

ORDINANCE NO. 2016-001

An ordinance to honor an annexation request filed by property owner(s).

BE IT ORDAINED BY THE TOWN COUNCIL OF INDIAN SPRINGS VILLAGE, ALABAMA, AS FOLLOWS:

Section 1. The Town of Indian Springs Village does hereby honor the request(s) for annexation filed by the owner(s) of the real property described in the attached annexation petition(s) and accompanying documentation.

Section 2. The accompanying documentation mentioned in Section 1 above, shall consist of a copy of deed of the property and a map of the said parcel showing relationship to the corporate limits of Indian Springs Village.

Section 3. The said property is contiguous to the corporate limits of the Town of Indian Springs Village or is a part of a group of petitioning properties, which together, are contiguous to the corporate limits of the Town of Indian Springs Village.

Section 4. The said property is not within the corporate limits of any other municipality.

ADOPTED: This 16th day of February, 2016.

Herb Robins
Herb Robins – Council Chairman Pro Tem


20160224000056760 1/7 \$32.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:02:14 PM FILED/CERT

APPROVED: This 16th day of February, 2016.

Brenda Bell Guercio
Brenda Bell Guercio – Mayor

ATTESTED: This 16th day of February, 2016.

Joan Downs
Joan Downs – City Clerk

ANNEXATION PETITION

20160224000056760 2/7 \$32.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:02:14 PM FILED/CERT

Official Use Only: Annexation Ordinance Number



MILLER CIR
200
114.06

920 COPENA DRIVE
Parcel ID No. 105220002022.071

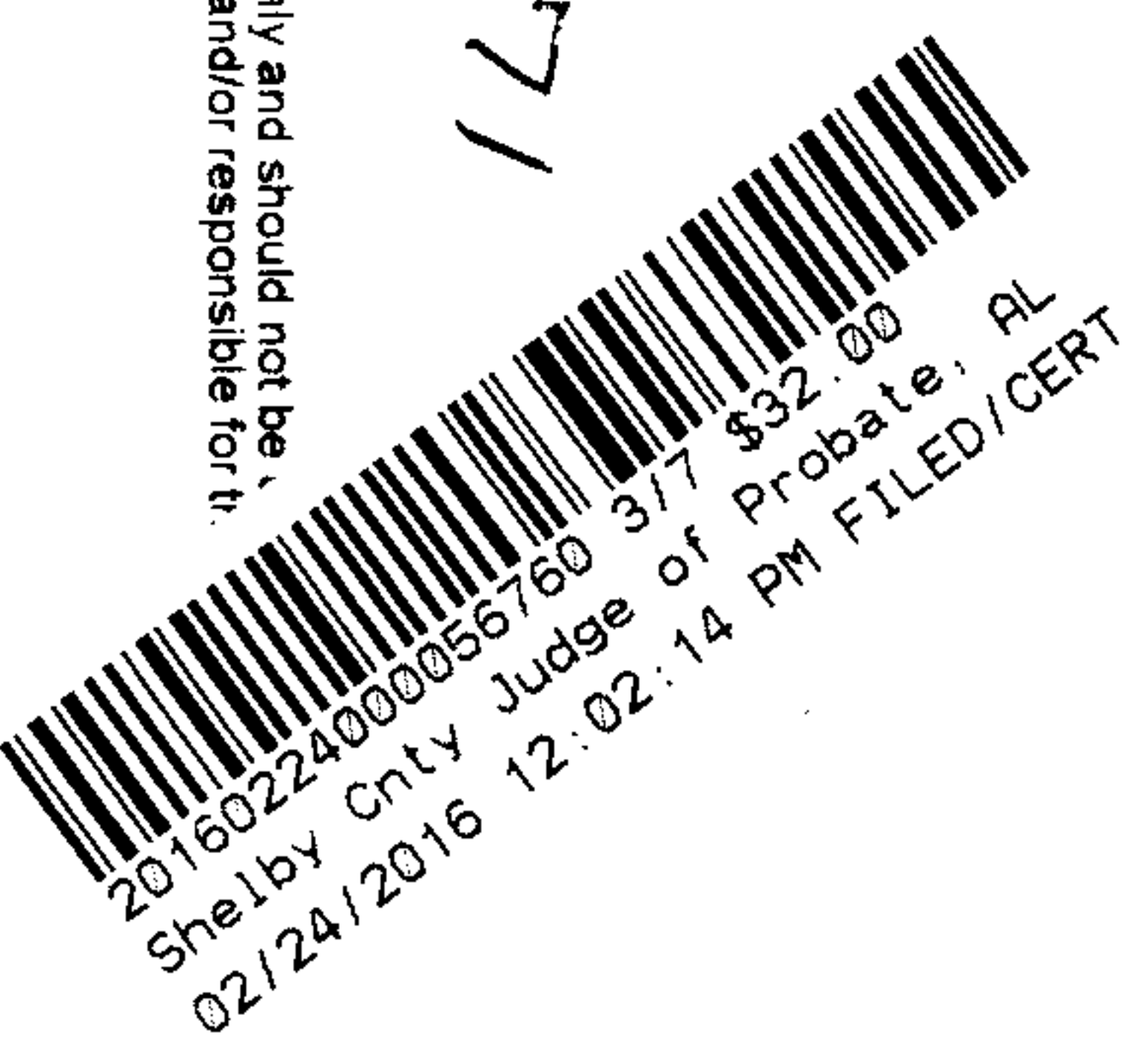
Indian Springs Village

Indian Springs Village

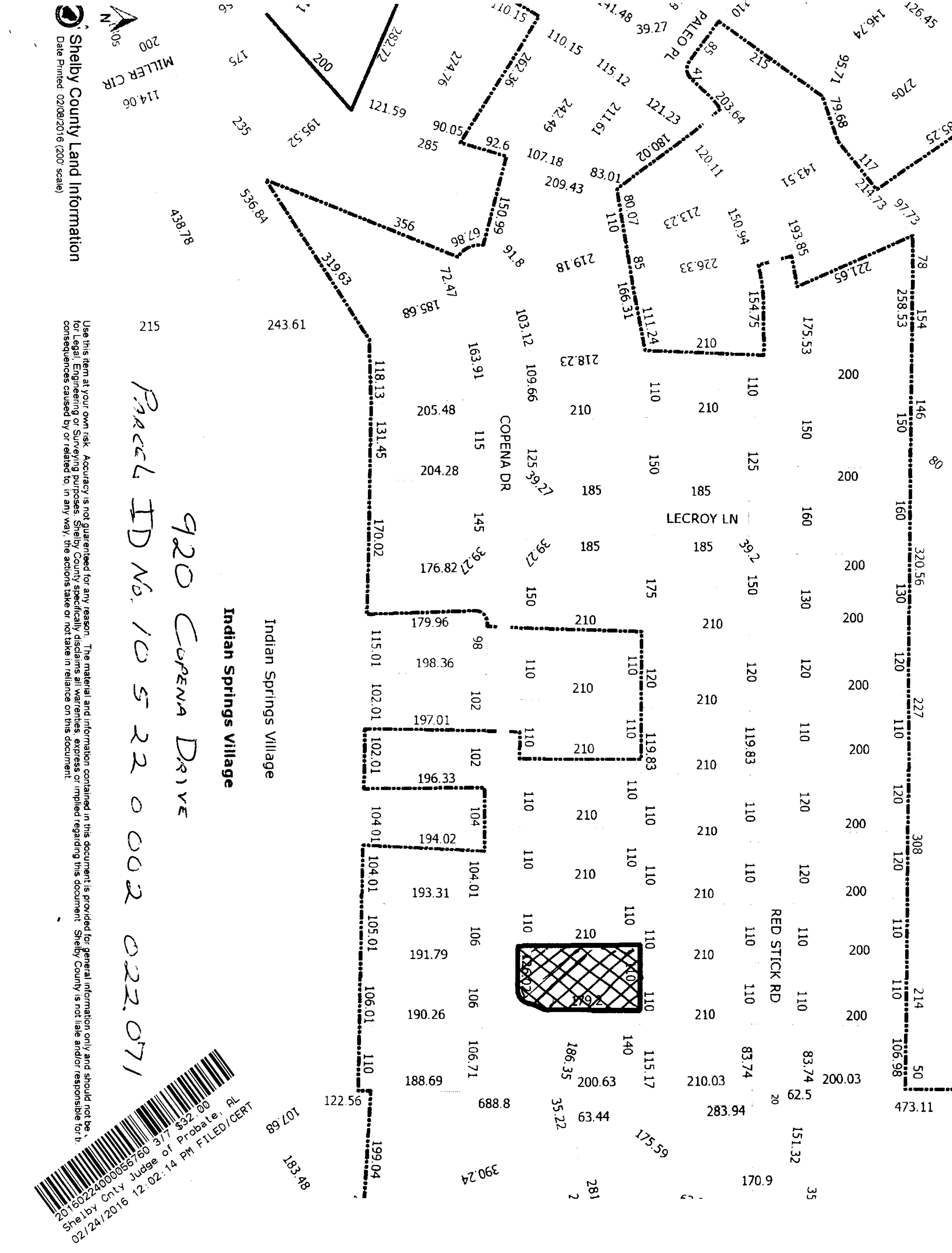
COPENA DR

LECROY LN

RED STICK RD



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**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY NINE THOUSAND NINE HUNDRED DOLLARS (\$29,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I, Albert F. Thomasson, a married man, dba AFTCO Properties, (herein referred to as GRANTOR) do grant, bargain, sell, and convey unto **TROY D. ROCHESTER and KAREN C. ROCHESTER** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 10, Block 3, according to the Survey of Indian Wood Forest Fourth Sector, recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ None of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

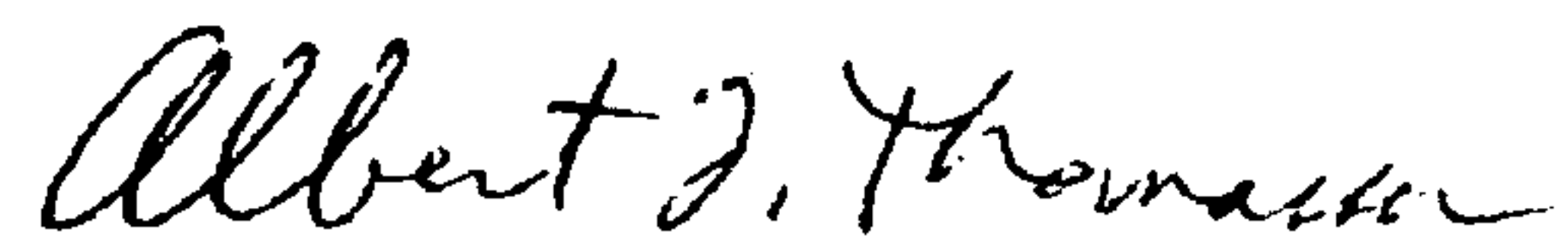
The above described property does not constitute the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself, my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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, I have hereto set my hand and seal, this the 17th day of March, 1995.


20160224000056760 4/7 \$32.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:02:14 PM FILED/CERT


Albert F. Thomasson dba AFTCO Properties

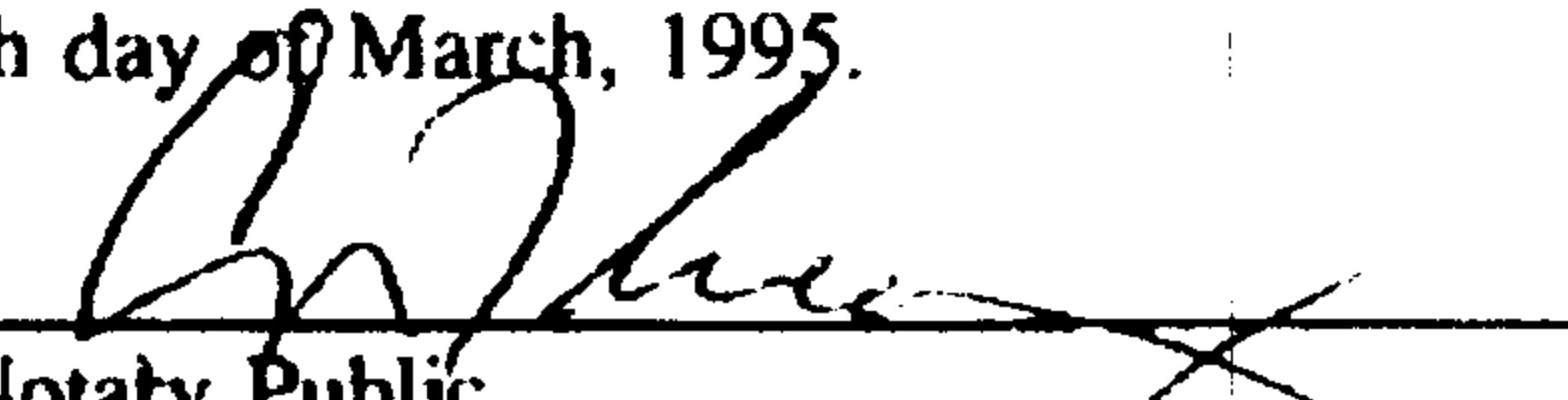
**STATE OF ALABAMA)
JEFFERSON COUNTY)**

03/31/1995-08282
03:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert F. Thomasson dba AFTCO Properties, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

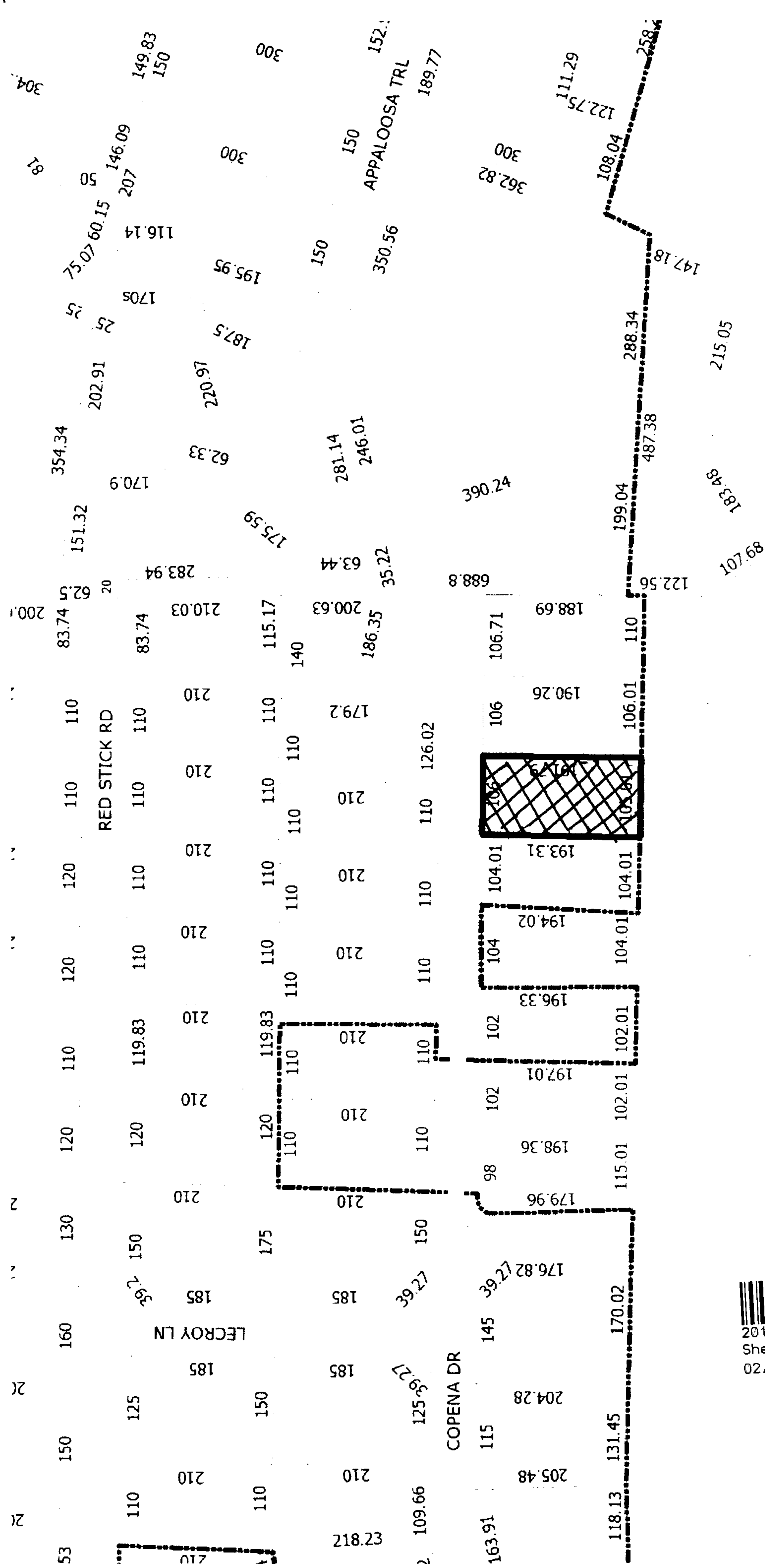
Given under my hand and seal of office this the 17th day of March, 1995.

10 5 22 0 002 022.071


Notary Public

ANNEXATION PETITION

20160224000056760 5/7 \$32.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:02:14 PM FILED/CERT



Indian Springs Village

923 COPENA DRIVE

Parcel ID No. 105 22 0 002 022.060

20160224000056760 6/7 \$32.00
 Shelby Cnty Judge of Probate, AL
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(Name) Albert F. Thomasson
972 Montclair Road, Suite B
(Address) Birmingham, Alabama 35213

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Twenty-Eight Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,
Albert F. Thomasson d/b/a AFTCO Properties,

(herein referred to as grantors) do grant, bargain, sell and convey unto
a married man

John A. English and wife, Kelley H. English

(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 3, Block 4, according to the Survey of Indian Woods Forest, Fourth
Sector, as recorded in Map Book 14, Page 112, in the Probate Office of
Shelby County, Alabama.

Mineral and mining rights excepted.

1. Deed Tax	\$ 28.00
2. Mig. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 34.50

Subject to current taxes, easements and restrictions of record.

I CERTIFY THIS INSTRUMENT WAS FILED

91 OCT -3 AM 11:37

The property being conveyed is not the homestead of Grantor.

JUDGE OF PROBATE



20160224000056760 7/7 \$32.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:02:14 PM FILED/CERT

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of September, 19 91

ALBERT F. THOMASSON
d/b/a AFTCO Properties

WITNESS:
Maria L. Field (Seal)

Albert F. Thomasson (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me has executed the same voluntarily and informed of the contents of the conveyance.

Parcel ID No 105220002022.060

366 PAGE 911 BOOK