

ORDINANCE NUMBER 2021-05-18-1024

WHEREAS, on the 14th day of April 2021, Fred R. and Peggy F. Agee filed a petition with the City of Westover, Alabama as required by SS 11-42-20 and 11-42-21, Code of Alabama 1975, as amended, petitioning and requesting that the property hereinafter described be annexed to the municipality of the City of Westover, Alabama, which petition contained an accurate description of the property proposed to be annexed together with a map of said property showing its relationship to the corporate limits of the City of Westover, Alabama, and the signatures of the owners of the property described were signed thereto:

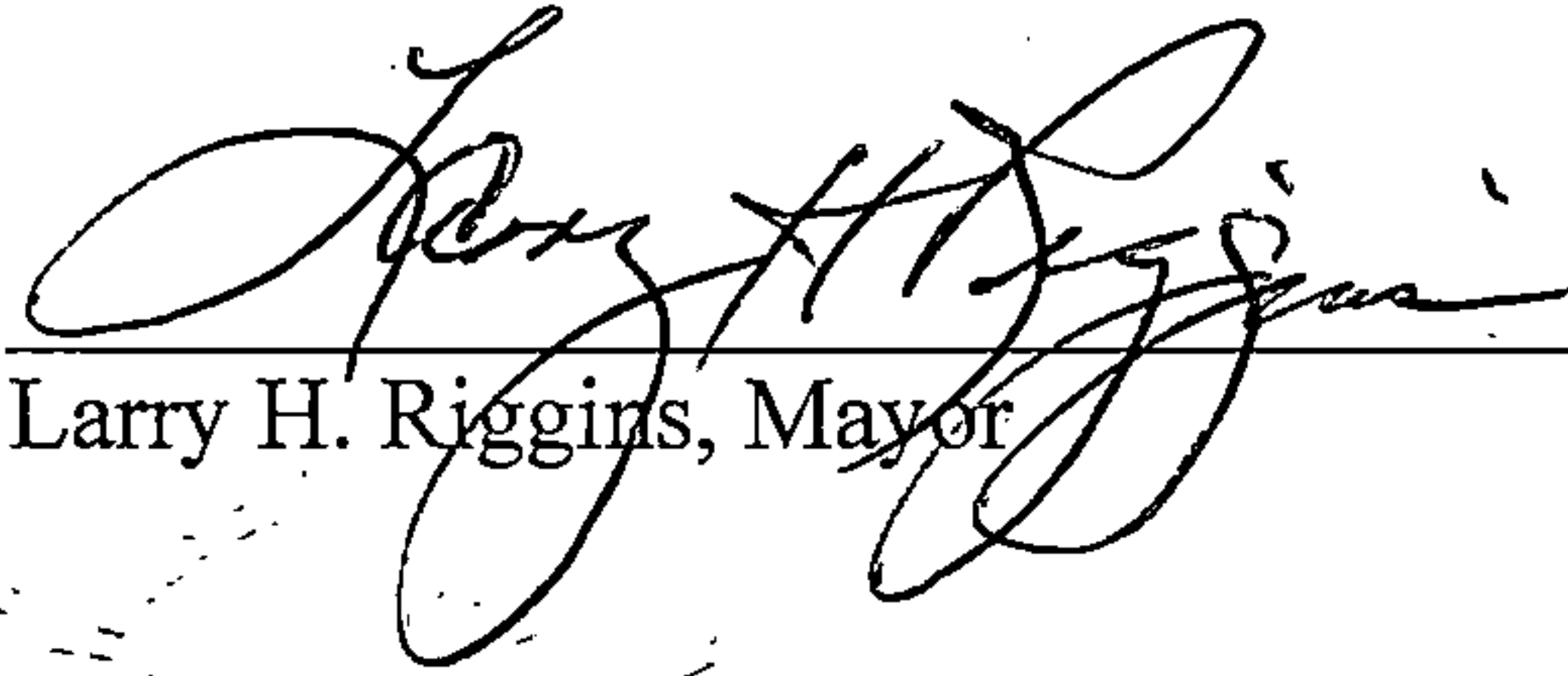
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTOVER, ALABAMA, AS FOLLOWS:

- That the City of Westover, Alabama does adopt this ordinance assenting to the annexation of the following described property to the municipality of the City of Westover:
- EXHIBIT A
Parcel #08-8-28-0-001-031.000, as mapped, included and attached herein.
- That the corporate limits of the City of Westover, Alabama be extended and rearranged so as to embrace and include such property and such property shall become a part of the corporate area of such municipality upon the date of publication or posting of this Ordinance, as provided for in the Code of Alabama as cited above.
- That the City Clerk be and is hereby authorized and directed to file a copy of this Ordinance, including an accurate description of the property being annexed, together with a map of the said property, showing its relationship to the corporate limits of the City of Westover, Alabama, to which said property is being annexed, in the office of the Judge of Probate of Shelby County, Alabama.
- That the Zoning Map of the City of Westover, Alabama and any other official maps of 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.
- That this property is zoned EC-I, as provided in the Zoning Ordinance of the City of Westover, Alabama, as recommended by the Planning Commission of the City of Westover after a Public Hearing, April 27, 2021.




20210521000250710 2/6 \$37.00
Shelby Cnty Judge of Probate, AL
05/21/2021 10:58:23 AM FILED/CERT

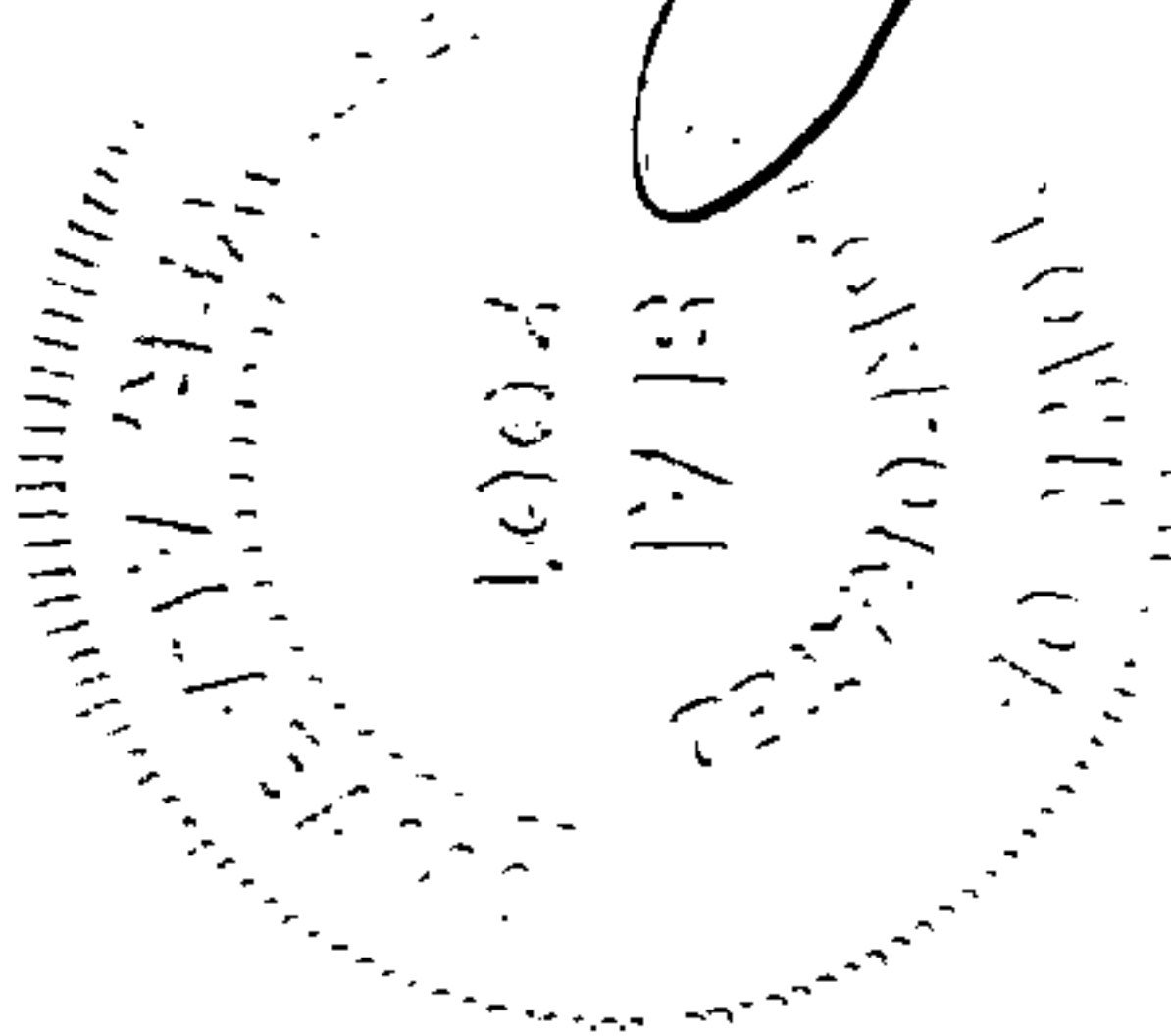
This Ordinance was adopted and passed by the City Council of the City of Westover, Alabama,
this 18th day of May 2021.



Larry H. Riggins, Mayor



Bonnie Meacham, City Clerk - Treasurer





20210521000250710 3/6 \$37.00
Shelby Cnty Judge of Probate, AL
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PETITION FOR ANNEXATION CITY OF WESTOVER, AL.

The undersigned owner(s) of the property described below, which is described in the attached "Exhibit A" and is contiguous to the corporate limits of Westover, Alabama do hereby petition the city of Westover to annex said property into the corporate limits of the municipality.

Name of Land Owner: Fred & Peggy Agee

Property Address: 11321 Hwy 280 East - Westover, AL 35185

Home Address: 445 Battery Row, Wilsonville, AL 35186
(City, State, Zip Code)

Telephone Number 205-368-1345

Parcel ID Number

08 - 8 - 28 - 0 - 001 - 031 .000 **-EC-I**
08 - 8 - 28 - 0 - 001 - 028 .003
08 - 8 - 28 - 0 - 001 - 028 .002

Number of registered voters residing at this Parcel 0

SIGNATURE OF PROPERTY OWNER(S)

(All owners listed on the deed must sign)

Fred R. Agee
Name

7/17/21
Date

Peggy L. Agee
Name

7/14/21
Date

Name

Date

PLEASE RETURN COMPLETED PETITION IMMEDIATELY TO THE PERSON
PROVIDING THE PETITION, OR MAIL TO:

HWY 280

101

3

11271

08 8 28 001 028.003 Parcel

11313

179.91

162.09

08 8 28 001 028.002 Parcel

11321

250.85

130.65

248.35

133.48

11369

Citgo

132.47

110s

116

11389

105

110

11415

08 8 28 0 001 031.000

Parcel

Camelot Ma

155.38

345.18

209.57

295s

0 179405

150

700s

WEATHERTON TRL

171

683

Proposed Site of Plant



20210521000250710 4/6 \$37.00
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Ord # 2021-05-18-1024

08-8-28-0-001-031.000

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S AT
Fred R. Agee
P. O. Box 325
Westover, Alabama 35185

20051104000576210 1/2 \$89.00
Shelby Cnty Judge of Probate, AL
11/04/2005 03:06:06PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

20210521000250710 5/6 \$37.00
Shelby Cnty Judge of Probate, AL
05/21/2021 10:58:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Five Thousand and 00/100 (\$305,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James G. Kovakas and Penny O. Kovakas, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Fred R. Agee and Peggy F. Agee, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for legal Description



Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$230,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4th day of November, 2005.


James G. Kovakas

Penny O. Kovakas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James G. Kovakas and Penny O. Kovakas, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of November, 2005.



NOTARY PUBLIC
My Commission Expires: 10-26-2006

EXHIBIT A
LEGAL DESCRIPTION

20051104000576210 2/2 \$89.00
Shelby Cnty Judge of Probate, AL
11/04/2005 03:06:06PM FILED/CERT

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East; thence run Easterly along the North line thereof for 599.96 feet; thence 97 deg. 57 min. 52 sec. right run Southerly 364.95 feet to a curve concaved Southerly (having a radius of 2,328.37 feet and a central angle of 3 deg. 14 min. 23 sec.); thence 79 deg. 35 min. 29 sec. right to chord of said curve, run Westerly along said curve for 131.65 feet; thence along the tangent of said curve continue Westerly 425.71 feet to the West line of said 1/4 1/4 Section; thence 95 deg. 02 min. 26 sec. right, run Northerly 397.27 feet to the point of beginning; being situated in Shelby County, Alabama.

[Handwritten signature]
[Handwritten initials]

Shelby County, AL 11/04/2005
State of Alabama

Deed Tax: \$75.00



20210521000250710 6/6 \$37.00
Shelby Cnty Judge of Probate, AL
05/21/2021 10:58:23 AM FILED/CERT