

ORDINANCE NUMBER 917-2023A

20231026000316260 1/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT

**AN ORDINANCE TO ALTER, REARRANGE AND EXTEND THE CORPORATE LIMITS OF THE CITY OF HELENA, 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 Joyce Lutz & Paula Davenport & Cliassa Edwards the owner(s) 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 Helena; 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 Helena.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Helena as follows:

**Section 1.** That said Council and the City of Helena hereby assent to the annexation of said territory to the City of Helena, 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 of another municipality and 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:

**Parcel ID Number 126230000010.000**  
**1201 Hwy 93**  
**Helena, AL 35080**

**Description**

**LEGAL DESCRIPTION**

Lots AA, BB and CC, according to the survey of J and P Subdivision, as recorded in Map Book 31, Page 94, as recorded in Probate Office, Shelby County, Alabama.

**All situated in Shelby County, Alabama. LESS AND EXCEPT any part of subject property lying within a public road right of way.**

**Section 2.** That 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 cause a copy of this ordinance to be posted in three (3) public places in the City of Helena and this ordinance to be sent to the Justice Department for their approval.

STATE OF ALABAMA  
SHELBY COUNTY

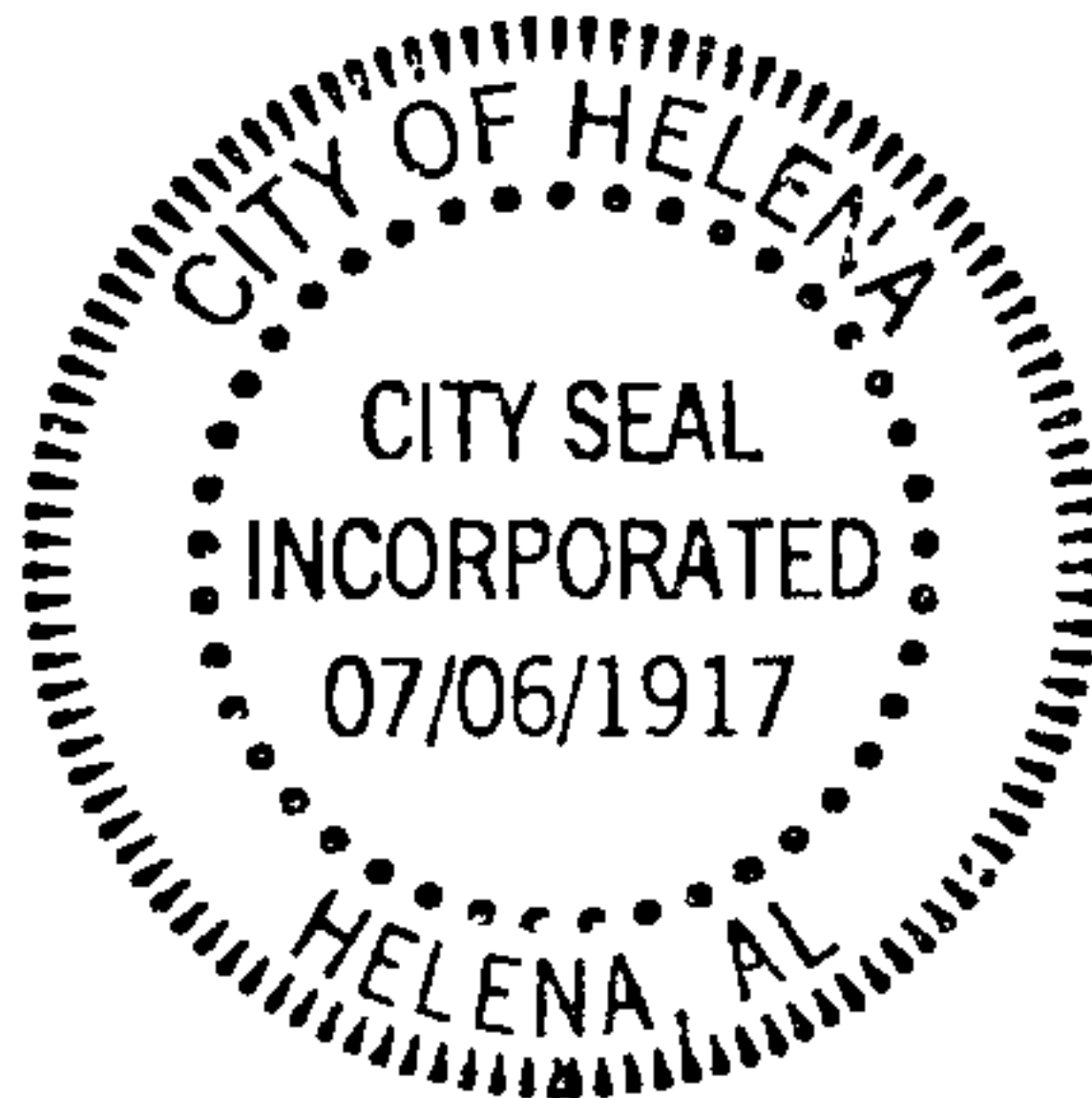


20231026000316260 2/10 \$50.00  
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10/26/2023 03:44:38 PM FILED/CERT

I, Amanda C. Traywick, City Clerk of the City of Helena, do hereby certify that the above is a true correct copy of **Ordinance Number 917-2023A** duly adopted by the Council of the City of Helena at its meeting held 25<sup>th</sup> day of September, 2023, and as same appears of record in the ordinance records of said City, and approved by the Mayor and City Council on 25<sup>th</sup> day of September, 2023.

Given under my hand and corporate seal of the City of Helena, this the 25<sup>th</sup> day of September, 2023.

[SEAL]



  
Amanda C. Traywick, City Clerk

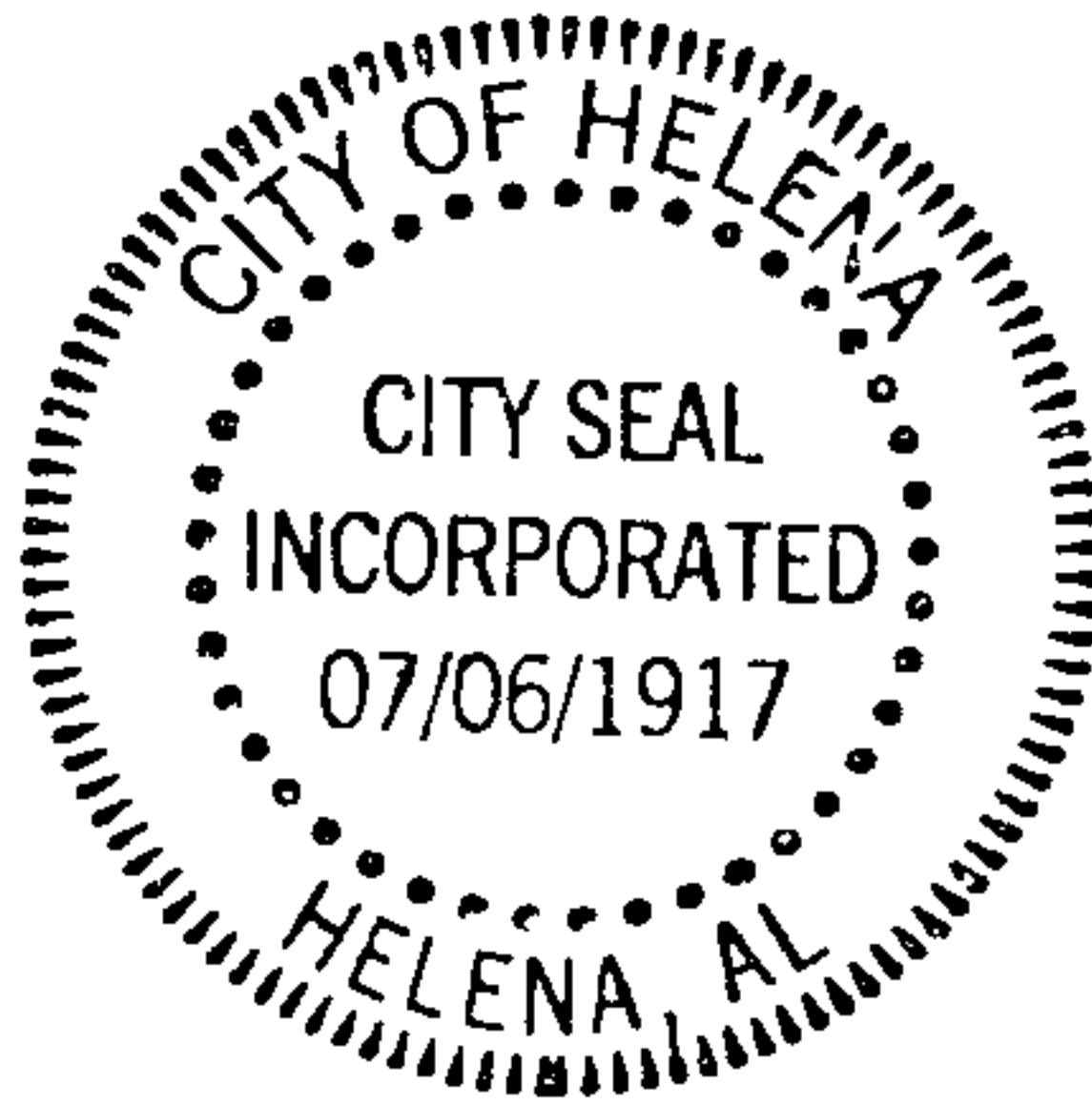
20231026000316260 3/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
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**CERTIFICATION**

I, Amanda C. Traywick, the duly appointed and acting Clerk of the City of Helena, Alabama, do hereby certify that the within Ordinance Number **917-2023A** is a true copy as recited in the said City Clerk's Minute Book and posted by me as provided by law in three public places in said City, being on the bulletin board of the City Hall, City Website, and in the Helena Public Library in said City, that said Ordinance shall become a duly lawful Ordinance of said City on the 30<sup>th</sup> day of September, 2023, five or more days after the posting of the same as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30<sup>th</sup> day of September, 2023.

[SEAL]



Amanda C Traywick  
Amanda C. Traywick, City Clerk



917-2023A



20231026000316260 4/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT

## PETITION TO ANNEX INTO THE CITY LIMITS OF THE CITY OF HELENA, ALABAMA

To the Mayor and City Council of the City of Helena, Alabama:

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

Said property is described as follows: (legal description see attached)

We further certify that said property is contiguous to the City of Helena, Alabama and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property including in the above description with lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than the other municipality as required by Sections 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 Helena, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 11 Day of Sept, 2023

Joyce Lutz  
Property Owner Name

Paula Davenport  
Property Owner Name

Chiassa Edwards  
Property Owner Name

Joyce Lutz  
Property Owner Name

Joyce Lutz  
Signature

Paula Davenport  
Signature

Chiassa Edwards  
Signature

Joyce Lutz  
Signature

Address of Property: ~~1241~~ Hwy 93 Helena, AL 35080



20231026000316260 5/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
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Mailing Address: 1301 Hwy 93

City: Helena State: Al Zip Code: 35080

Phone Number of Property Owner (Home): 205-216-8802

Work: \_\_\_\_\_ Cell: 305-216-8802

Email Address: jozcelutz42@gmail.com

Require documentation upon presentation of the petition to annex.

- Copy of ownership deed
- Copy of tax map from the probate office or County GIS map showing location of property to be annexed
- A legal description of property to be annexed in a word document format
- A list of all property owners which adjoin the property to be annexed into the City
- Zoning of property adjoining this property
- Acreage of property to be rezoned:\_\_\_\_\_
- Current use of the property:\_\_\_\_\_
- Proposed use of the property:\_\_\_\_\_

**-BLANK-**



PETITION



20231026000316260 6/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT

I/we, Joyce Lutz, the undersigned property owner(s), being owners of all of the land within the territory described as follows:

Acreage of Property: 17

do hereby petition the City of Helena, County of Shelby, Alabama, to annex the above described property in the corporate limits of the City of Helena, Alabama. Attached hereto as Exhibit A and made part and parcel hereof as fully as if set out herein, is a map of said property which we own, showing its relationship to the corporate limits of the City of Helena, Alabama, which said map herewith filed with the City Clerk of the City of Helena, Alabama.

Dated this 11 day of Sept, 2023.

Parcel # and Address

12 6 23 0 000 010.000

1201 HWY 93 HELENA, AL 35080

Name and Phone

Joyce Lutz

205-216-8802

How many people live on the parcel land, how many are of voting age, how many are not of voting age and the race of each person.

Reason for annexation





1201 HWY 93 HFI FNA AI X Q



20231026000316260 7/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT

**Tax Year:** 2022

**Owner:** LUTZ JOYCE & EDWARD CLIASSA & DAVENPORT

**Address:**

1201 HWY 93

HELENA, AL 35080

**Parcel Number:** 12 6 23 0 000 008.001

**Municipal Code:** 6 - Helena

**School District:** 2

**Subdivision:** J & P SUBDIVISION RES LTS A & B

**Primary Lot:** AA

**Secondary Lot:**

**Block:**

**Section:** 23

**Township:** 20S

**Range:** 04W

**Map Book:** 31

**Map Page:** 94

**Lot Dimension 1:** 456.8

**Lot Dimension 2:** 139.41

**Acres:** 2

**Sq Ft:** 87120

**Description:**

**Remarks:** PER JSD(2018)

**State House District:** 49

**State Senate District:** 14

**Commission District:** 5

**Voter Precinct:** 22

**Voting Center:** Church at Cahaba Bend

**County School District:** 0

**State School District:** 3

**School Zone-High:** Contact School System

**School Zone-Middle:** Contact School System

**School Zone-High/Middle:** Contact School System

**School Zone-Intermediate:** Contact School System

**School Zone-Elementary:** Contact School System

**City Name:** Helena

**Zip Code:** 35080

**Zoned:**

**SO Buffer:**

20200729000317330

19980810000304751

0 30 60ft

20231026000316260 8/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT  
07/29/2020 01:19:53 PM  
DEEDS 1/2

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Joyce Lutz

*1201 Hwy 93  
Helena, AL 35000*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration NINETY SIX THOUSAND DOLLARS AND NO CENTS (\$96,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, *Joyce Lutz, a single woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Joyce Lutz, Clissa Edward, and Paula Davenport* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Lots AA, BB and CC, according to the survey of J and P Subdivision, as recorded in Map Book 31, Page 94, as recorded in Probate Office, Shelby County, Alabama.*

Paul Lutz is deceased, having died on January 14, 2016

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

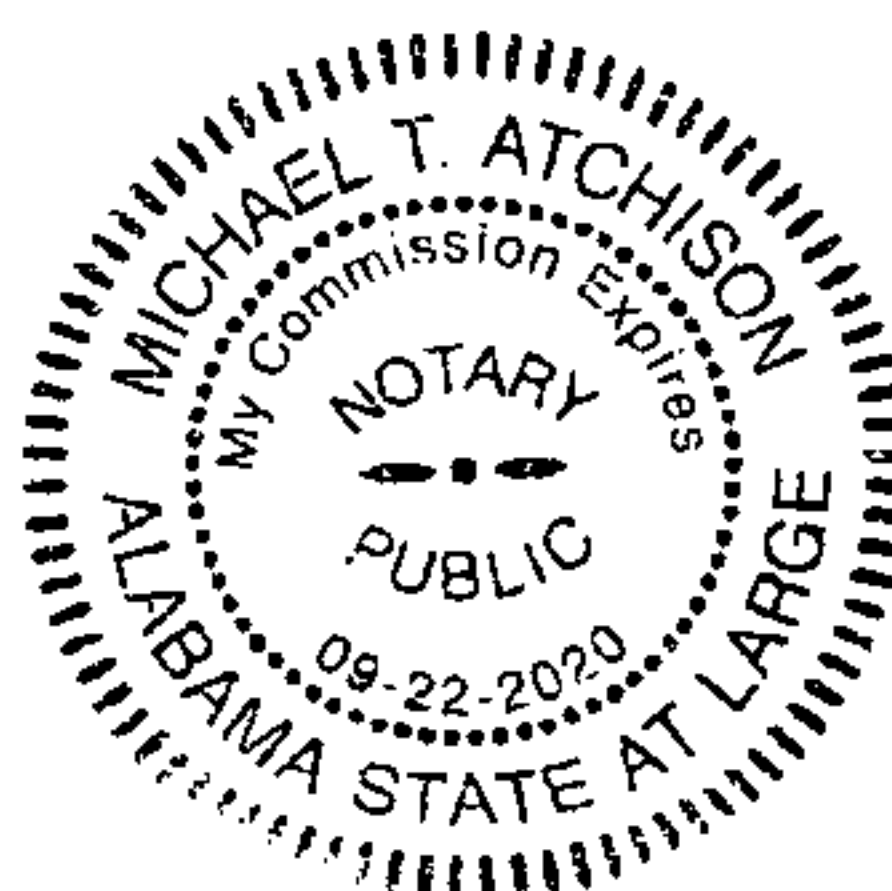
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22<sup>d</sup> day of July, 2020.

*Joyce Lutz*  
Joyce Lutz.

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Joyce Lutz*, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>d</sup> day of July, 2020.



*Michael T. Atchison*  
Notary Public  
My Commission Expires: 9/22/2020





20231026000316260 9/10 \$50.00  
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## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joyce Lutz Grantee's Name Joyce Lutz  
Mailing Address \_\_\_\_\_ Mailing Address 1201 Hwy 93  
\_\_\_\_\_  
\_\_\_\_\_  
14-ellen, AL 35000  
Property Address \_\_\_\_\_ Date of Sale 7-22-20  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Gift No Interest

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-22-20

Print Joyce Lutz

Unattested \_\_\_\_\_

Sign Joyce Lutz

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 01:19:53 PM  
\$122.00 CLARITY  
20200729000317330

*Allen S. Bayl*



# BOARD OF EQUALIZATION NOTICE

**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**

Date: **03/31/2023**

TAX BILL TO BE MAILED ON: **10/01/2023**



20231026000316260 10/10 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/26/2023 03:44:38 PM FILED/CERT

VALUE BASED ON LIEN  
DATE OF 10/1/2022

PARCEL NUMBER: **12 6 23 0 000 010.000** TAX YEAR: **2023**  
OWNER: **LUTZ JOYCE & EDWARD CLAISSA & DAVENPORT PAULA**  
SUBDIVISION:

ASMT CLASS: **03** EXMPT CODE: **31** MUN: **01**  
PLOT: P BLK: **000** S LOT: S BLK: **000**  
MAP BOOK: **00** PAGE: **000**

ACRES: **17**

DIM: **0.00 X 0.00**

S: **23** T: **20S** R: **04W**

LEGAL DESCRIPTION: **SW1/4 SW1/4 W OF SOUTHERN RR R/W EXC BEG NW COR SD 1/4 1/4 E**  
**230' TO COR E 147 58' S W N TO COR**

*Don Armstrong*  
*R. R.*

MARKET VALUE: **\$122,060**

ASSESSED VALUE: **\$12,220**

EST TAXES: **\$0.00**

**\*\* NOT A TAX BILL \*\***