

ORDINANCE NO. 15-2285

20160107000005990 1/15 \$56.00
Shelby Cnty Judge of Probate, AL
01/07/2016 09:14:44 AM FILED/CERT

An ordinance to alter, rearrange and extend the corporate limits of the City of Hoover, Alabama, so as to embrace and include within the corporate limits of said City all territory now within such corporate limits and also certain other territory contiguous to said City.

WHEREAS, a petition signed by Harry B. Brock III, Vice-President for Business and Financial Affairs, Samford University requesting that certain territory described therein be annexed to the City of Hoover, and

WHEREAS, there is attached to the said petition a map of said territory showing its relationship to the corporate limits of the City; and

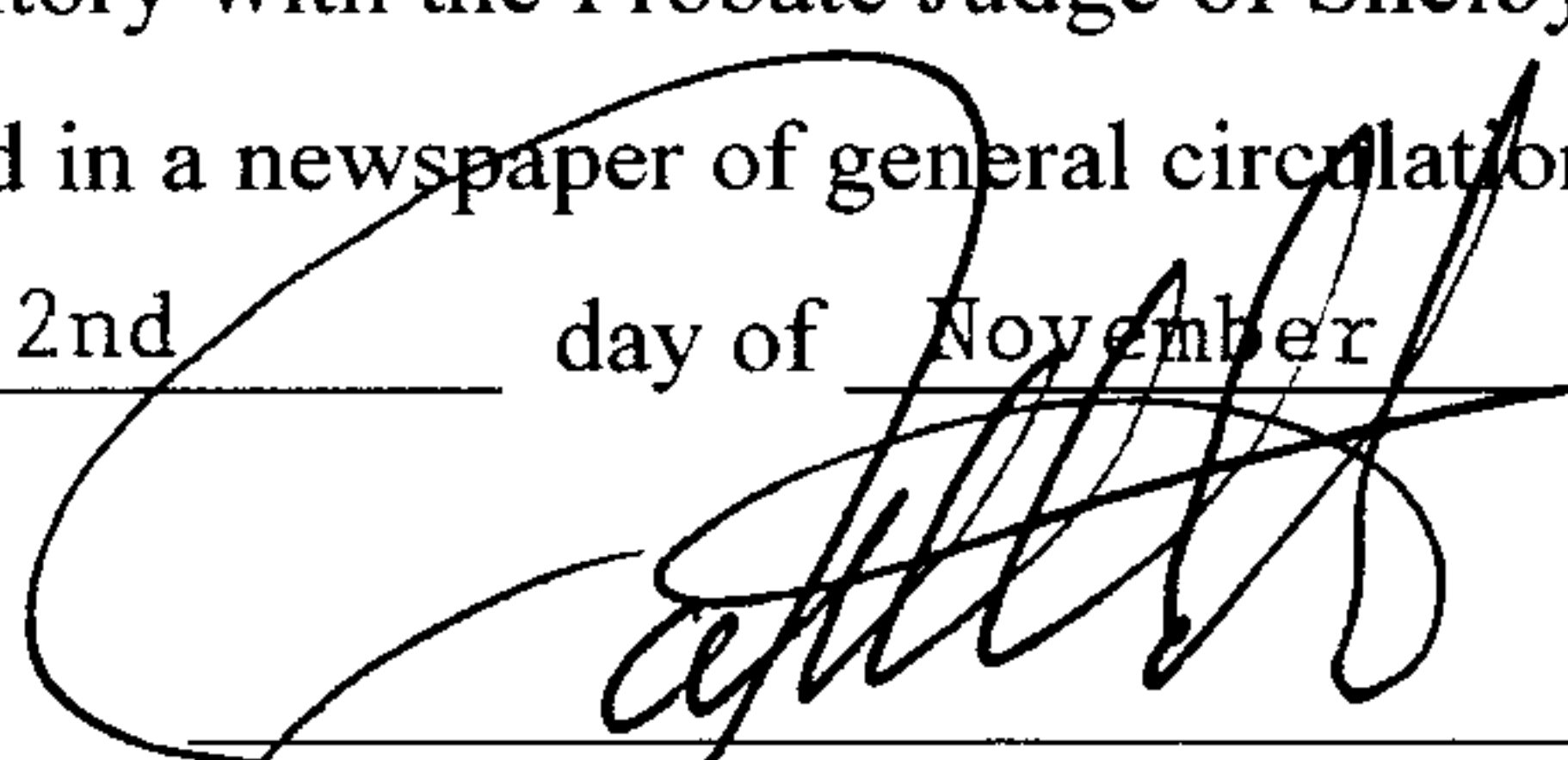
WHEREAS, this Council has determined and found that the matters set forth and alleged in the said petition are true and that it is in the public interest that said property be annexed into the City of Hoover;

NOW, THEREFORE, be it ordained by the Council of the City of Hoover as follows:

SECTION 1: That said Council hereby assents to the annexation of said territory to the City of Hoover, Alabama, and the corporate limits of the City of Hoover are hereby 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 municipal boundaries of another municipality and does not lie at any point more than one-half the distance between the present corporate limits or municipal boundaries of another municipality and does not lie at any point more than one-half the distance between the present corporate limits and the corporate limits of any other municipality. Said property is described in **Exhibit "A"** attached hereto and made a part hereof.

SECTION 2: The City Clerk shall file a certified copy of this ordinance containing an accurate description of said annexed territory with the Probate Judge of Shelby County, Alabama, and also cause a copy of this ordinance to be published in a newspaper of general circulation in the City of Hoover.

ADOPTED this the 2nd day of November, 2015.



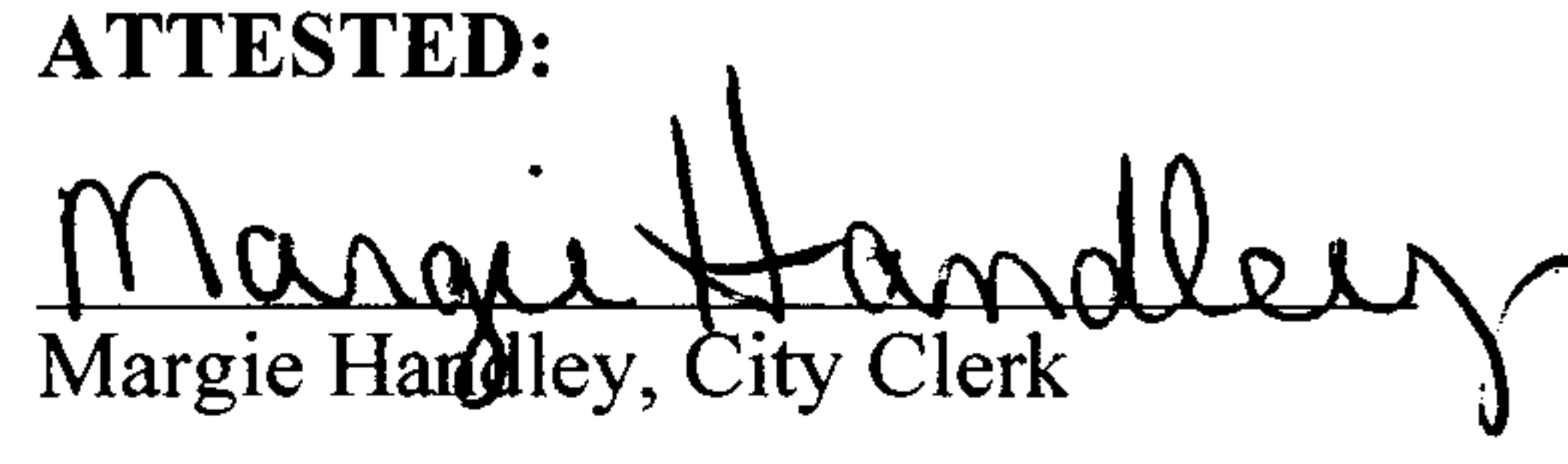
Jack Wright, President of the Council

APPROVED BY:



Gary Ivey, Mayor

ATTESTED:



Margie Handley, City Clerk

EXHIBIT "A"

20160107000005990 2/15 \$56.00
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Legal Description – 103 Acres – Dunnivant Valley Road (Hwy. 41) **Parcel I.D. 03-7-26-0-000-006.001 and Parcel I.D. 03-7-26-0-000-006.002**

To locate the point of beginning commence at the Northwest corner of Section 26, Township 18 South, Range 1 West Shelby County, Alabama; thence South 02 degrees 35 minutes 21 seconds West a distance of 1538.16 feet to a point; thence South 02 degrees 34 minutes 44 seconds West a distance of 1049.65 feet to a point, thence South 02 degrees 37 minutes 01 seconds West a distance of 265.36 feet to the point of beginning, said point being on the South line of Harry B. Broth, Jr. property, thence South 88 degrees 23 minutes 50 seconds East a distance of 1149.08 feet to a point, thence North 37 degrees 46 minutes 30 seconds East a distance of 694.96 feet to a point, thence North 37 degrees 46 minutes 30 seconds East a distance of 425.00 feet to a point; thence North 37 degrees 46 minutes 30 seconds East a distance of 191.42 feet to a point thence North 34 degrees 57 minutes 26 seconds West a distance of 52.78 feet to a point, thence N 00 degrees 36 minutes 72 seconds West a distance of 93.80 feet to a point, thence North 52 degrees 13 minutes 30 seconds West a distance of 671.96 feet to a point thence North 59 degrees 57 minutes 24 seconds West a distance of 607.97 to a point thence North 59 degrees 67 minutes 24 seconds West a distance of 204.52 feet to a point; thence North 82 degrees 07 minutes 34 seconds West a distance of 466.16 feet to a point; thence South 43 degrees 34 minutes 23 seconds West a distance of 938.46 feet to a point, thence South 00 degrees 00 minutes 27 seconds East a distance of 94.68 feet to a point; thence South 00 degrees 00 minutes 28 seconds East a distance of 1096.51 feet to a point; thence South 41 degrees 05 minutes 54 seconds East a distance of 199.93 feet to a point thence South 89 degrees 32 minutes 49 seconds East a distance of 289.24 feet to a point which is the point of beginning.

Less and except the following described parcel:

A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18 South, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90 degrees 00 minutes 00 seconds and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69 degrees 43 minutes 46 seconds and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44 degrees 19 minutes 06 seconds and run Northeast for a distance of 306.98 feet; thence right 40 degrees 52 minutes 06 seconds and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right 94 degrees 00 minutes 21 seconds and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24 degrees 04 minutes 35 seconds and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79 degrees 13 minutes 57 seconds and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34 degrees 00 minutes 28 seconds and run Northwest for a distance of 155.52 feet to the point of beginning.

And to include the following described parcel:


To locate the point of beginning commence at the Northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 37 minutes 07 seconds West on

the West boundary of said section a distance of 2853.29 feet to the point of beginning; said point being on the South line of Harry B. Brock, Jr. property; thence continue South 01 degrees 37 minutes 07 seconds West on the West boundary of said Section 26 a distance of 1028.33 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26; thence South 82 degrees 32 minutes 10 seconds West a distance of 121.36 feet to a point; thence South 65 degrees 11 minutes 47 seconds East a distance of 431.67 feet to a point on the Northwest right-of-way of Dunnivant Valley Road, County Highway No. 41; thence North 36 degrees 48 minutes 15 seconds East on the Northwest right-of-way of said Dunnivant Valley Road a distance of 1514.25 feet to a point; said point being on the South line of said Harry B. Brock, Jr. property; thence North 89 degrees 23 minutes 25 seconds West on the South line of said Harry B. Brock, Jr. property a distance of 1149.70 feet to the point of beginning.

All lying and being in Section 26 and in Section 27, Township 18 South, Range 1 West, Shelby County, Alabama.


And to include the following described parcel:


A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90 degrees 00 minutes 00 seconds and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69 degrees 43 minutes 46 seconds and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44 degrees 19 minutes 06 seconds and run Northeast for a distance of 306.98 feet; thence right 40 degrees 52 minutes 06 seconds and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right 94 degrees 00 minutes 21 seconds and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24 degrees 04 minutes 35 seconds and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79 degrees 13 minutes 57 seconds and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34 degrees 00 minutes 28 seconds and run Northwest for a distance of 155.52 feet to the point of beginning.


20160107000005990 3/15 \$56.00
Shelby Cnty Judge of Probate, AL
01/07/2016 09:14:44 AM FILED/CERT

CERTIFICATION

I, Margie Handley, City Clerk for the City of Hoover, Alabama, hereby certify the attached to be a true and correct copy of a petition(s) presented to the City Council of the City of Hoover by persons whose name(s) appear thereon, requesting that their property be annexed into the City of Hoover.


Margie Handley
City Clerk


20160107000005990 4/15 \$56.00
Shelby Cnty Judge of Probate, AL
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**STATE OF ALABAMA
SHELBY COUNTY**

We, the undersigned, owners of property and Pursuant to Title 11-42-21, of the 1975 Code of Alabama, being contiguous property owners to the City of Hoover, and not within the corporate limits of any other municipality, respectfully request that the property of the undersigned owners as set forth on attached exhibit be annexed to the City of Hoover. The undersigned constitute all of the owners of the property described on the attached exhibit.

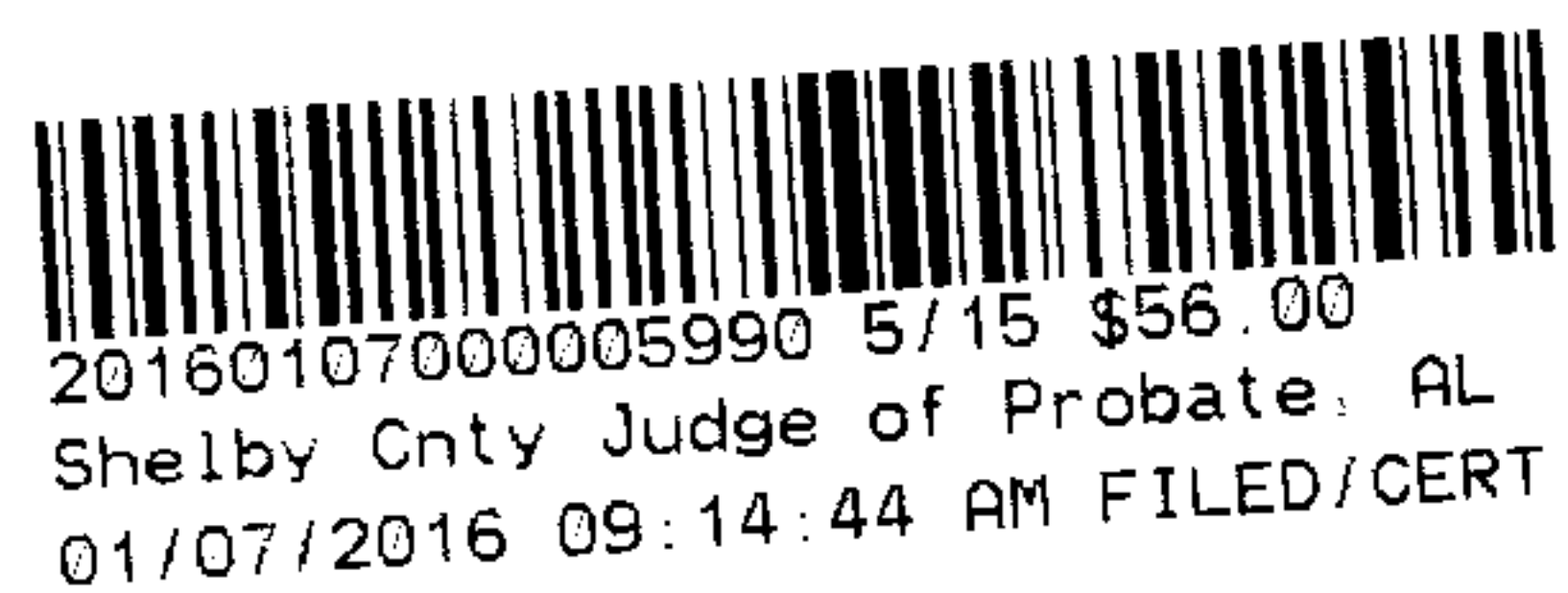
This property is X / is not _____ located in a Fire District.
If located in a Fire District, I am aware that the annexation buyout requirement must be met before the annexation of my property can be completed by the City of Hoover.

NAME (Signature of Owners)	ADDRESS
<u>Samford University</u>	<u>800 Lakeshore Drive</u>
<u>(see attached)</u>	<u>Birmingham, Al 35229-0001</u>
_____	<u>subject property located on Hwy 41</u> <i>PA</i>
_____	_____
_____	_____

Number of occupants: <u>0</u>	Ages of children <u>0</u>
Phone No. (H) <u>n/a</u>	(W) <u>n/a</u>

LEGAL DESCRIPTION

See Attached



Comes the undersigned that states that the foregoing petition contains the signatures of all the owners of property on attached exhibit, which exhibit is attached hereto and made a part hereof.

Richard A. Johnson II

Richard A. Johnson II
3545 Market Place
Hoover, Al 35226
205.290.2311
rjohnson@e-signaturehomes.com

PETITION FOR ANNEXATION TO THE
CITY OF HOOVER, ALABAMA

To the Honorable and City Council of the City of Hoover, Alabama,

The undersigned, SB DEV. CORP., an Alabama corporation d/b/a/ SIGNATURE HOMES and SAMFORD UNIVERSITY, an Alabama nonprofit corporation (collectively, Petitioner) hereby petition and request that the CITY OF HOOVER, an Alabama municipal corporation (City) annex that certain real property more particularly described in Exhibit A attached hereto and incorporated herein by reference (Property) pursuant to the Code of Alabama (1975) §§ 11-42-21. In support of such petition and request, the Petitioner hereby makes the following:

R E C I T A L S


WHEREAS, Samford University is the fee simple owner and SB Dev. Corp. is the developer of the Property (collectively, Petitioner) of this Petition for Annexation; and

WHEREAS, The Property consists of approximately one hundred three (103) acres more or less of real property. An accurate legal description is attached hereto as Exhibit A; and

WHEREAS, The Property is situated wholly within Shelby County, Alabama and is contiguous to the existing corporate limits of the City as shown in Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, The Petitioner requests that the Honorable Mayor and City Council of the City do all things necessary and requisite under the laws of the State of Alabama in connection with the annexation herein requested.


NOW THEREFORE, The Petitioner has caused this petition for annexation to be executed and attest in its corporate name and on behalf of its duly authorized officer.


20160107000005990 6/15 \$56.00
Shelby Cnty Judge of Probate, AL
01/07/2016 09:14:44 AM FILED/CERT

IN WITNESS WHEREOF, Petitioner, SB DEV. CORP., has caused this Petition of Annexation to be executed on this the 21 day of August, 2015.

PETITIONER:

SB DEV. CORP., an Alabama corporation

BY: 

Dwight A. Sandlin

Its: Chief Executive Officer

STATE OF ALABAMA)

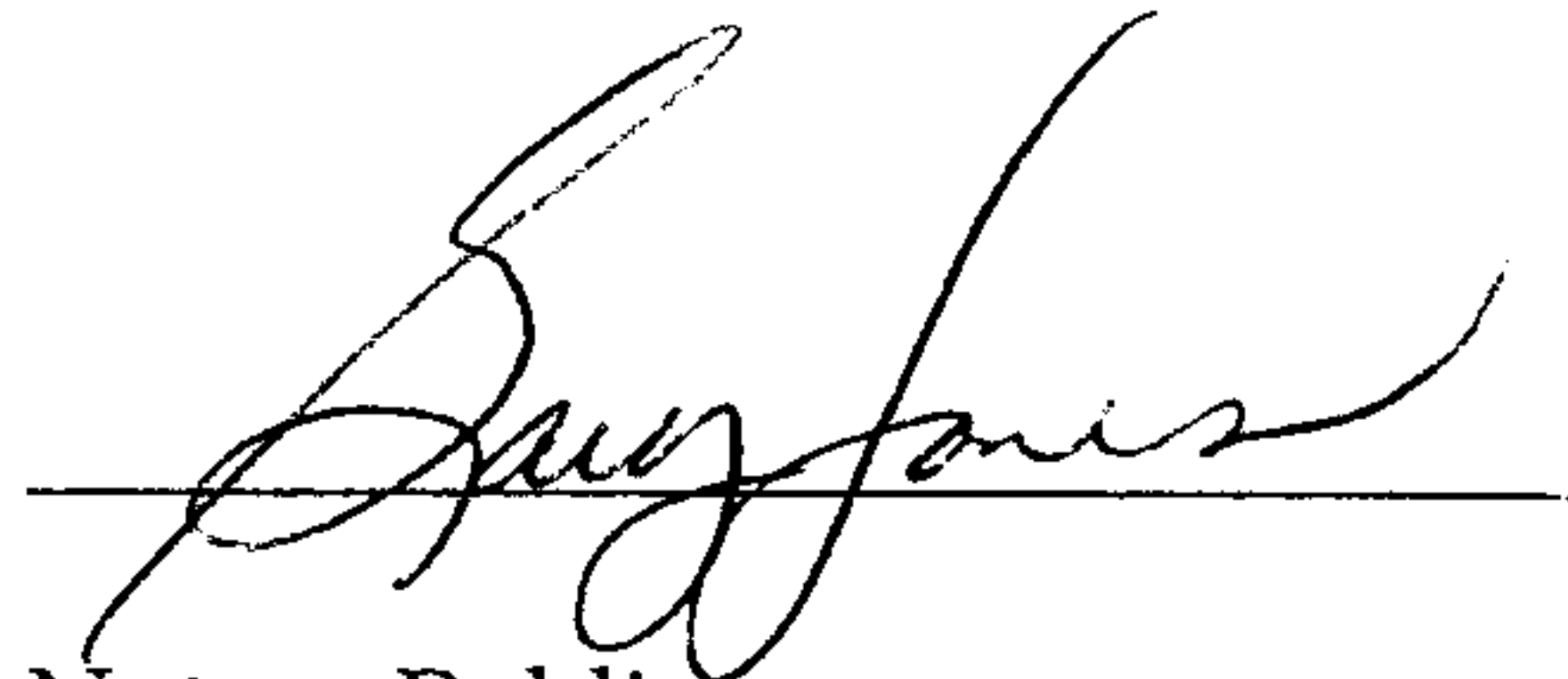
COUNTY OF SHELBY)



20160107000005990 7/15 \$56.00
Shelby Cnty Judge of Probate, AL
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I, GARY JONES, a Notary Public in and for said County, in said State, hereby certify that Dwight A. Sandlin whose name as Chief Executive Officer of SB DEV. CORP., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 21 day of August, 2015.



Notary Public

[SEAL]

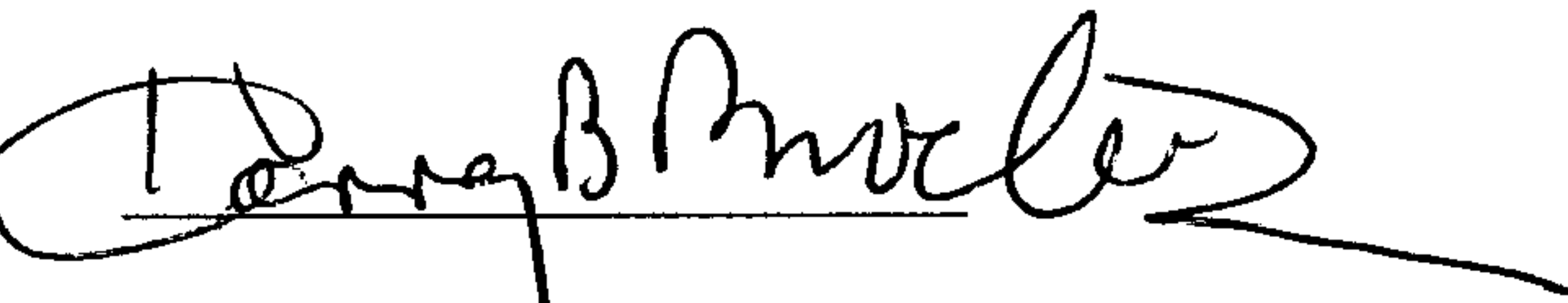
My Commission Expires: 4-17-2016

GARY JONES
Notary Public, Alabama State At Large
My Commission Expires April 17, 2016

IN WITNESS WHEREOF, SAMFORD UNIVERSITY, Petitioner, an Alabama nonprofit corporation has caused this Petition of Annexation to be executed on this the 28th day of August, 2015.


PETITIONER:

SAMFORD UNIVERSITY,

BY: 
Its: Harry B. Brock III
Vice President for Business
and Financial Affairs

STATE OF ALABAMA)

COUNTY OF SHELBY)


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Shelby Cnty Judge of Probate, AL
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I, Darlene F. Kuhn a Notary Public in and for said County, in said State, hereby certify that Harry B. Brock, III whose name as Petitioner / VP of Samford University, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 28th day of August, 2015.



Notary Public

[SEAL]

My Commission Expires: 12/16/16

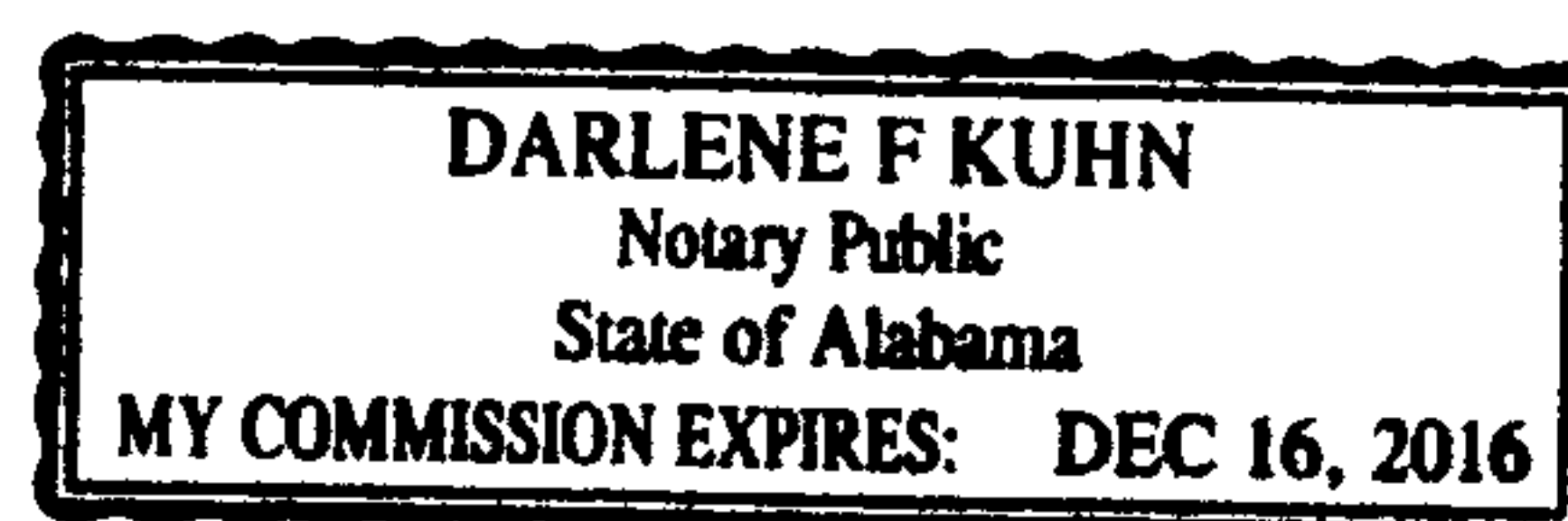



Exhibit A

LEGAL DESCRIPTION

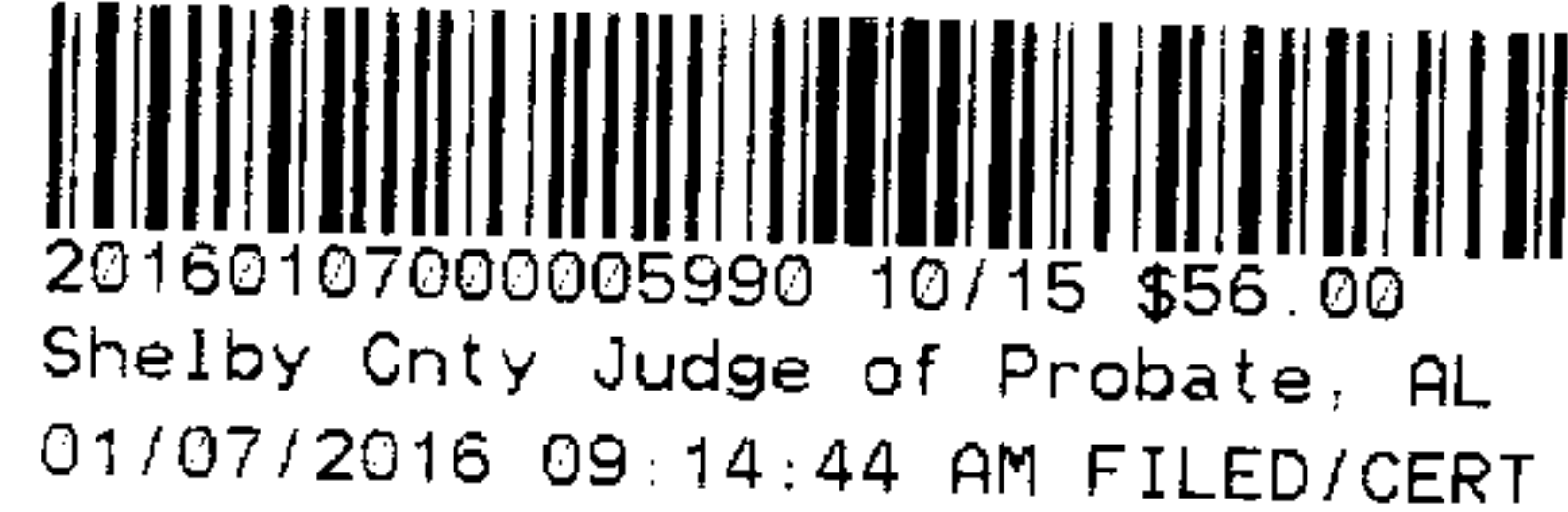
See Attached



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SCHEDULE A
(continued)

LEGAL DESCRIPTION



Parcel I:

To locate the point of beginning commence at the northwest corner of Section 26, Township 18 South, Range 1 West Shelby County, Alabama; thence S 02° 35' 21" W a distance of 1538.16 feet to a point; thence S 02° 34' 44" W a distance of 1049.65 feet to a point, thence S 02° 37' 01" W a distance of 265.36 feet to the point of beginning, said point being on the south line of Harry B. Broth, Jr. property, thence S 88° 23' 50" E a distance of 1149.08 feet to a point, thence N 37° 46' 30" E a distance of 694.96 feet to a point, thence N 37° 46' 30" E a distance of 425.00 feet to a point; thence N 37° 46' 30" E a distance of 191.42 feet to a point thence N 34° 57' 26" W a distance of 52.78 feet to a point; thence N 00° 36' 72" W a distance of 93.80 feet to a point, thence N 52° 13' 30" W a distance of 671.96 feet to a point thence N 59° 57' 24" W a distance of 607.97 to a point; thence N 59° 67' 24" W a distance of 204.52 feet to a point; Thence N 82° 07' 34" W a distance of 466.16 feet to a point; thence S 43° 34' 23" W a distance of 938.46 feet to a point, thence S 00° 00' 27" E a distance of 94.68 feet to a point; thence S 00° 00' 28" E a distance of 1096.51 feet to a point; thence S 41° 05' 54" E a distance of 199.93 feet to a point; thence S 89° 32' 49" E a distance of 289.24 feet to a point which is the point of beginning.

Less and except the following described parcel:

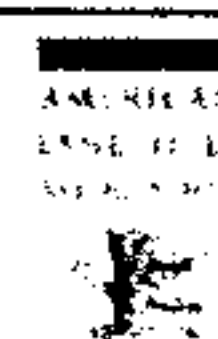
A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18 South, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90° 00' 00" and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69° 43' 46" and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44° 19' 06" and run Northeast for a distance of 306.98 feet; thence right 40° 52' 06" and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right 94° 00' 21" and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24° 04' 35" and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79° 13' 57" and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34° 00' 28" and run Northwest for a distance of 155.52 feet to the point of beginning.

Parcel II:

To locate the point of beginning commence at the northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama; thence S 01° 37' 07" W on the west boundary of said section a distance of 2853.29 feet to the point of beginning; said point being on the south line of Harry B. Brock, Jr. property; thence continue S 01° 37' 07" W on the west boundary of said Section 26 a distance of 1028.33 feet to the

ALTA Commitment (6-17-06)
Schedule A

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SCHEDULE A
(continued)

southwest corner of the NW1/4 of the SW1/4 of Section 26; thence S 82° 32' 10" W a distance of 121.36 feet to a point; thence S 65° 11' 47" E a distance of 431.67 feet to a point on the northwest right-of-way of Dunnavant Valley Road, County Highway No. 41; thence N 36° 48' 15" E on the northwest right-of-way of said Dunnavant Valley Road a distance of 1514.25 feet to a point; said point being on the south line of said Harry B. Brock, Jr. property; thence N 89° 23' 25" W on the south line of said Harry B. Brock, Jr. property a distance of 1149.70 feet to the point of beginning.

All lying and being in Section 26 and in Section 27, Township 18 South, Range 1 West, Shelby County, Alabama.

Parcel IV:

A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90° 00' 00" and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69° 43' 46" and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44° 19' 06" and run Northeast for a distance of 306.98 feet; thence right 40° 52' 06" and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right 94° 00' 21" and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24° 04' 35" and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79° 13' 57" and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34° 00' 28" and run Northwest for a distance of 155.52 feet to the point of beginning.



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ALTA Commitment (6-17-06)
Schedule A

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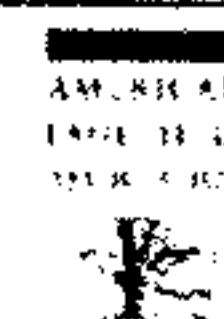

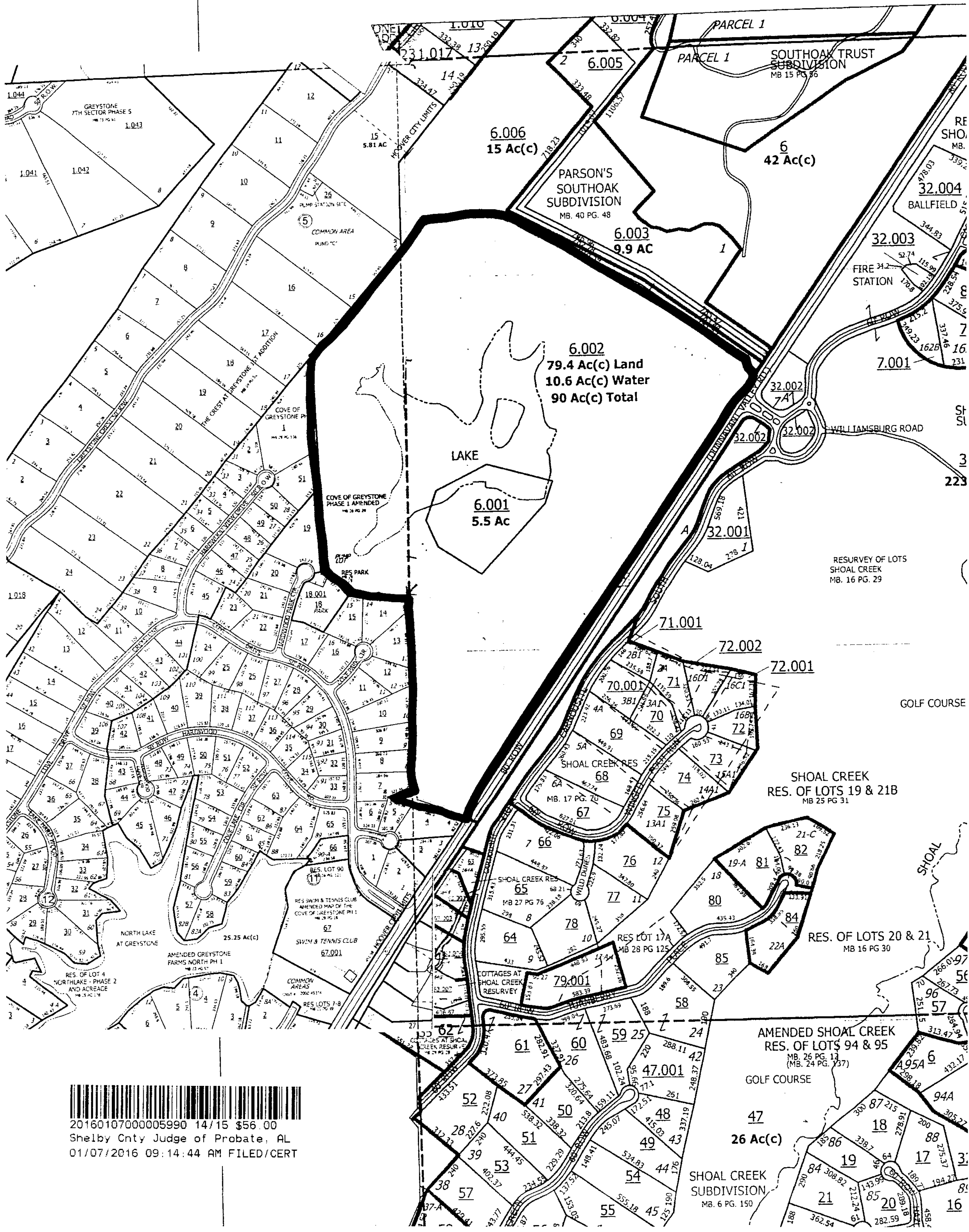


Exhibit B


VICINITY MAP

See Attached


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CERTIFICATION

I, Margie Handley, City Clerk for the City of Hoover, Alabama, hereby certify that **Ordinance No. 15-2285** was adopted by the City Council of the City of Hoover, Alabama on the 2nd day of November, 2015, and advertised in accordance with state law.


Margie Handley
City Clerk