



Marty B. Handlon  
Mayor

Marsha Massey  
City Treasurer



George Henry  
City Manager

## Office of City Manager

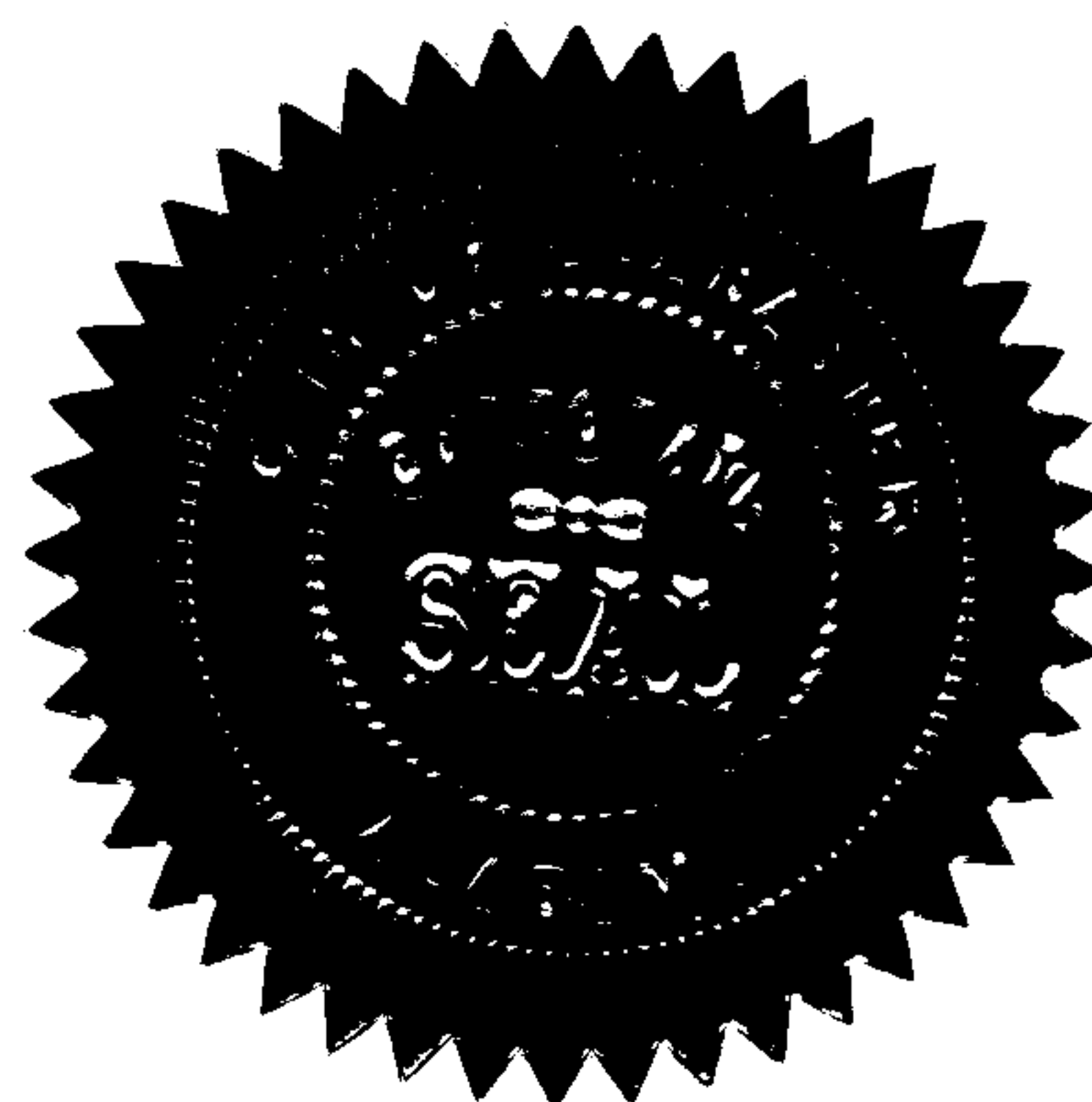
### Certification of Official Documents

August 5, 2014

I, George Henry, as the undersigned qualified City Clerk of the City of Alabaster, Alabama, and by State Law, the custodian of all records of the City of Alabaster, Alabama, do hereby certify that the attached Ordinance 14-A08 was acted upon by the Alabaster City Council during its' July 28, 2014 meeting and the original documents filed with the Clerk's Office at City Hall within the corporate limits of the City of Alabaster, Alabama.

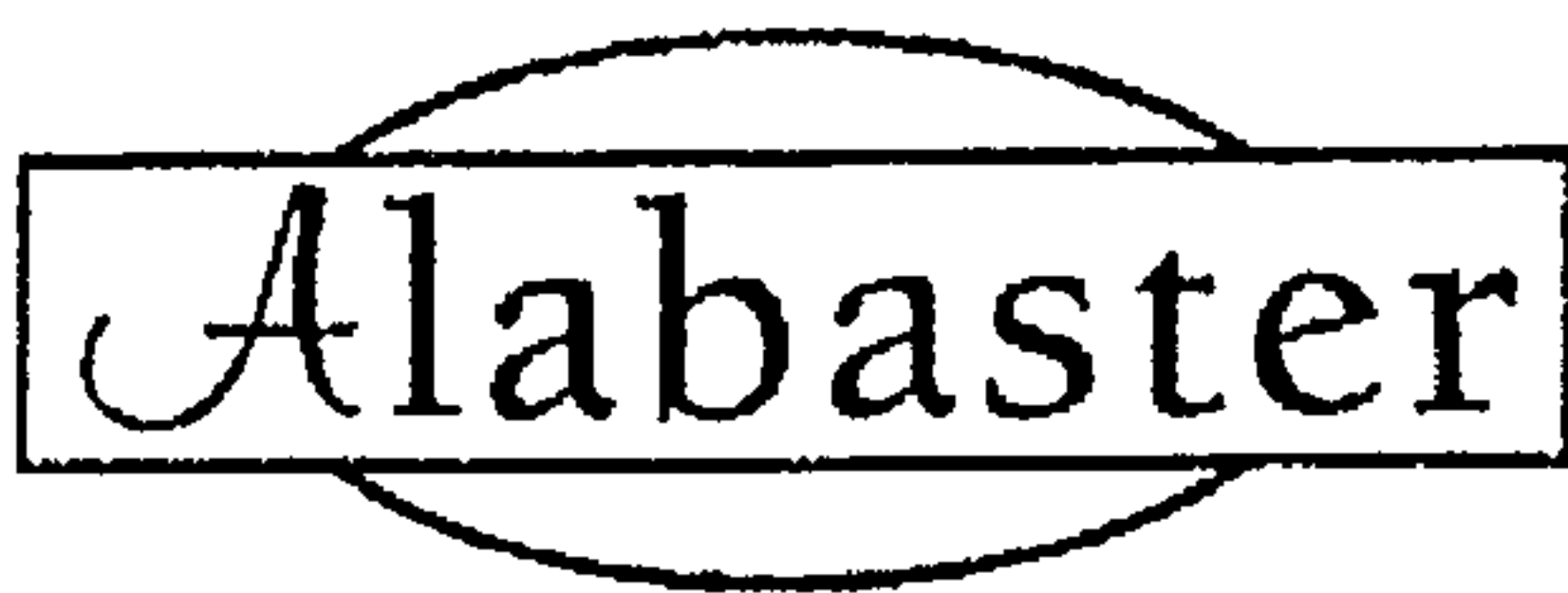
IN WITNESS WHEREOF, these documents are true and accurate, and I have hereunto set my hand and affixed the official seal of the City of Alabaster on this 5<sup>th</sup> Day of August 2014.

  
George Henry, City Manager/Clerk



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Shelby Cnty Judge of Probate, AL  
08/05/2014 12:38:15 PM FILED/CERT





## PLANNING AND ZONING CHECK LIST

### ANNEXATION APPLICATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City Clerk this written petition asking and requesting that our property hereinafter described be annexed into the City of Alabaster, under authority of Sections 11-42-20 through 11-42-24, Code of Alabama, 1975.

Said property is described as follows:

*See Attachment*

We further certify that said property is contiguous to the City of Alabaster and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the above description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by Section 11-42-21, Code of Alabama, 1975. A map of said property is hereto attached.

We do hereby request that the City Council and the City Clerk give such notice, hold such hearings and adopt such ordinances and do all such things or acts as is required by law so that the corporate limits of the City of Alabaster shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 23 day of July, 2014.

*Keystone LLC by John Bradford Kimbrell partner*  
Property Owner Print

*Keystone LLC by John Bradford Kimbrell partner*  
Property Owner Signature

Property Owner Print

Property Owner Signature

Property Owner Print

Property Owner Signature

Property Owner Print

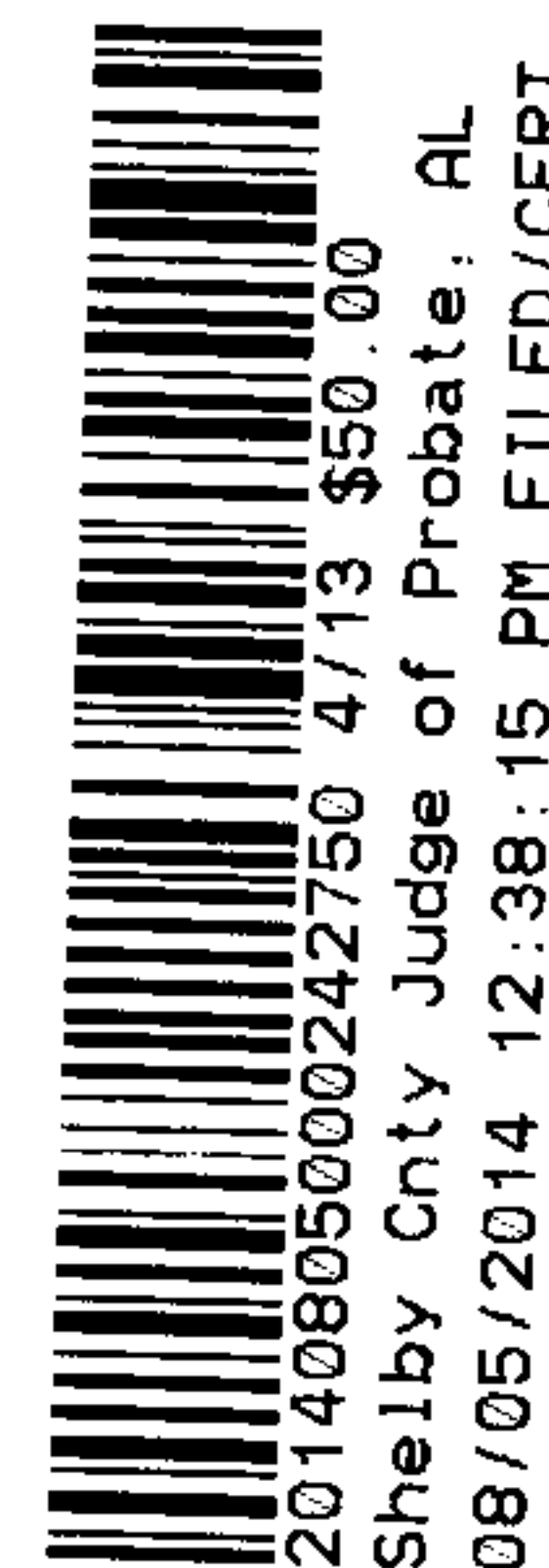
Property Owner Signature

This checklist is designed to aid both the Applicant and the City in processing a Petition for Annexation. Specific information relative to Annexation can be found in Sections 11-42-20 through 11-42-24, Code of Alabama, 1975.

- ☐ One completed Planning & Zoning application with an original signature from the Applicant and the Owner(s)

200 Depot Street  
Alabaster, AL 35007

Subscribed and sworn before me in my presence, this 23 day of July, 2014, I, Michelle D. Edwards, a Notary Public for the State of Alabama at Large.  
(Signature) Michelle D. Edwards  
My Commission Expires 12-19-15 Notary Public





- ☐ One completed Annexation application check list with an original signature from the Owner(s)
- ☐ One copy of the recorded ownership interests including liens, encumbrances, and title certification in the form of current title policy, title opinion, or title report. Warranty deeds will no longer be accepted for proof of ownership.
- ☐ One current boundary survey of the property containing a complete legal description of the property
- ☐ One current area vicinity map with the subject property marked
- ☐ E-911 Address for all structures on property:

\_\_\_\_\_  
\_\_\_\_\_

- ☐ Reason(s) for requesting annexation:

\_\_\_\_\_  
\_\_\_\_\_

- ☐ For the area proposed for annexation, please provide the following:

CURRENT NUMBER  
RESIDENTS

☒ Caucasian ☐ Hispanic  
☐ Black ☐ Asian  
☐ Indian ☐ Other

CURRENT NUMBER  
REGISTERED VOTERS

☒ Caucasian ☐ Hispanic  
☐ Black ☐ Asian  
☐ Indian ☐ Other

- ☐ Present use of property proposed for annexation:

_____ Acres Vacant	_____ Acres Agricultural
_____ Acres Residential	_____ Acres Industrial
_____ #Dwelling Units	_____ Acres Commercial
_____ Acres General Business	<u>27</u> # Mobile Homes
	_____ # Billboards

- ☐ Anticipated future use of property proposed for annexation:

_____ Acres Agricultural	_____ Acres Commercial
_____ Acres Residential	_____ Acres Industrial
_____ # Dwelling Units	_____ Acres General Business


- ☐ Does anyone, other than you, hold mineral rights to the property? Yes \_\_\_\_\_ No ☒

If yes, who: \_\_\_\_\_

If yes, are ad valorem taxes being paid on the mineral rights? Yes \_\_\_ No \_\_\_

**NOTE: If ad valorem taxes are being paid on the mineral rights by an owner(s) other than you, that individual must also sign the Annexation Petition.**

200 Depot Street  
Alabaster, AL 35007

  
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Revised 01/03/13



From the ALTA/ACSM Land Title Survey titled: KEYSTONE MOBILE HOME COMMUNITY City of Alabaster Shelby County Alabama. Survey conducted by Carr & Associates Engineers, Inc. (Barton Carr) on 10-11-12.


Parcel 23 5 15 0 001 008.000

**PARCEL I:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence **North 90 degrees, 00 minutes, 00 seconds West** along the north line of said Section 15 a distance of **2,006.79 feet** to a point; thence run **South 01 degrees, 37 minutes, 57 seconds East** a distance of **65.23 feet** to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the **Point of Beginning** of the property being described; thence run **South 01 degrees, 37 minutes, 57 seconds East** along the west line of a twenty foot wide access easement a distance of **232.30 feet** to a capped steel rebar corner; thence run **South 83 degrees, 58 minutes, 15 seconds West** a distance of **111.11 feet** to a capped steel rebar corner; thence run **South 01 degrees, 31 minutes, 55 seconds East** a distance of **160.00 feet** to a capped steel rebar corner; thence run **North 83 degrees, 58 minutes, 14 seconds East** a distance of **111.10 feet** to a capped steel rebar corner; thence run **South 01 degrees, 31 minutes, 57 seconds East** along the same said west line of same said access easement a distance of **857.32 feet** to a capped steel rebar corner on an existing fence line; thence run **South 89 degrees, 09 minutes, 11 seconds West** on, along and/or very near an existing wire fence a distance of **820.15 feet** to a steel rebar corner; thence run **North 01 degrees, 32 minutes, 09 seconds West** along an existing fence line a distance of **859.68 feet** to a steel rebar corner; thence run **South 88 degrees, 41 minutes, 46 seconds East** along and/or very near an existing fence line a distance of **249.95 feet** to a steel rebar corner; thence run **North 01 degrees, 32 minutes, 09 seconds West** along an existing fence line a distance of **420.85 feet** to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26; thence run **South 88 degrees, 41 minutes, 17 seconds East** along said right of way line a distance of **571.30 feet** to the **Point of Beginning**.

Excluding the portions of this parcel previously annexed by Ordinance 90-273 on 11-1-1990 and listed below:

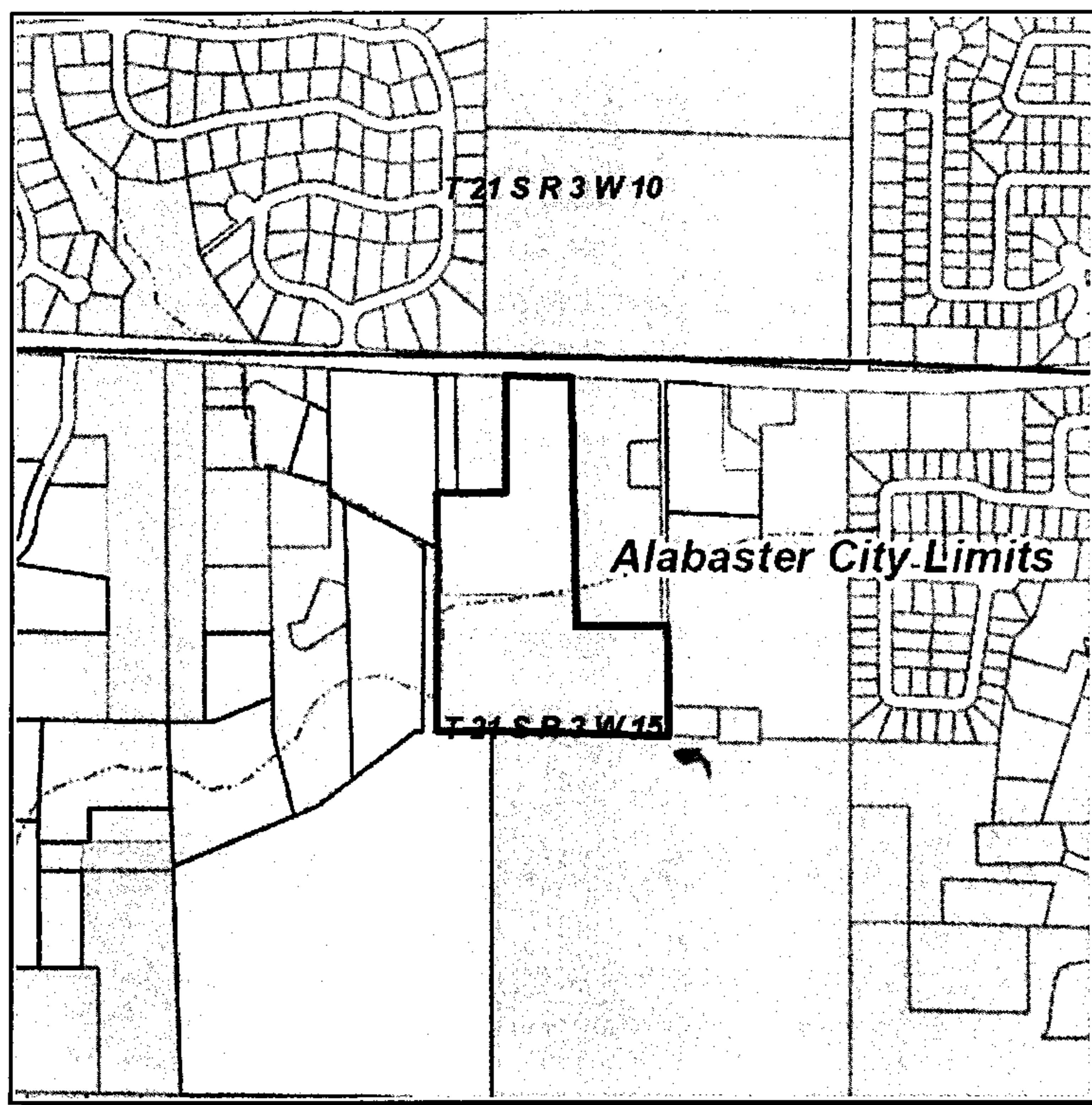
Begin at a point on the Alabaster City Limit line which is the SE corner of the W $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 15, Township 21 South, Range 3 West, and run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and extension thereof **821.55 feet**; then turn right and run North parallel with the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section **490.4 feet**; then turn right and run East parallel with the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the West line of the E $\frac{1}{4}$  of the W $\frac{1}{4}$  of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, being a point on the Alabaster City Limit line; then turn right and run along the Alabaster City Limit line to the point of beginning.

  
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08/05/2014 12:38:15 PM FILED/CERT



Property Information: 23 5 15 0 001 008.000

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
KEYSTONE LLC		PO BOX 43465		BIRMINGHAM	AL	35243

subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W

map book	map page	lot dimension 1	lot dimension 2	acres	square feet
0	0	0.00	0.00	15.00	653,400.00

description

BEG 177.8 W & 494.27 S OF NW COR NW1/4 NE1/4 CON S 859.55 E 821.55 N 390.04 W315 N 869.82 TO S R/W CO RD 26  
W 249.05 ALG R/W S 420.59 W 250 TO POB

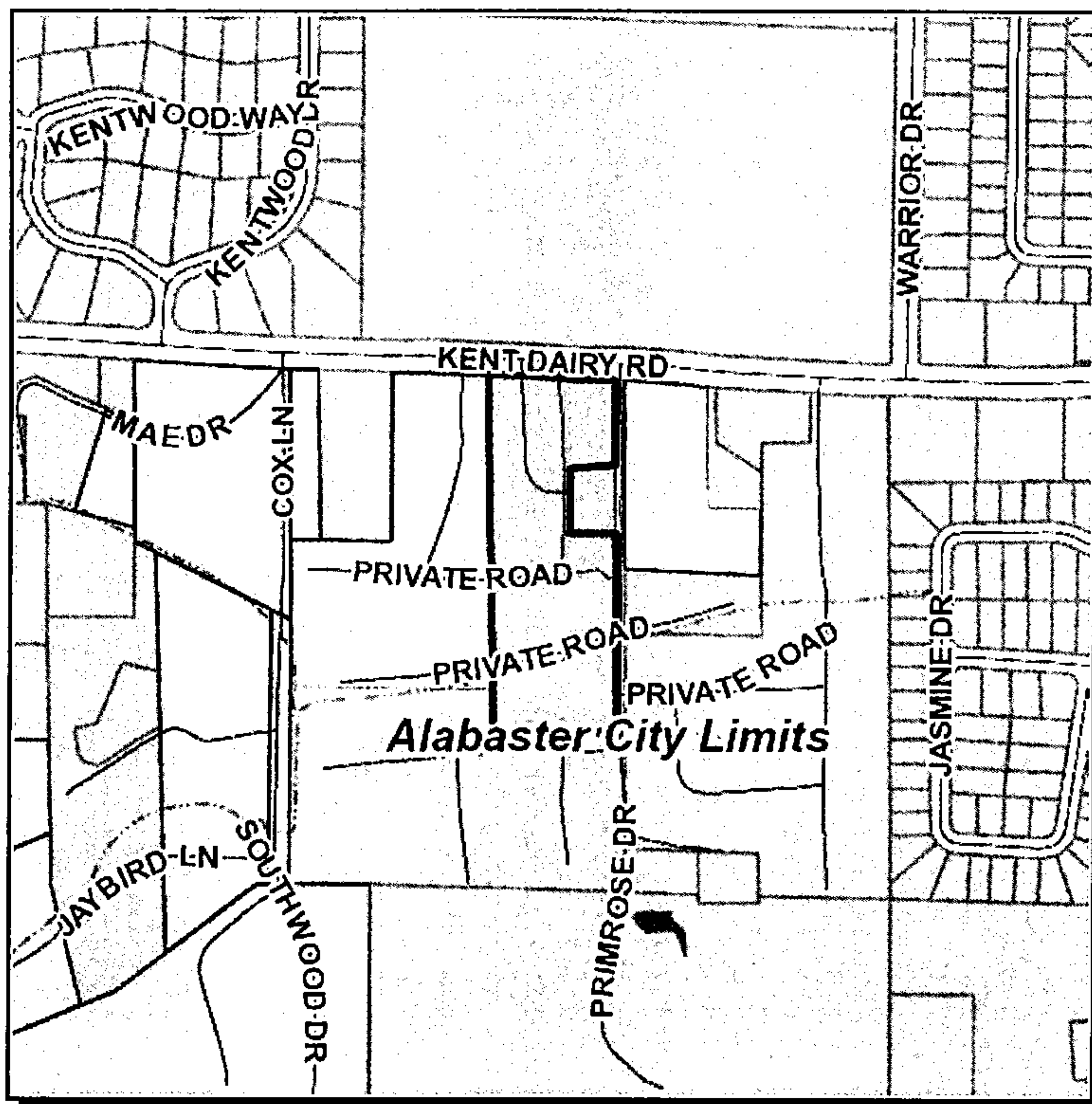


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Property Information: 23 5 15 0 001 007.000

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
KEYSTONE LLC		PO BOX 43465		BIRMINGHAM	AL	35243

subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W

map book	map page	lot dimension 1	lot dimension 2	acres	square feet
0	0	0.00	0.00	5.60	243,936.00

description

BEG 688.7 W & 90 S OF NE COR NW1/4 NE1/4 CON S210 W111.1 S160 ELY111.1 S490 W320 N860 TO R/W CO RD26 E325 ALG R/W POB

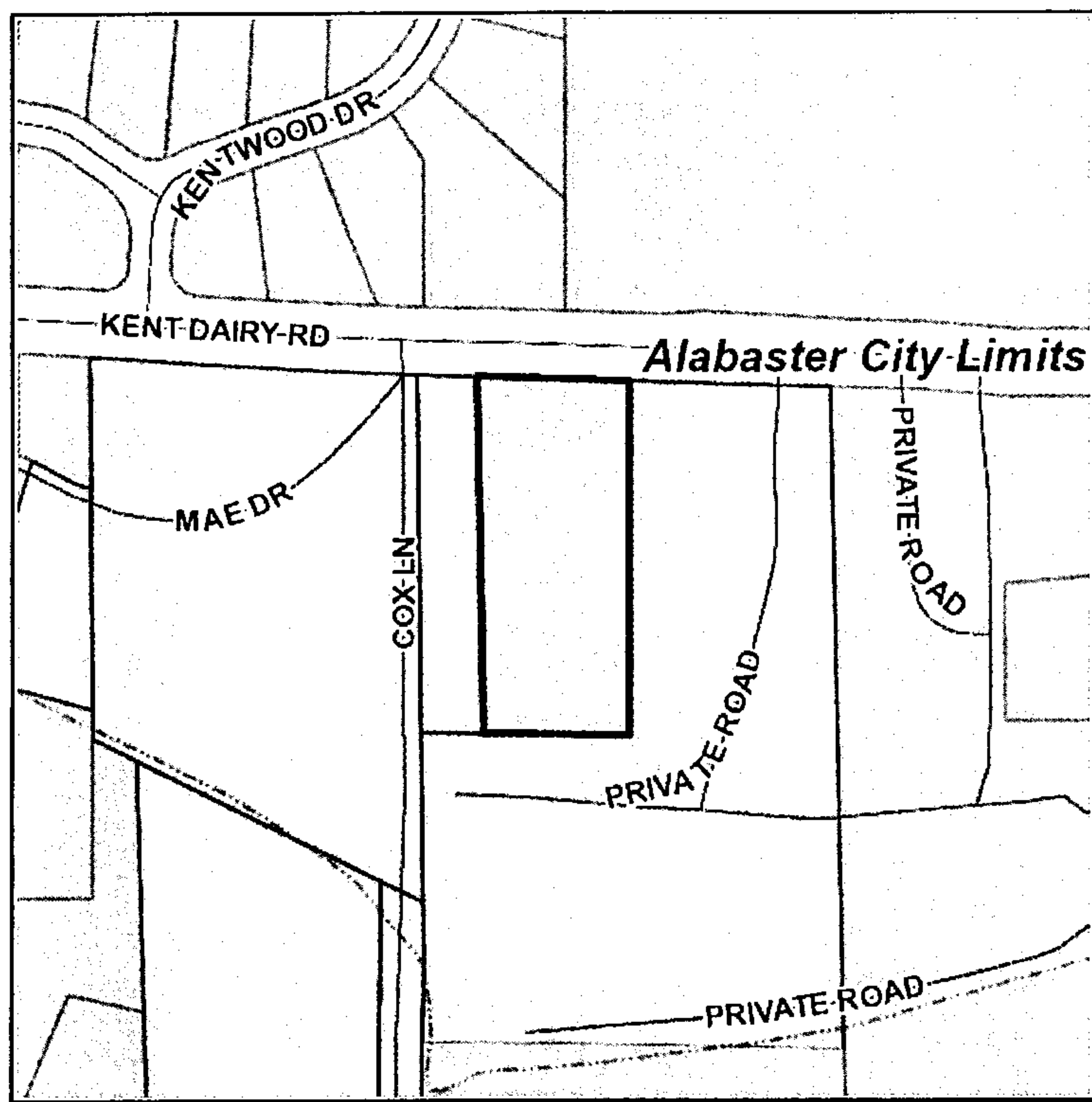


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Property Information: 23 5 15 0 001 008.001

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
HOWELL JIMMY D		P O BOX 1833		ALABASTER	AL	35007

subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W

map book	map page	lot dimension 1	lot dimension 2	acres	square feet
0	0	172.03	420.59	1.70	0.00

description

COM NW COR NW1/4 NE1/4 W 177.8S 73.68 TO S R/W CO RD 26 E 77.97 ALG R/W TO POB CON E 172.03 S 420.59 W 164.78 N 421.01 TO POB

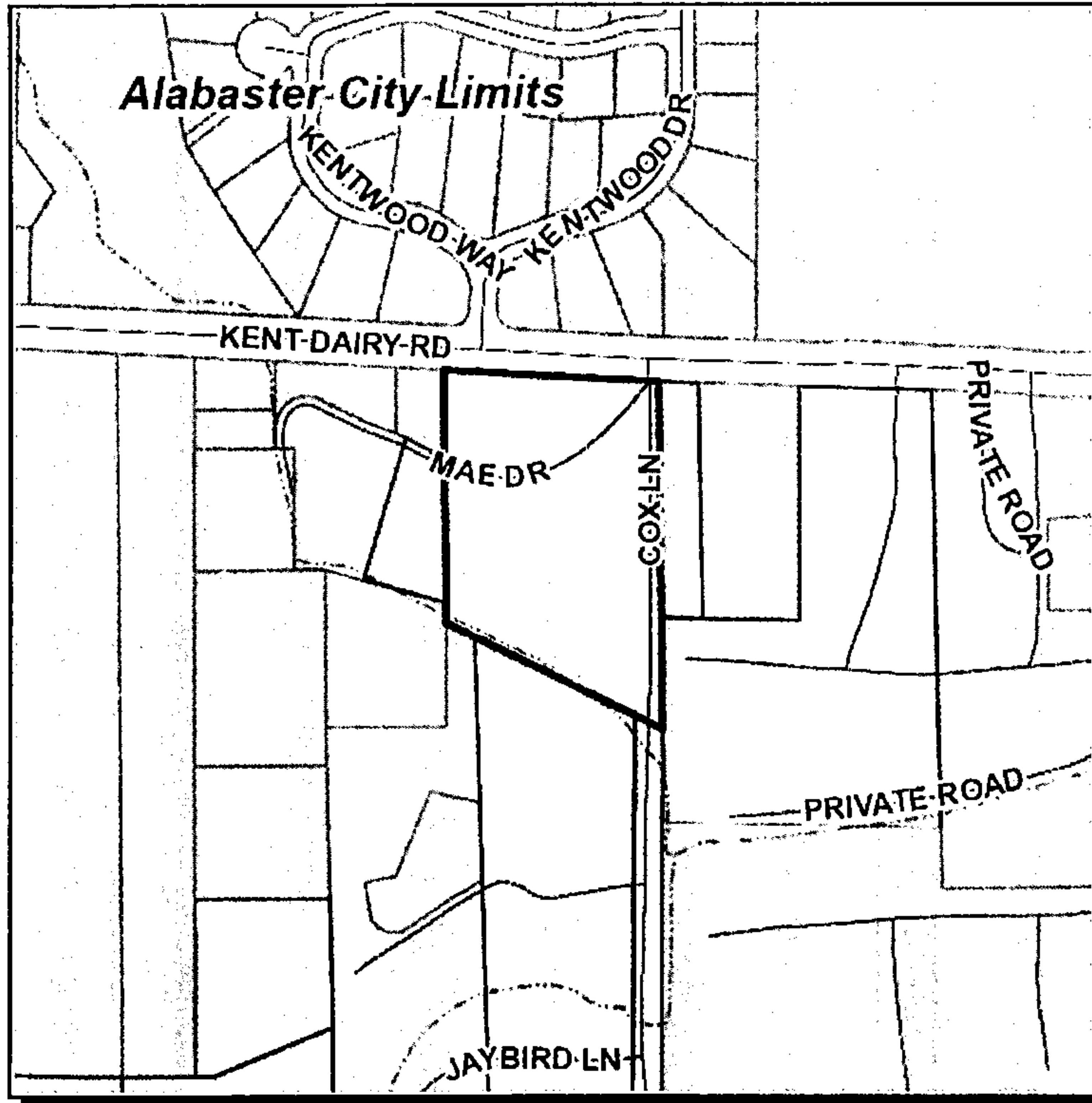


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Property Information: 23 5 15 0 001 010.000

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
SOUTHWOOD VILLAGE		328 COX LANE		ALABASTER	AL	35007
subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W
map book	map page	lot dimension 1	lot dimension 2	acres	square feet	
0	0	385.22	630.00	4.74	206,474.40	

description

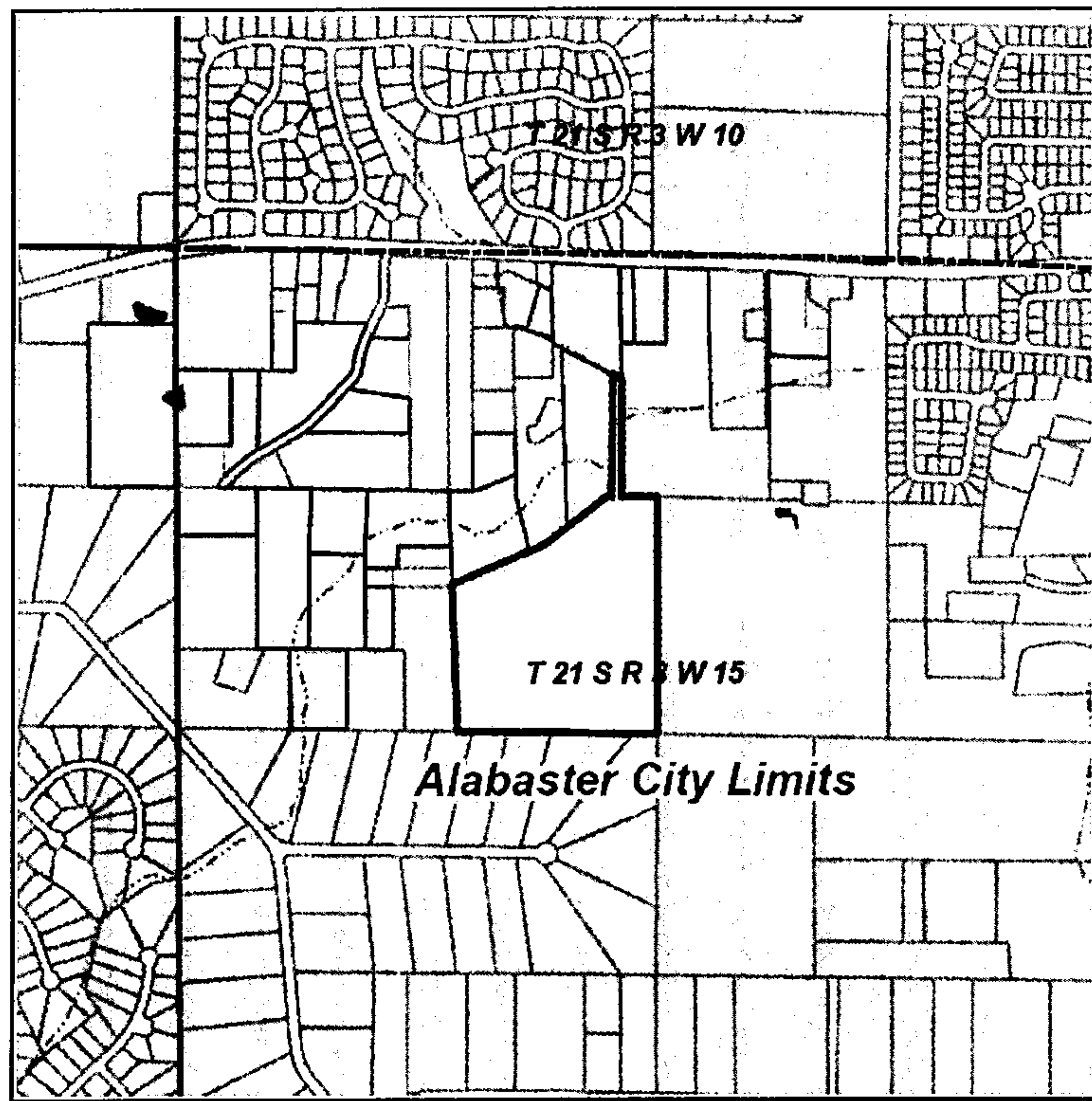
COM NE COR NE1/4 NW1/4 S80.79 TO S ROW HWY #26 W178.26 TO POB; CONT W385.22 S446.03 SE435.13 N630 TO POB.

20140805000242750 10/13 \$50.00  
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Property Information: 23 5 15 0 001 031.001

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
SOUTHWOOD VILLAGE		328 COX LANE		ALABASTER	AL	35007
subdivision name	primary lot	secondary lot	block	section	township	range
				15	21S	03W
map book	map page	lot dimension 1	lot dimension 2	acres	square feet	
0	0	0.00	0.00	30.00	1,306,800.00	

description

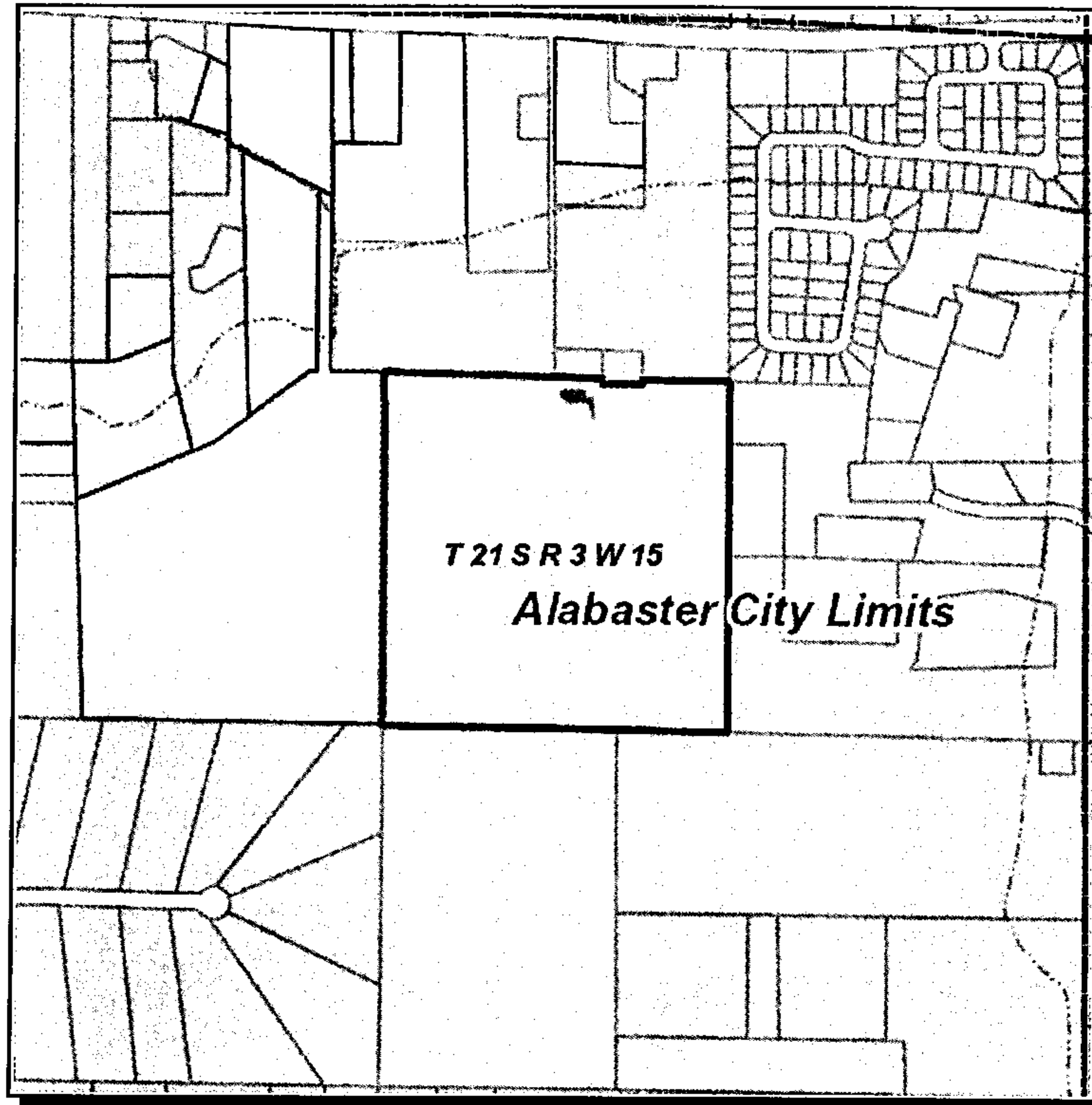
BEG SE COR SE1/4 NW1/4; N1318.69 W254.63 SW466.63 CONT SWLY543.27 S836.33 E1109.84 TO POB.  
ALSO: COM SE COR NW1/4 N1318.69W184.66 TO POB; CONT W50 N676.25 SE56.69 S TO POB.

20140805000242750 11/13 \$50.00  
Shelby Cnty Judge of Probate, AL  
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Property Information: 23 5 15 0 001 034.000

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
BARTONS		401 PRIMROSE DR		ALABASTER	AL	35007
GREENHOUSE &						
subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W
map book	map page	lot dimension 1	lot dimension 2	acres	square feet	
0	0	0.00	0.00	41.00	1,785,960.00	

description

SW1/4 OF NE1/4;  
TO POB. LESS: COM NE COR SW1/4 NE1/4 W331.4 TO POB; CONT W150 S24.77 E150 N23.66

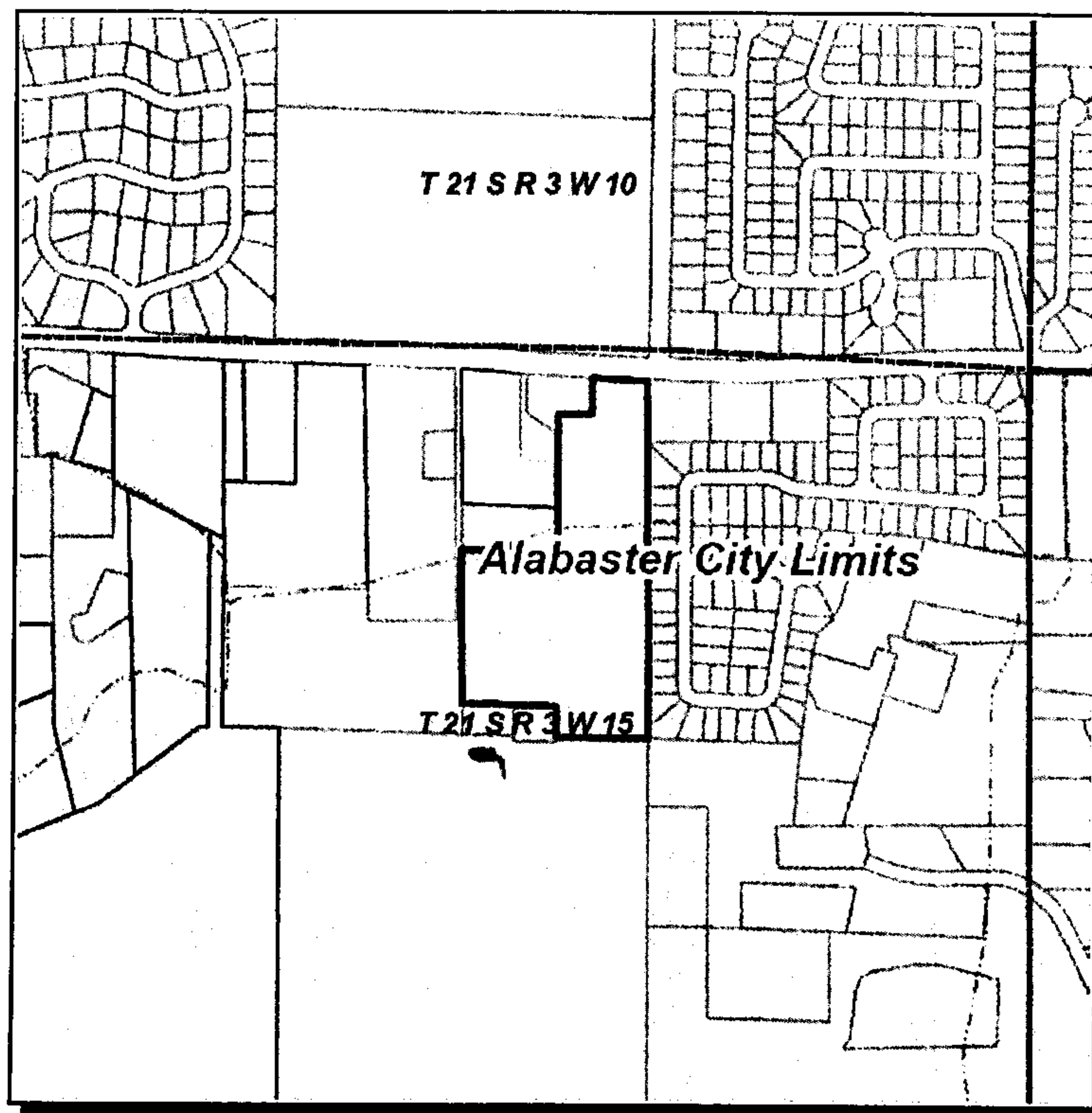


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Property Information: 23 5 15 0 001 002.000

Year: 2013



owner information

name 1	name 2	address 1	address 2	city	state	zip
KEYSTONE LLC		PO BOX 43465		BIRMINGHAM	AL	35243

subdivision name	primary lot	secondary lot	block	section	township	range
			000	15	21S	03W

map book	map page	lot dimension 1	lot dimension 2	acres	square feet
0	0	0.00	0.00	13.00	566,280.00

description

BEG SE COR NW1/4 NE1/4 N TO S ROW CO RD#26 W ALG ROW 205(S) S121.88 W117.39 S470(S) W331.40 S530(S) E331.40 S100 E330 TO POB



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