

ORDINANCE NUMBER 937-2023A



20240308000064010 1/11 \$52.00
Shelby Cnty Judge of Probate, AL
03/08/2024 11:12:42 AM 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 Anthony Kyle Stevens 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 243050000010.000
8130 Pecan Drive
Bessemer, AL 35022

Description

LEGAL DESCRIPTION

Commence at a 3" capped pipe in place being the Northwest corner of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; thence proceed 89 32' 52" East along the North boundary of said Section for a distance of 200.00 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 89 32' 52" East along the North boundary of said Section 5 for a distance of 20.0 feet to a 1 1/2" pipe in place; thence proceed North 89 13' 20" East along the North boundary of said section for a distance of 49.83 feet to a 1 1/2" pipe in place; thence proceed South 89 44' 45" East along the North boundary of said section for a distance of 309.28 feet to a 1 1/2" pipe in place; thence proceed South 34 57' 32" East for a distance of 1011.72 feet (set 1/2" rebar CA-0114-LS); thence proceed South 64 32' 24" West for a distance of 1274.65 feet to a 1/2" rebar in place, said point being located on the West boundary of said Section 5; thence proceed North 00 20' 05" West along the West boundary of said section for a distance of 689.75 feet to a 1/2" rebar in place; thence proceed North 00 19' 26" West along the West boundary of said section for a distance of 464.82 feet (set 1/2" rebar CA-0114-LS); thence proceed North 89 18' 22" East for a distance of 200.0 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00 19' 39" West for a distance of 221.00 feet to the point of beginning.

The above-described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, 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.

ORDINANCE NUMBER 937-2023A



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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:

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Parcel ID Number 243050000010.000
8130 Pecan Drive
Bessemer, AL 35022

Description

LEGAL DESCRIPTION

BEG NW COR SEC S TO S LINE PLANTATION PIPELINE CO NE ALG SD S LN TO E ROW LN

All situated in Jefferson 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

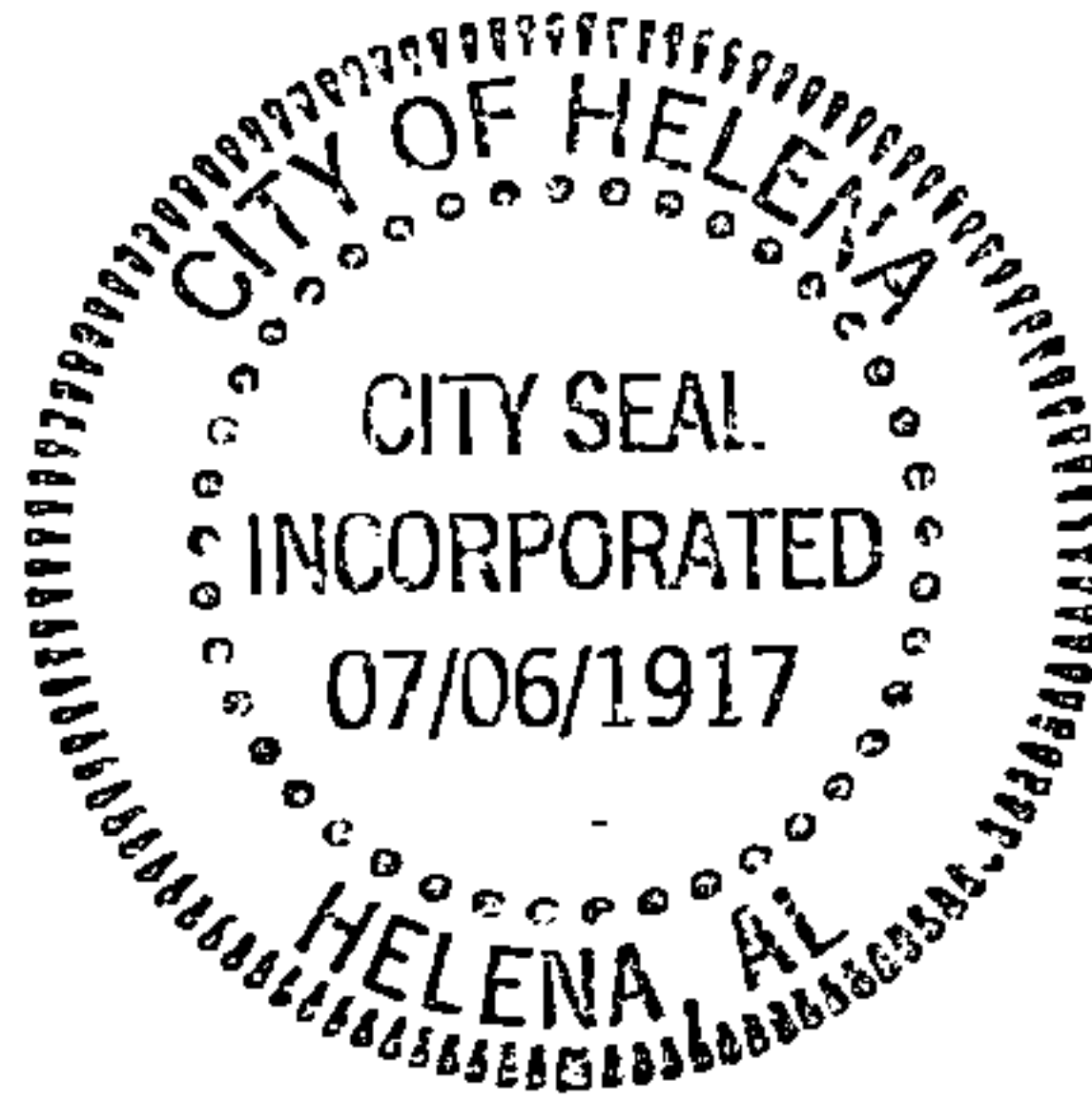


20240308000064010 3/11 \$52.00
Shelby Cnty Judge of Probate, AL
03/08/2024 11:12:42 AM FILED/CERT

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 937-2023A duly adopted by the Council of the City of Helena at its meeting held 11 day of December, 2023, and as same appears of record in the ordinance records of said City, and approved by the Mayor and City Council on 11 day of December, 2023.

December Given under my hand and corporate seal of the City of Helena, this the 11 day of December, 2023.

[SEAL]



Amanda C Traywick
Amanda C. Traywick, City Clerk

CERTIFICATION

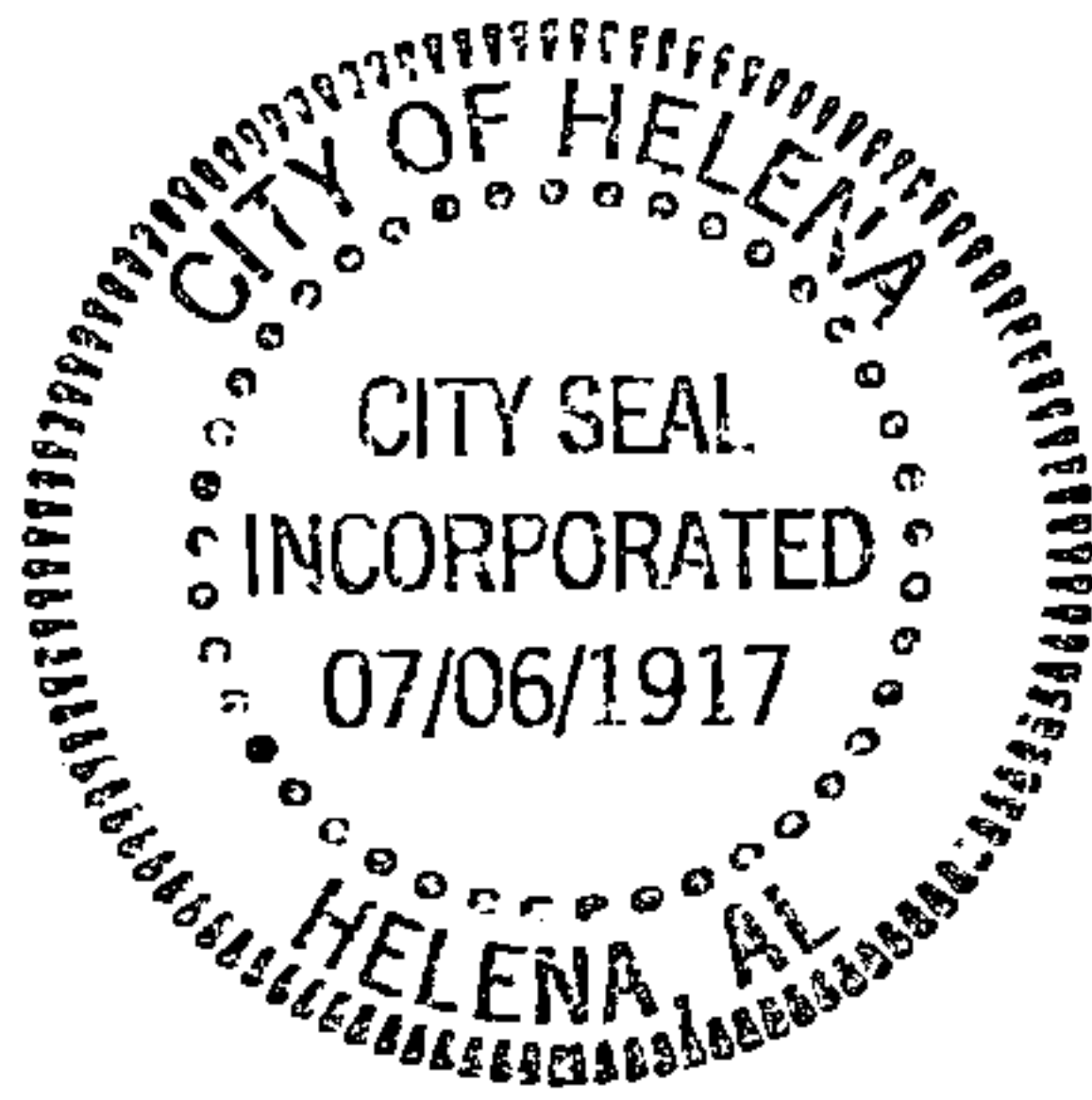


20240308000064010 4/11 \$52.00
Shelby Cnty Judge of Probate, AL
03/08/2024 11:12:42 AM FILED/CERT

I, Amanda C. Traywick, the duly appointed and acting Clerk of the City of Helena, Alabama, do hereby certify that the within Ordinance Number **937-2023A** 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 16 day of December, 2023, five or more days after the posting of the same as provided by law.

December IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 16 day of December, 2023.

[SEAL]



Amanda C Traywick
Amanda C. Traywick, City Clerk

937-2023A



PETITION



20240308000064010 5/11 \$52.00
Shelby Cnty Judge of Probate, AL
03/08/2024 11:12:42 AM FILED/CERT

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

Acreage of Property: 12 +/-

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 27th day of November, 2023.

Parcel # and Address

8130 Pecan Drive

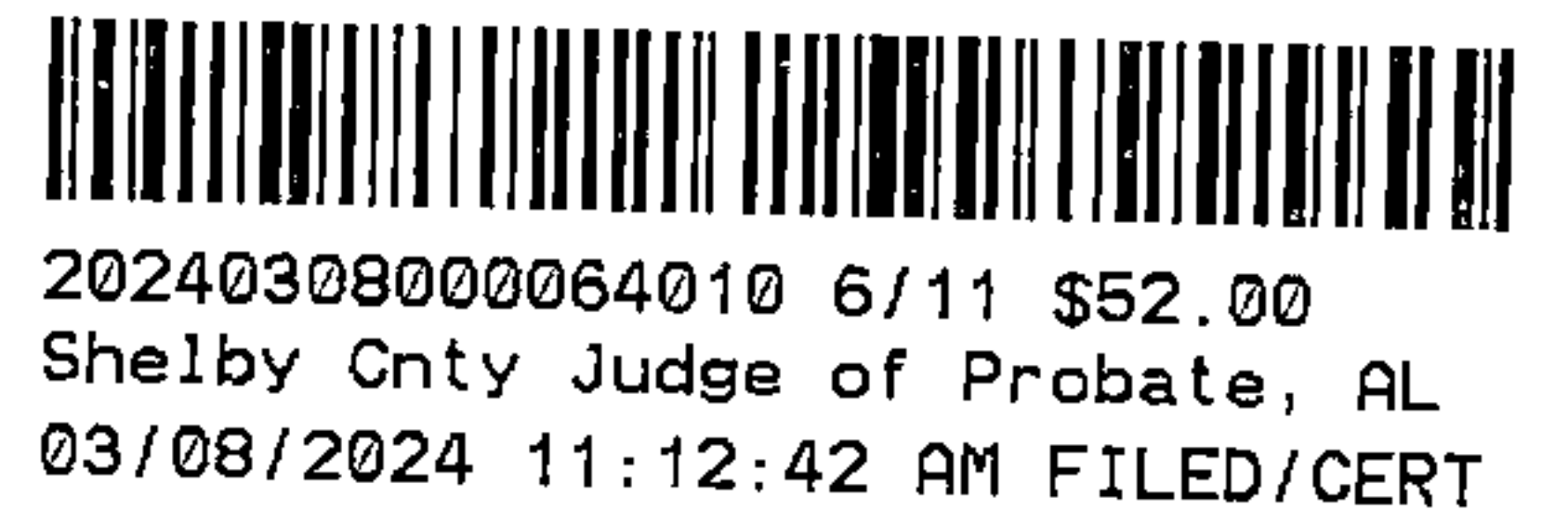
Name and Phone

205-905-0976

Kyle Stevens

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



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 27 Day of November 2023.

Anthony Kyle Stevens

Property Owner Name

Anthony Kyle Stevens

Signature

Property Owner Name

Signature

Property Owner Name

Signature

Property Owner Name

Signature

Address of Property: 8130 Pecan Drive



20240308000064010 7/11 \$52.00
Shelby Cnty Judge of Probate, AL
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Mailing Address: 8130 Pecan Drive

City: Bessemer State: AL Zip Code: 35022

Phone Number of Property Owner (Home): 205 - 705 - 0976

Work: 205 - 663 - 6499 Cell: 205 - 705 - 0976

Email Address: kylestevens60@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 adjourn 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-

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Anthony Kyle Stevens
4229 Old Cahaba Pkwy
Helena, AL 35080

20240308000064010 8/11 \$52.00
Shelby Cnty Judge of Probate, AL
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WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND and 00/100 DOLLARS (\$269,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Round Too Investments, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Anthony Kyle Stevens, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at a 3" capped pipe in place being the Northwest corner of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; thence proceed South 89°32'52" East along the North boundary of said Section for a distance of 200.00 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 89°32'52" East along the North boundary of said Section 5 for a distance of 20.0 feet to a 1 1/2" pipe in place; thence proceed North 89° 13' 20" East along the North boundary of said section for a distance of 49.83 feet to a 1 1/2" pipe in place; thence proceed South 89°44'45" East along the North boundary of said section for a distance of 309.28 feet to a 1 1/2" pipe in place; thence proceed South 34°57'32" East for a distance of 1011.72 feet (set 1/2" rebar CA-0114-LS); thence proceed South 64°32'24" West for a distance of 1274.65 feet to a 1/2" rebar in place, said point being located on the West boundary of said Section 5; thence proceed North 00°20'05" West along the West boundary of said section for a distance of 689.75 feet to a 1/2" rebar in place; thence proceed North 00°19'26" West along the West boundary of said section for a distance of 464.82 feet (set 1/2" rebar CA-0114-LS); thence proceed North 89°18'22" East for a distance of 200.0 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00°19'39" West for a distance of 221.00 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and use restrictions.

\$201,750.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 22nd day of April, 2022.

Round Too Investments, LLC

By: Connor Farmer
Its Member

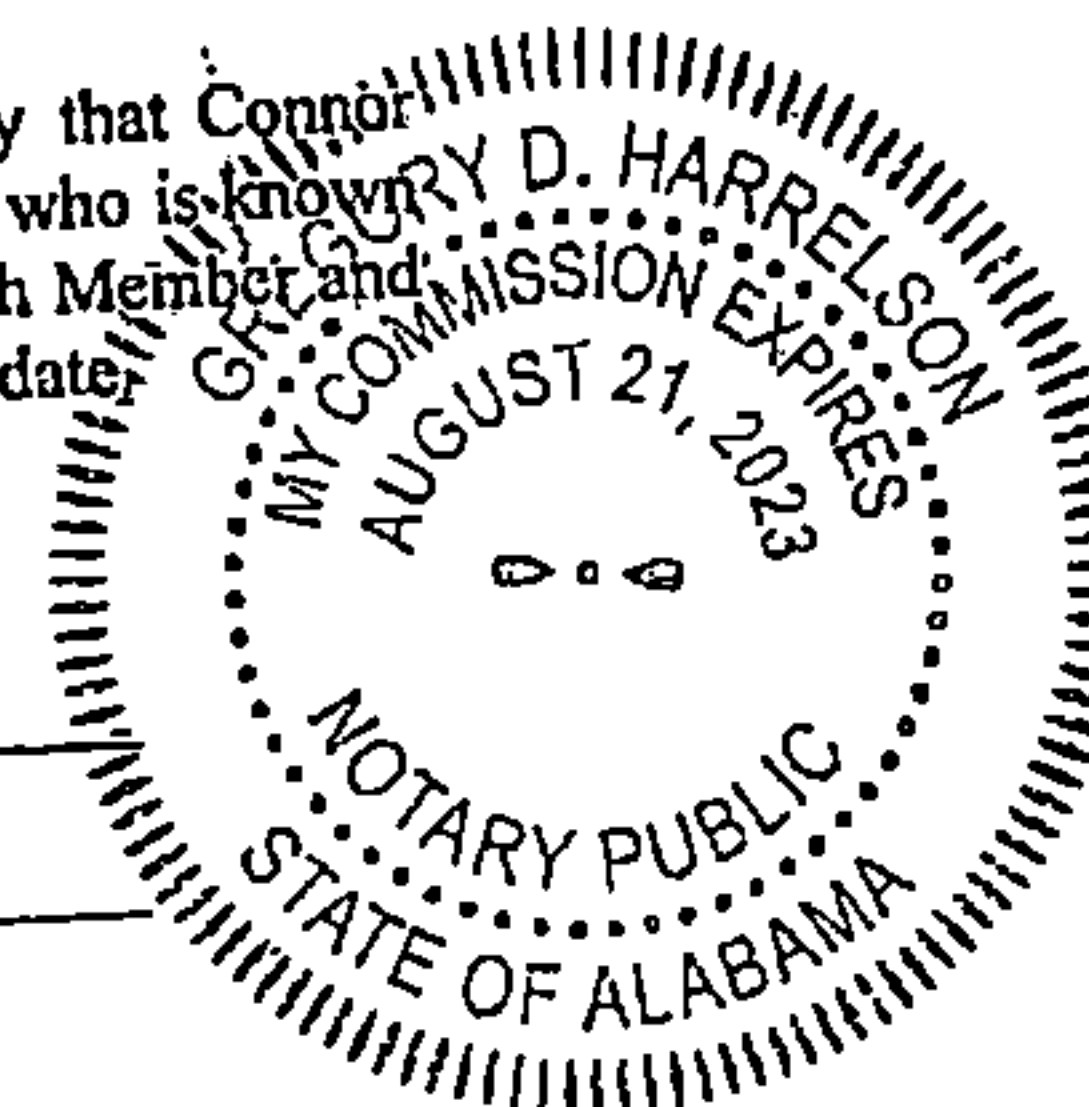
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC 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, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 22nd day of April, 2022.

Shelby County, AL 05/09/2022
State of Alabama
Deed Tax: \$67.50

NOTARY PUBLIC
My Commission Expires 8/21/23



Real Estate Sales Validation Form

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

Grantor's Name Round Too Investments, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Anthony Kyle Stevens
Mailing Address 4229 Old Cahaba Pkwy
Helena, AL 35124

Property Address 8130 Pecan Dr
Helena, AL 35022

Date of Sale 04/22/2022

Total Purchase Price \$ 269,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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

☐ Appraisal

☒ Sales Contract

☐ Other _____

☒ Closing Statement

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 4/22/22

Print Anthony Kyle Stevens

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested:

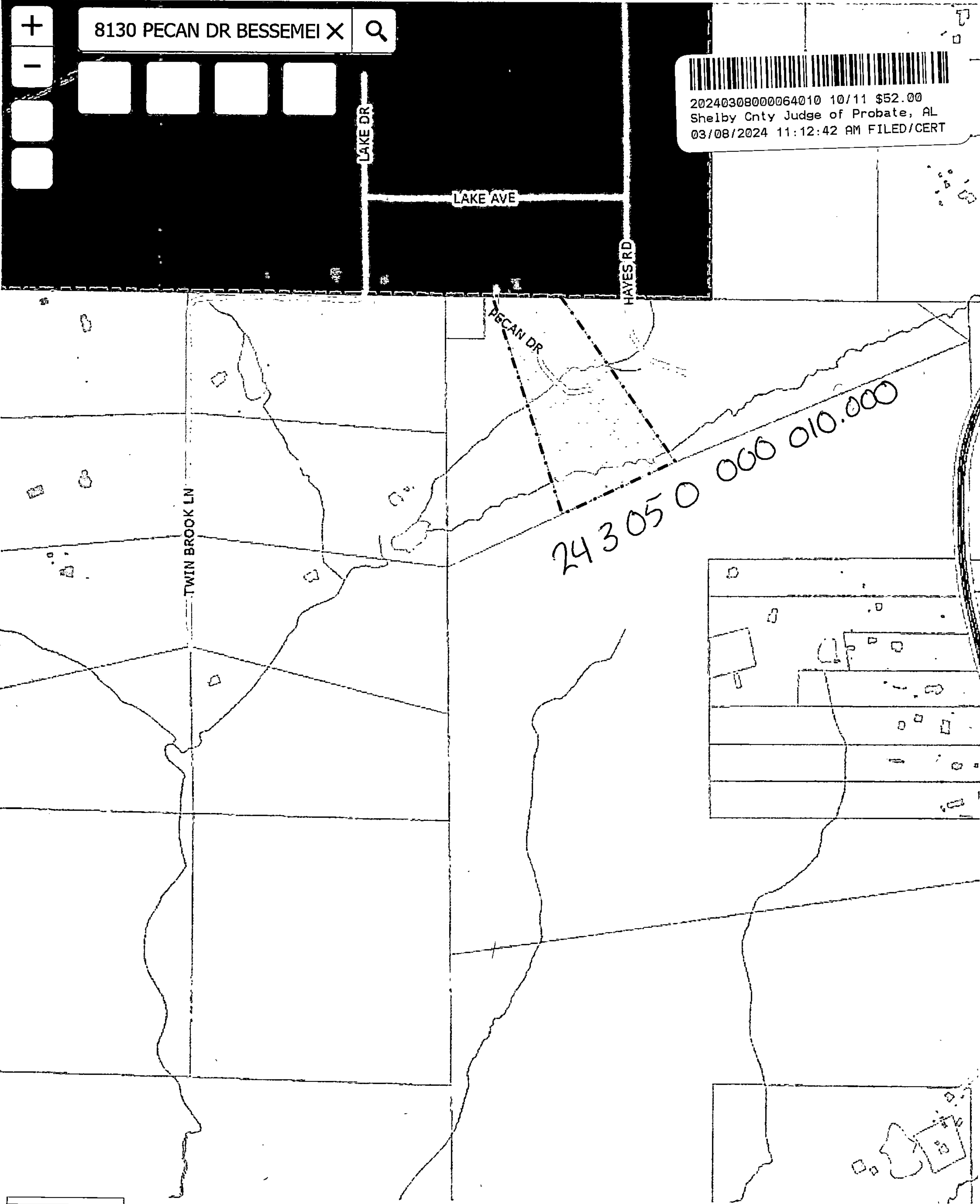


20220509000190280 2/2 \$92.50
Shelby Cnty Judge of Probate, AL
05/09/2022 01:16:46 PM FILED/CERT



Shelby County, Alabama

Parcel Viewer



20240308000064010 10/11 \$52.00
Shelby Cnty Judge of Probate, AL
03/08/2024 11:12:42 AM FILED/CERT



8130 PECAN DR BESSEMER, AL 35111

LAKE AVE

Parcel Result

Owner Information

Tax Year: 2022

Owner: UNITED STATES STEEL CORP C/O COX ROBERT D & SUSAN B

Address:

22629 HERITAGE DR

MCCALLA, AL 35111

Parcel Number: 24 3 05 0 000 010.000

Site Information

Municipal Code: 1 - Unincorporated

School District: 2

Subdivision:

Primary Lot:

Secondary Lot:

Block: 000

Section: 5

Township: 21S

Range: 04W

Map Book: 0

Map Page: 0

Lot Dimension 1: 0

Lot Dimension 2: 0

Acres: 183

Sq Ft: 7971480

Description: BEG NW COR SEC S TO S LINE PLANTATION PIPELINE CO NE ALG SD S LN TO E ROW LN

Remarks:

Zone Information

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: Unincorporated

Zip Code: 35022

Zoned: A-1 Agricultural District

SO Buffer:

Document Information

20220525000211530

20220523000208120

20220503000180890

20220110000010110

20220110000010120



20240308000064010 11/11 \$52.00
Shelby Cnty Judge of Probate, AL
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0 300 600ft

2,126,379.108 1,177,869.952 Feet