



20210521000250720 1/7 \$40.00
Shelby Cnty Judge of Probate, AL
05/21/2021 10:58:24 AM FILED/CERT

ORDINANCE NUMBER 2021-05-18-1025

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:

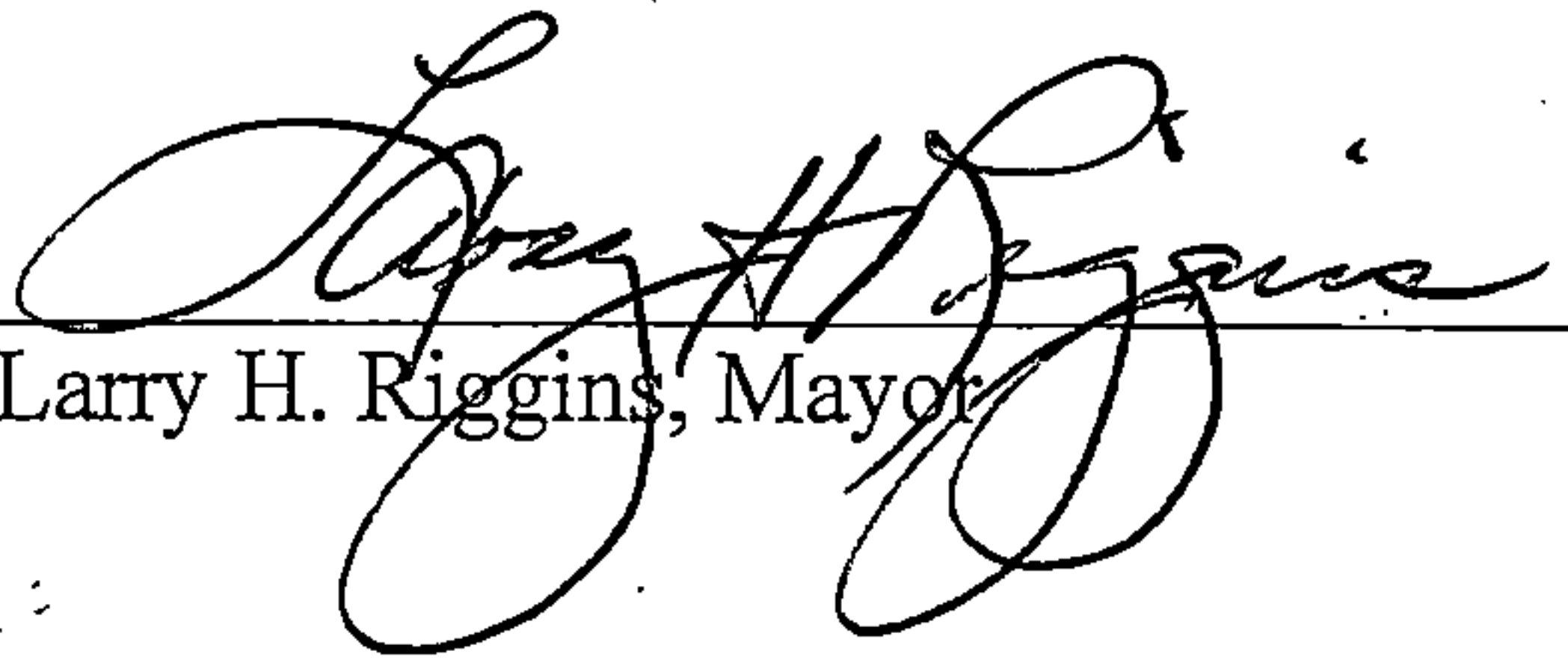
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTOVER, ALABAMA, AS FOLLOWS:

- That the City of Westover, Alabama does adopt this ordinance assenting to the annexation of the following described properties to the municipality of the City of Westover:
- EXHIBIT A
Parcels #08-8-28-0-001-028.002 and #08-8-28-0-001-028.003 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 these properties are zoned HC, 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.

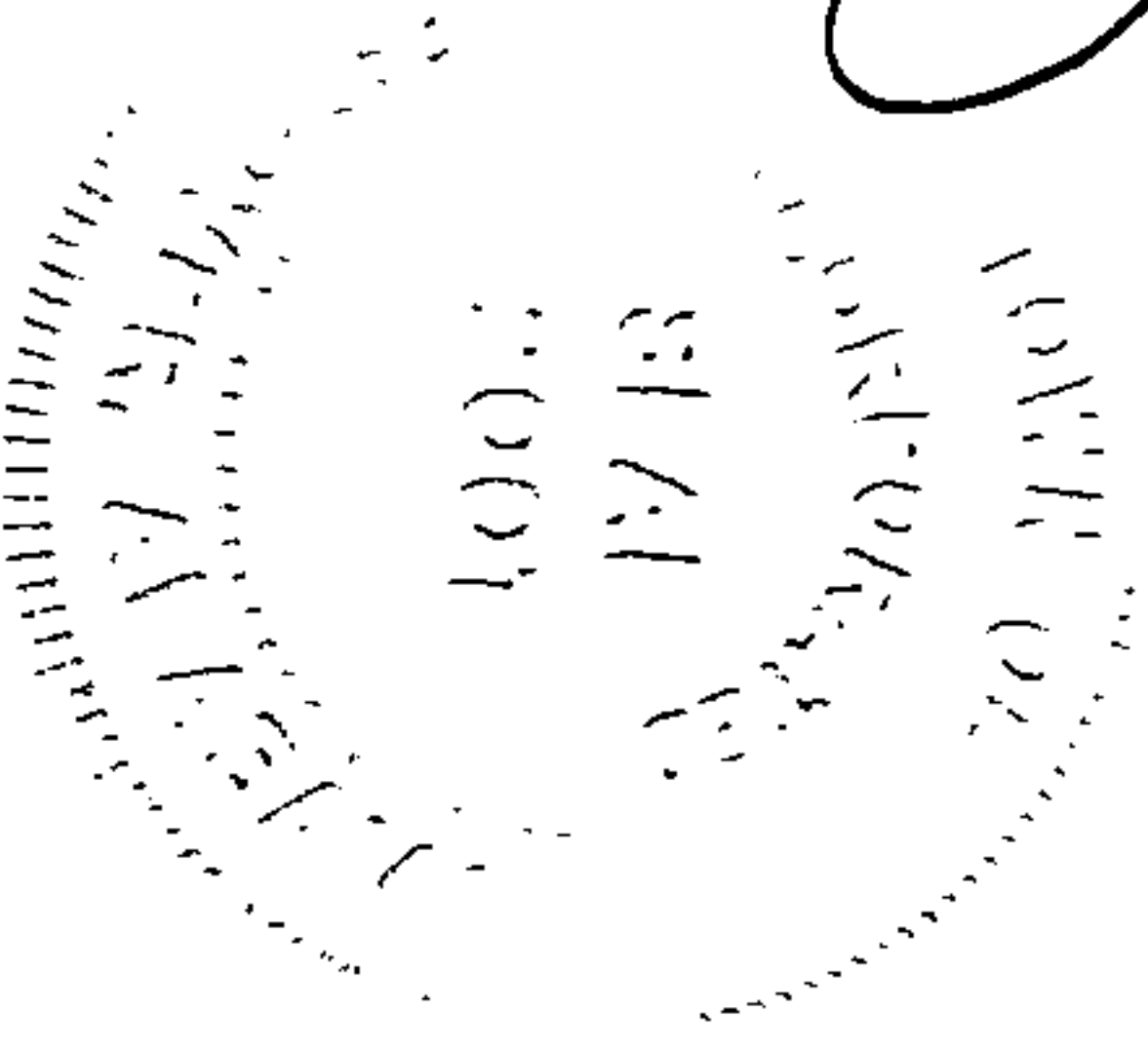


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This Ordinance was adopted and passed by the City Council of the City of Westover, Alabama,
this 18th day of May 2021.


Larry H. Riggins, Mayor


Bonnie Meacham, City Clerk - Treasurer





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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
08 - 8 - 28 - 0 - 001 - 028 .003
08 - 8 - 28 - 0 - 001 - 028 .002

DRD#2021-05-18-1025

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

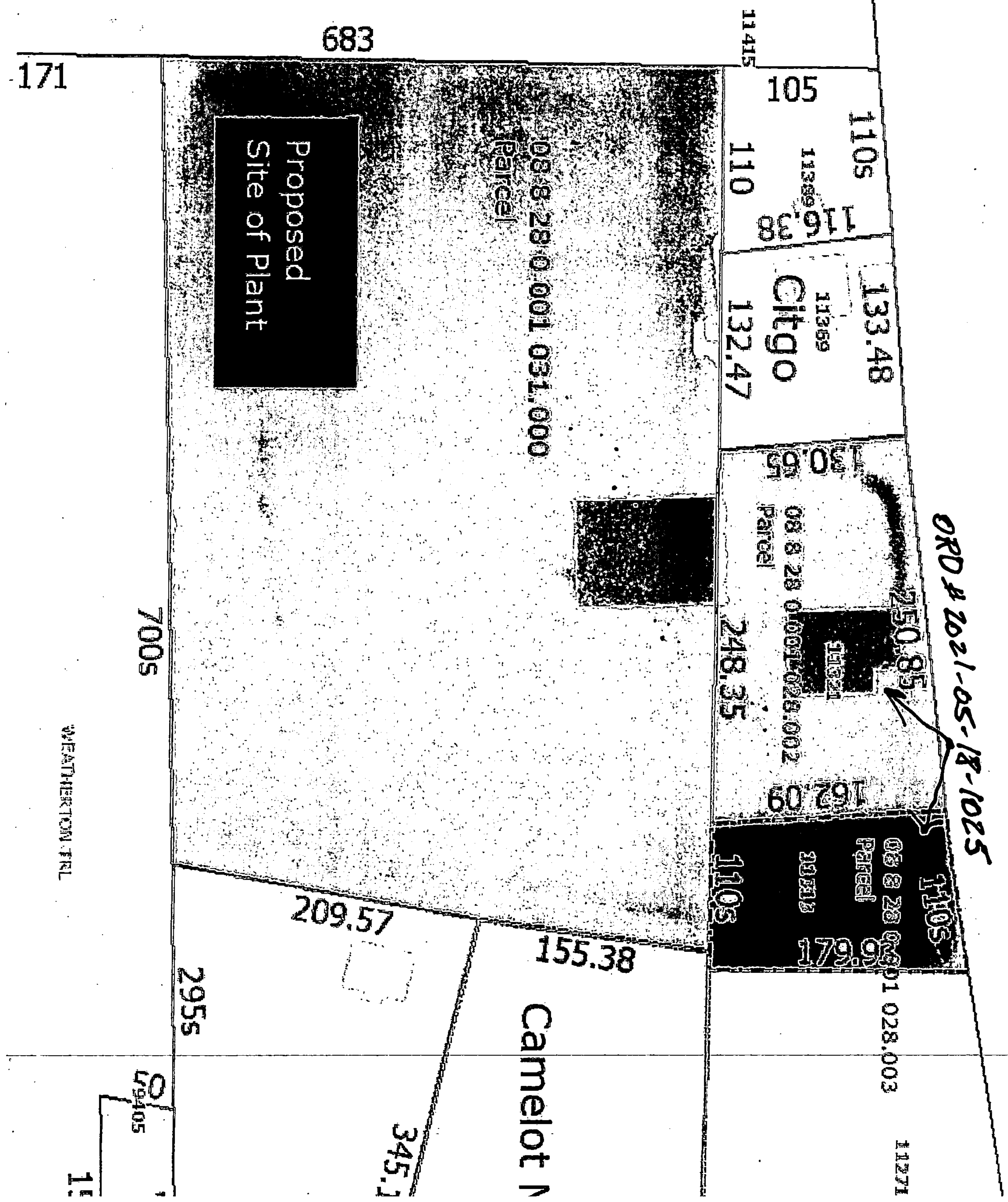
PLEASE RETURN COMPLETED PETITION IMMEDIATELY TO THE PERSON
PROVIDING THE PETITION, OR MAIL TO:



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10.
HWY 280

ORD # 2021-05-18-1025



WEATHER TOM FRL

U9405

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SHelBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 732 - Columbiana, Alabama 35051
(205) 669-2304 (205) 669-2301 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Peggy F. Agee
P O Box 351
(Address) Westover, AL 35185

This instrument was prepared by
(Name) Mike T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby } COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Fred R. Agee, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Peggy F. Agee

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Part of the SE 1/4 of NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows: Commence at the SW corner of said SE 1/4 of NE 1/4, said Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 85 degrees 42 minutes 36 seconds East along the South boundary of said quarter-quarter section for a distance of 242.39 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point continue South 85 degrees 42 minutes 36 seconds East along the South boundary of said quarter-quarter section for a distance of 248.43 feet to a 1/2" rebar in place; thence proceed North 05 degrees 00 minutes 38 seconds East for a distance of 163.83 feet to a 3/4" pipe in place being located on the Southerly right of way of U.S. 280 Highway; thence proceed South 86 degrees 55 minutes 04 seconds West along the Southerly right of way of said highway for a distance of 250.44 feet to a 1/2" rebar in place; thence proceed South 05 degrees 12 minutes 41 seconds West for a distance of 131.72 feet to the point of beginning.

According to the survey of James M. Ray, Ala. Reg. No. 18383, dated October 2, 1998.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

04/29/1999-18003
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GRI MB 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this
day of March, 1999

(Seal)

Fred R. Agee

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby } COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred R. Agee 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 official seal this 19 day of March, A. D. 1999
MY COMMISSION EXPIRES: Oct. 1, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shirley Lee Owen
Notary Public

Inst. 0 1999-18003



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08-8-28-0-001-028.002

CORPORATION FORM WARRANTY DEED

JOINT FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Fifty-Five Thousand and NO/100 (\$55,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, SunBelt Sod Farm, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Fred R. Agee and wife, Peggy Agee (herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama,

Part of the SE1/4 of NE1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows:

Commence at the SW corner of the SE1/4 of NE1/4 of said Section 28; thence run in an Easterly direction along the South line of said 1/4 1/4 Section line thereof for a distance of 490.82 feet to the point of beginning of the tract here described; thence continue along the same course for a distance of 109.18 feet, more or less, to the Southeast corner of the E. R. Elliott property; thence turn an angle to the left of 89 deg. 02 min. 30 sec., and run along the Easterly line of said E. R. Elliott property in a Northerly direction for a distance of 178.26 feet to a point on the Southerly line of the right of way of U. S. Highway No. 280, which is on a curve in said right of way, said curve being concave in a Northwesterly direction, having a radius of 8444.37 feet and a central angle of 0 deg. 40 min., thence in a Westerly direction along the arc of said curve for a distance of 110.64 feet; thence run in a Southerly direction for a distance of 152.09 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is prepared without benefit of title examination by the Preparer.

TO HAVE AND TO HOLD, to the said GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless other wise noted, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Monta Standridge, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 10th day of April, 2000.

SUNBELT SOD FARM, INC.

a corporation

BY:

Its President, Monta Standridge



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04/11/2000-11913

11:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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Inst # 2000-11913

STATE OF ALABAMA
COUNTY OF Shelby

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Monta Standridge, whose name as President of Sunbelt Sod Farm, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he, as such officer and with authority, executed the same voluntarily on the day the same were made, for and as the act of said corporation.
Given under my hand and official seal, this the 14th day of April, 2000.

Judith C. Lunder
NOTARY PUBLIC
My Commission Expires: 7/24/2003

This document prepared by:
Mitchell & Graham, PC
P. O. Drawer 305
Childersburg, Alabama 35044

Please send tax notice to:

Fred R. and Peggy Agee

Inst # 2000-11913

04/11/2000-11913

11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:20