

**CERTIFICATE OF INCORPORATION
OF
DISTRICT 31 COOPERATIVE DISTRICT**


20240604000165620 1/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, in order to form a public corporation as a cooperative district under and pursuant to the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 (hereinafter called the "Enabling Law"), do hereby make, sign, execute, acknowledge and file this certificate of incorporation:

ARTICLE ONE

The names of the persons forming this public corporation, together with the residence of each of such persons, are:

<u>Name</u>	<u>Residence</u>
Keith Owens	210 Lake Forest Way Maylene, Alabama 35114
Brad Price	4248 Milner Road East Birmingham, Alabama 35242
Frank Edward Glass	126 Glengerry Drive Pelham, Alabama 35124

Each of the foregoing named persons is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama.

ARTICLE TWO

The period for the duration of the district shall be perpetual, subject to the provisions of the Enabling Law.

ARTICLE THREE

1. The authorizing subdivisions are the District 31 Improvement District (the "Improvement District"), and The Commercial Development Authority of the City of Alabaster (the "CDA").

2. On the 23rd day of May, 2024 the governing body of Improvement District adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

3. On the 29th day of May, 2024 the governing body of the CDA adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit B and made a part hereof.

ARTICLE FOUR

The name of the district shall be "District 31 Cooperative District" (hereinafter called the "District"). Attached hereto as Exhibit C and made a part hereof is a certificate by the Secretary of State of the State of Alabama stating that the name proposed for the district is not identical to that of any other corporation organized under the laws of the State of Alabama or so nearly similar thereto as to lead to confusion and uncertainty.

The location of the principal office of the District (and its post office address) shall be 210 Lake Forest Way, Maylene, Alabama 35114.

ARTICLE FIVE

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area within the geographic jurisdiction of the Improvement District (referenced in Article Three), which is more particularly shown on the map attached as Exhibit D attached hereto.



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Shelby Cnty Judge of Probate, AL
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ARTICLE SIX

The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

ARTICLE SEVEN

The proposed name of the District is "District 31 Cooperative District".

ARTICLE EIGHT

Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.

ARTICLE NINE

The application filed with the governing body of each of the authorizing subdivisions in accordance with 11-99B-3 of the Code of Alabama (1975) was identical to the copy thereof attached to this certificate of incorporation as Exhibit D.

ARTICLE TEN

1. Except as set forth below in this Article Ten, the District shall have all powers conferred on corporations of like nature by the Enabling Law and any amendment thereof hereafter made.

2. The District shall not levy or charge any rental, license, fee, rate, or other charge, individually, or collectively in aggregate, in excess of 1.0%.

ARTICLE ELEVEN

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.

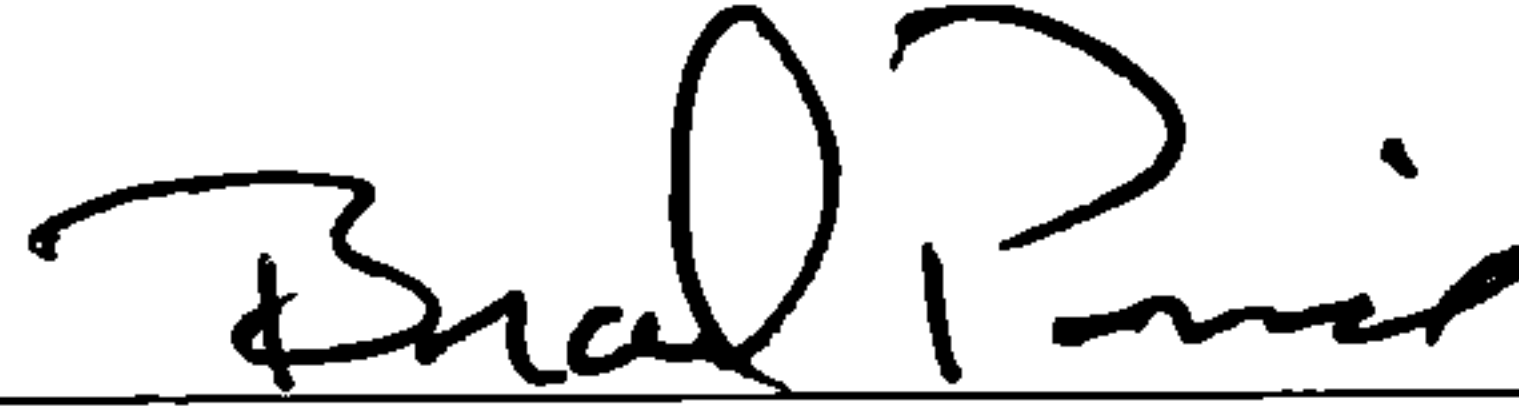


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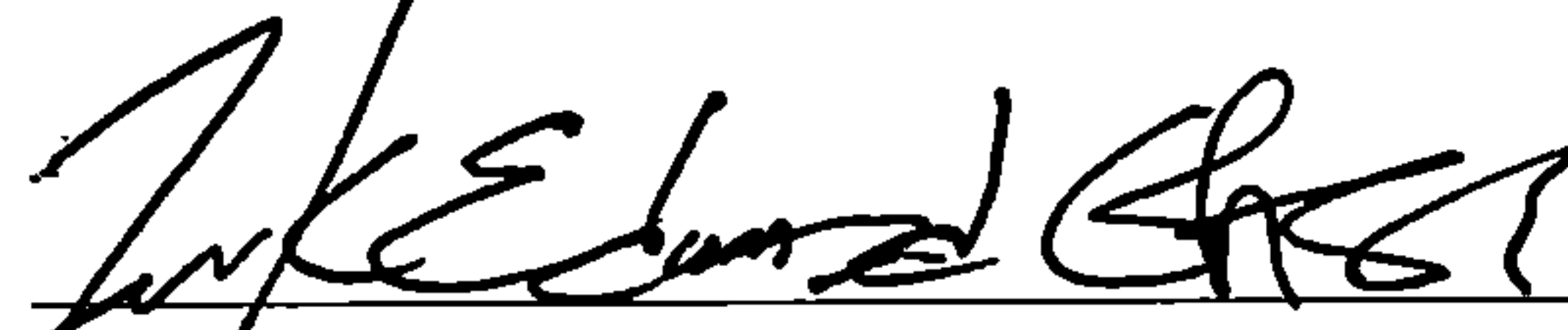
IN WITNESS WHEREOF, the undersigned incorporators have signed this certificate of incorporation on this 30th day of May, 2024.



Name: Keith Owens



Name: Brad Price



Name: Frank Edward Glass



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

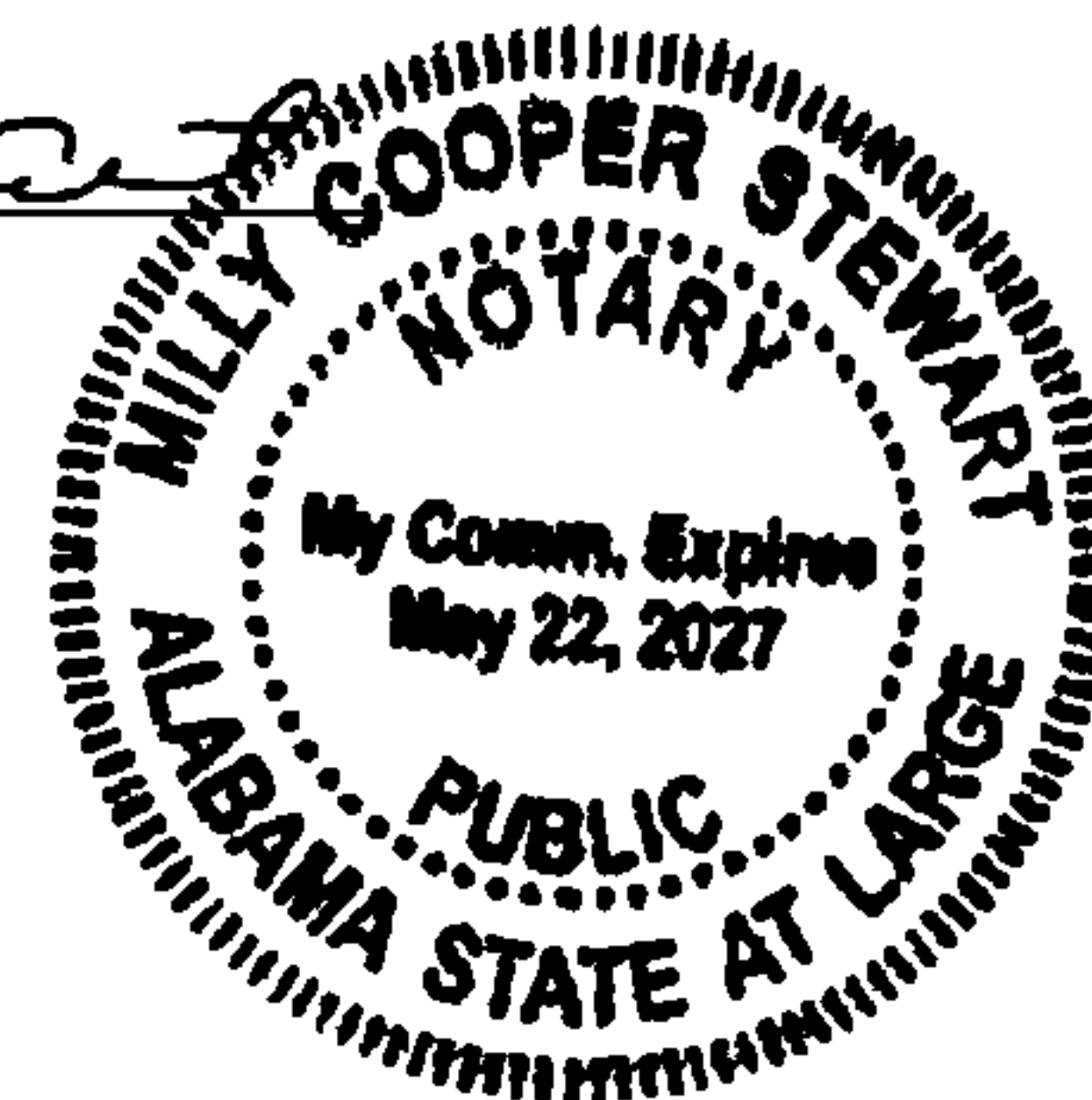
The undersigned, a notary public in and for said County in said State, do hereby certify that Keith Owens whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this 31st day of MAY, 2024.

Milly Cooper Stewart
Notary Public

NOTARIAL SEAL

My commission expires: 5/22/2027



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

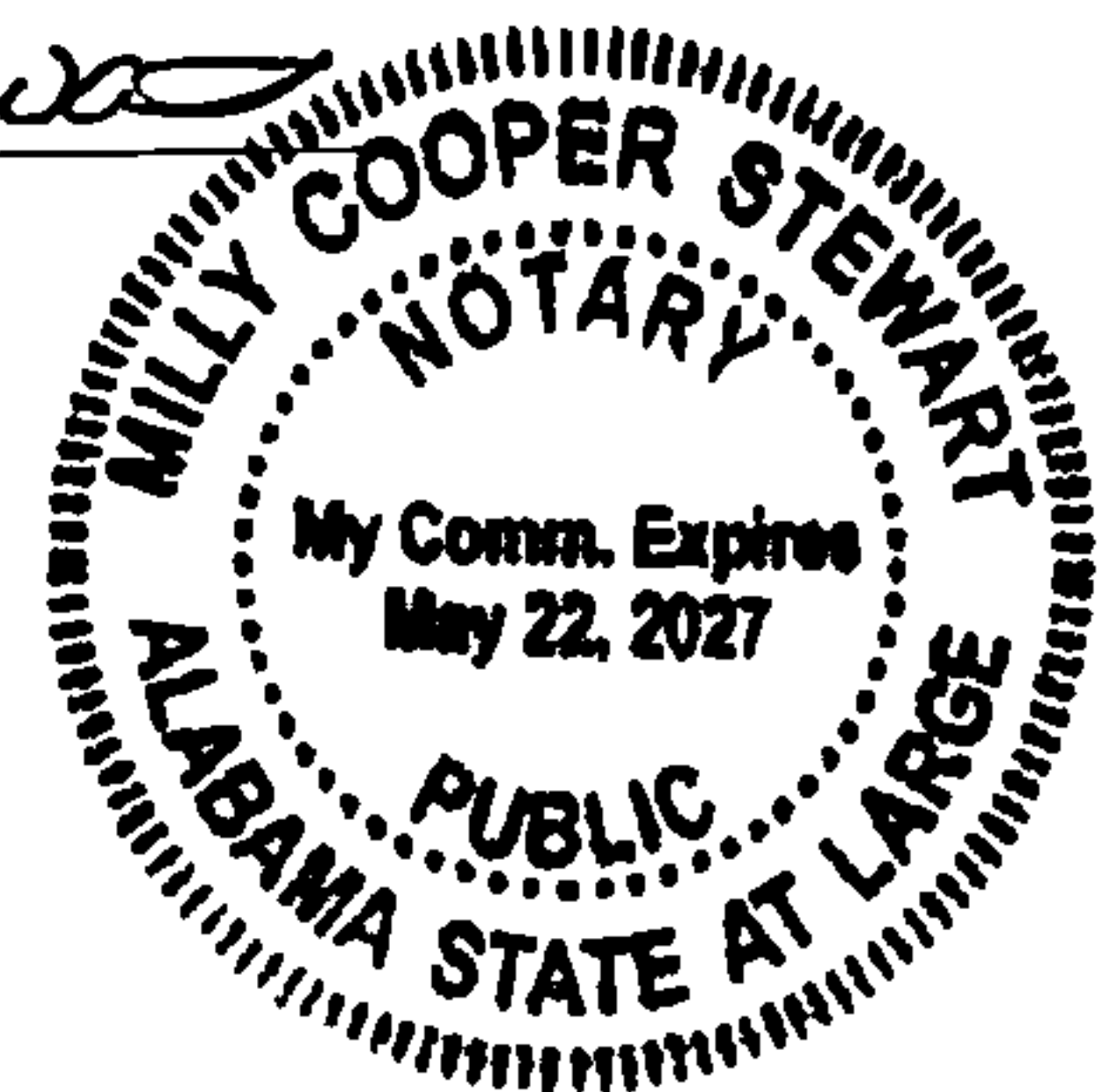
The undersigned, a notary public in and for said County in said State, do hereby certify that BRAD PRICE, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, she executed the same voluntarily.

Given under my hand and official seal, this 31st day of MAY, 2024.

Milly Cooper Stewart
Notary Public

NOTARIAL SEAL

My commission expires: 5/22/2027



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that FRANK EDWARD GLASS whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, he executed the same voluntarily.

Given under my hand and official seal, this 31st day of MAY, 2024.

Milly Cooper Stewart
Notary Public

NOTARIAL SEAL

My commission expires: 5/22/2027

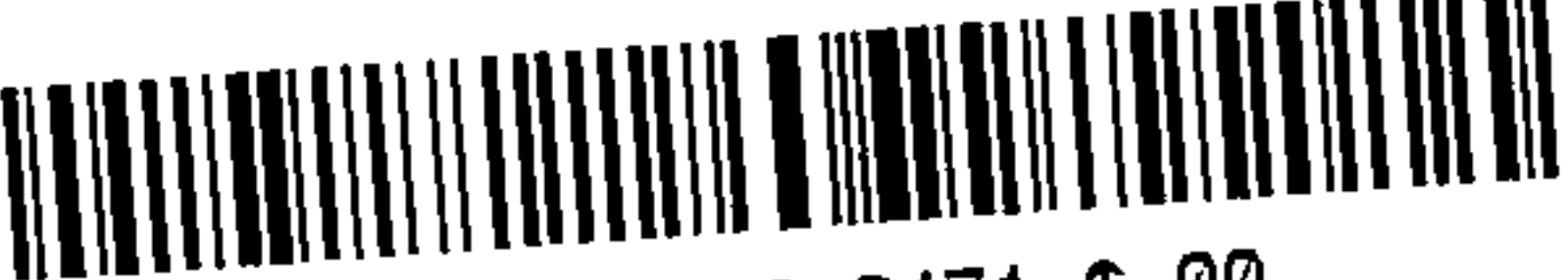


20240604000165620 8/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT A

ARTICLE THREE

Authorizing Resolution of District 31 Improvement District


20240604000165620 9/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

DISTRICT 31 IMPROVEMENT DISTRICT

Adoption of Resolution Regarding Formation of
District 31 Cooperative District

The undersigned Board of Directors (the “Board”) of the District 31 Improvement District (the “Improvement District”) met at 4:30 p.m. at City Hall, 1953 Municipal Way, in the City of Alabaster, Alabama on the 23rd day of May, 2024.

The meeting was called to order by Mr. Owens, and the roll was called with the following results:

Present: Keith Owens
Brad Price
Gary Parkes

Absent: None

Notice of this meeting was posted at City Hall on May 13, 2024, and Mr. Owens asked that the form of notice be attached to these minutes and made a part thereof.

Mr. Owens stated that a quorum was present and that the meeting was open for the transaction of business.

* * *

The following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

A RESOLUTION APPROVING THE ELECTION OF OFFICERS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF DISTRICT 31 IMPROVEMENT DISTRICT that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Keith Owens	Chairman
Gary Parkes	Vice-Chairman/Assistant Secretary
Brad Price	Secretary

*

*

*

The following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**A RESOLUTION APPROVING AN APPLICATION TO INCORPORATE A
CAPITAL IMPROVEMENT COOPERATIVE DISTRICT OF DISTRICT 31
IMPROVEMENT DISTRICT AND THE COMMERCIAL DEVELOPMENT
AUTHORITY OF THE CITY OF ALABASTER AND AUTHORIZING SUCH
INCORPORATION**

BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF DISTRICT 31
IMPROVEMENT DISTRICT, as follows:

Section 1. That the Board of Directors (the "Board") of the District 31 Improvement District (the "Improvement District"), upon evidence duly submitted to and considered by it, hereby finds and determines that the following application has been duly filed with the governing body of the Improvement District pursuant to Chapter 99B of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), that such application was signed by not less than three natural persons, and that each of said persons is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama:



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Shelby Cnty Judge of Probate, AL
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**APPLICATION FOR AUTHORITY TO FORM
A CAPITAL IMPROVEMENT COOPERATIVE DISTRICT**

**TO THE GOVERNING BODIES OF DISTRICT 31 IMPROVEMENT DISTRICT AND THE
COMMERICAL DEVELOPMENT AUHORITY OF THE CITY OF ALABASTER:**

We, the undersigned natural persons, each of whom is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama, do hereby make application in writing seeking permission to incorporate a capital improvement cooperative district (the "District") under the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 and file this Application:

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area more specifically shown on the map attached as Exhibit D to the proposed Certificate of Incorporation attached hereto.

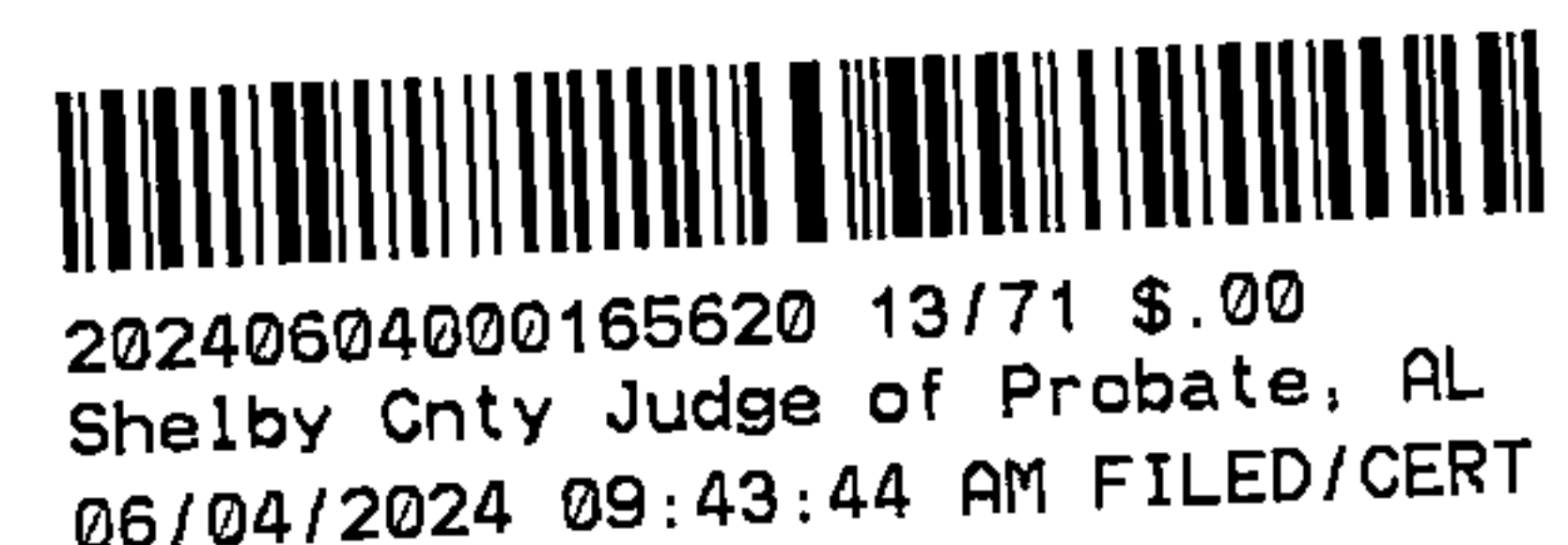
3. The proposed members of the District are the District 31 Improvement District (the "Improvement District") and The Commercial Development Authority of the City of Alabaster.

4. The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

5. The proposed location of the principal office of the District shall be 210 Lake Forest Way, Maylene, Alabama 35114.



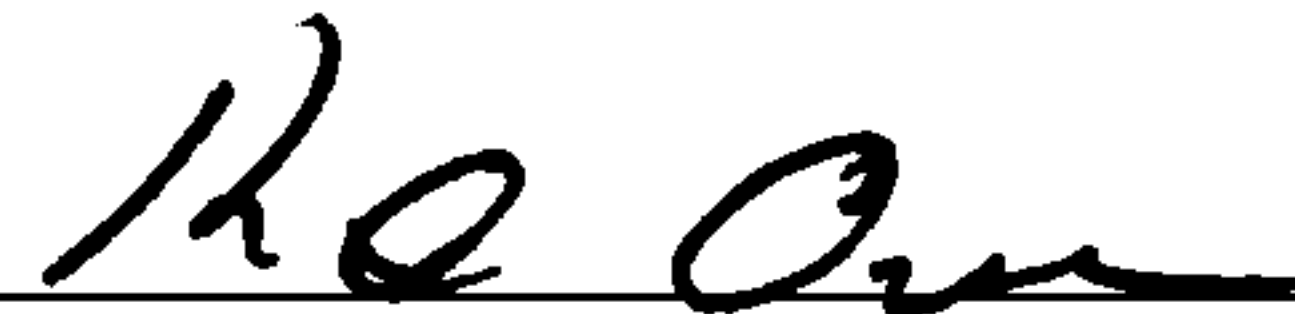
6. Each of the applicants is a duly qualified elector of Shelby County, Alabama.

7. Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.

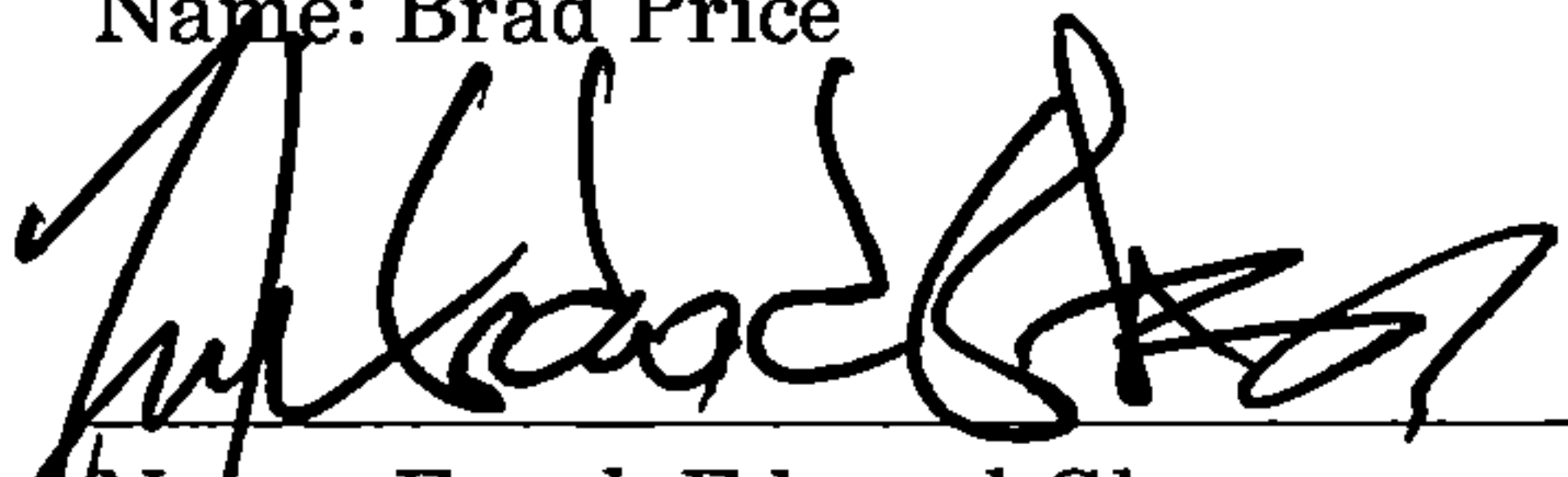
8. The undersigned hereby requests that each of the governing bodies of the Improvement District and The Commercial Development Authority of the City of Alabaster, adopt a resolution declaring that it is wise, expedient, and necessary that the proposed District be formed and authorizing the undersigned to proceed to form the proposed District by the filing for record of a certificate of incorporation in accordance with the provisions of Section 11-99B-4 of the CODE OF ALABAMA 1975.

9. A copy of the proposed form of certificate of incorporation for such District is attached hereto as Exhibit A and made a part hereof.

WITNESS OUR SIGNATURES this 23rd day of May, 2024.


Name: Keith Owens

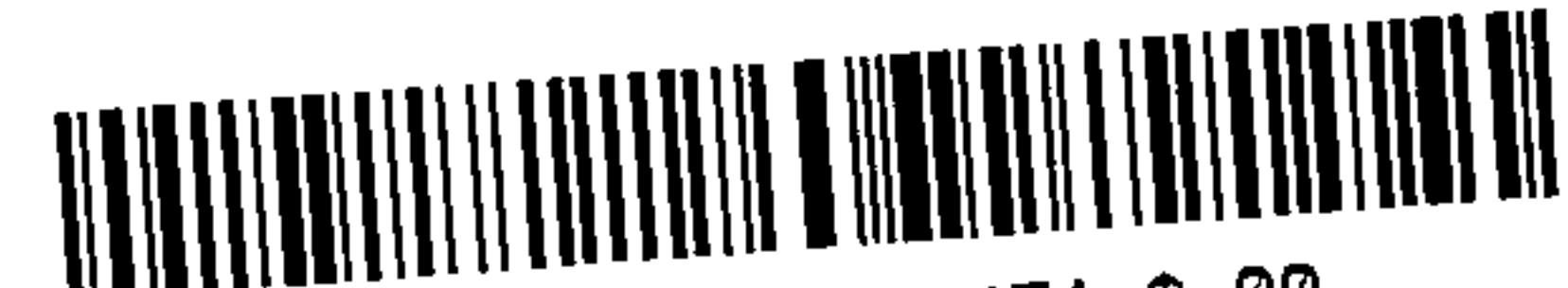

Name: Brad Price


Name: Frank Edward Glass


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Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Proposed Certificate of Incorporation


20240604000165620 15/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**CERTIFICATE OF INCORPORATION
OF
DISTRICT 31 COOPERATIVE DISTRICT**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, in order to form a public corporation as a cooperative district under and pursuant to the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 (hereinafter called the "Enabling Law"), do hereby make, sign, execute, acknowledge and file this certificate of incorporation:

ARTICLE ONE

The names of the persons forming this public corporation, together with the residence of each of such persons, are:

<u>Name</u>	<u>Residence</u>
Keith Owens	210 Lake Forest Way Maylene, Alabama 35114
Brad Price	4248 Milner Road East Birmingham, Alabama 35242
Frank Edward Glass	126 Glengerry Drive Pelham, Alabama 35124

Each of the foregoing named persons is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama.

ARTICLE TWO

The period for the duration of the district shall be perpetual, subject to the provisions of the Enabling Law.



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ARTICLE THREE

1. The authorizing subdivisions are the District 31 Improvement District (the "Improvement District"), and The Commercial Development Authority of the City of Alabaster (the "CDA").

2. On the 23rd day of May, 2024 the governing body of Improvement District adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

3. On the 29th day of May, 2024 the governing body of the CDA adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit B and made a part hereof.

ARTICLE FOUR

The name of the district shall be "District 31 Cooperative District" (hereinafter called the "District"). Attached hereto as Exhibit C and made a part hereof is a certificate by the Secretary of State of the State of Alabama stating that the name proposed for the district is not identical to that of any other corporation organized under the laws of the State of Alabama or so nearly similar thereto as to lead to confusion and uncertainty.

The location of the principal office of the District (and its post office address) shall be 210 Lake Forest Way, Maylene, Alabama 35114.

ARTICLE FIVE

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area within the geographic jurisdiction of the Improvement District (referenced in Article Three), which is more particularly shown on the map attached as Exhibit D attached hereto.


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ARTICLE SIX

The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

ARTICLE SEVEN

The proposed name of the District is "District 31 Cooperative District".

ARTICLE EIGHT

Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.

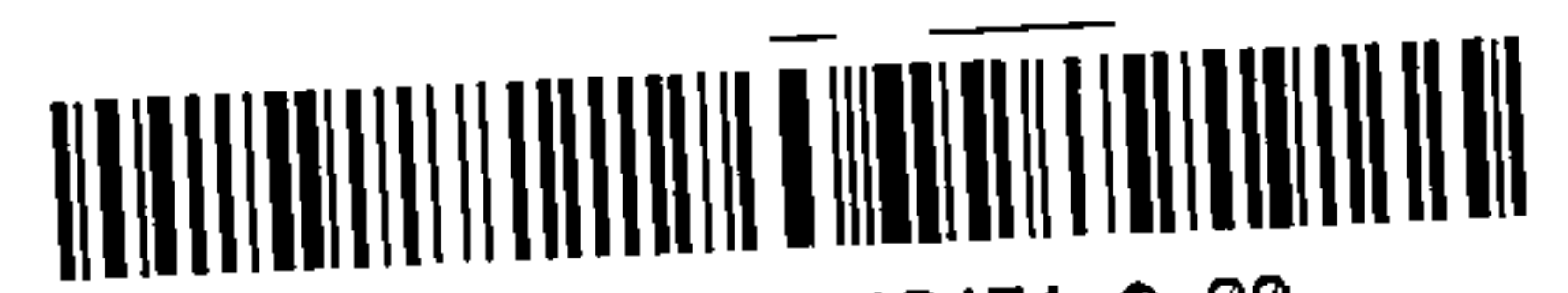
ARTICLE NINE

The application filed with the governing body of each of the authorizing subdivisions in accordance with 11-99B-3 of the Code of Alabama (1975) was identical to the copy thereof attached to this certificate of incorporation as Exhibit D.

ARTICLE TEN

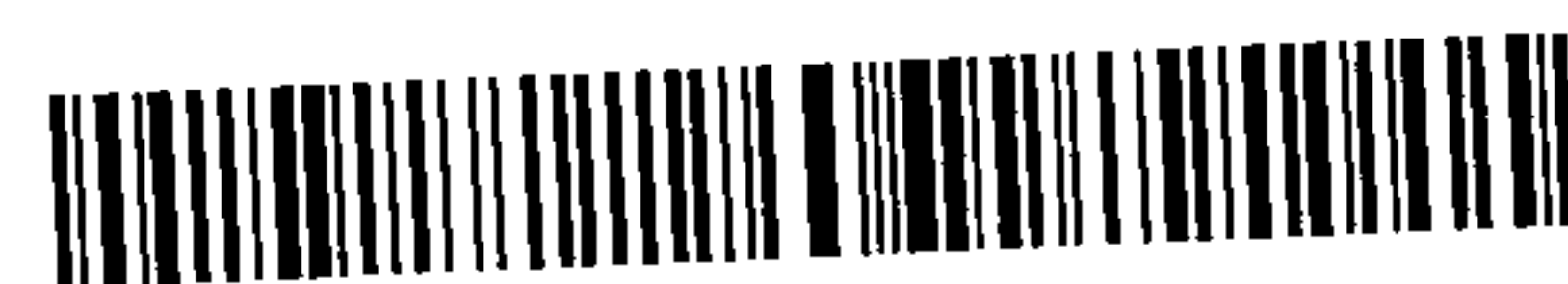
1. Except as set forth below in this Article Ten, the District shall have all powers conferred on corporations of like nature by the Enabling Law and any amendment thereof hereafter made.

2. The District shall not levy or charge any rental, license, fee, rate, or other charge, individually, or collectively in aggregate, in excess of 1.0%.


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Shelby Cnty Judge of Probate, AL
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ARTICLE ELEVEN

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.



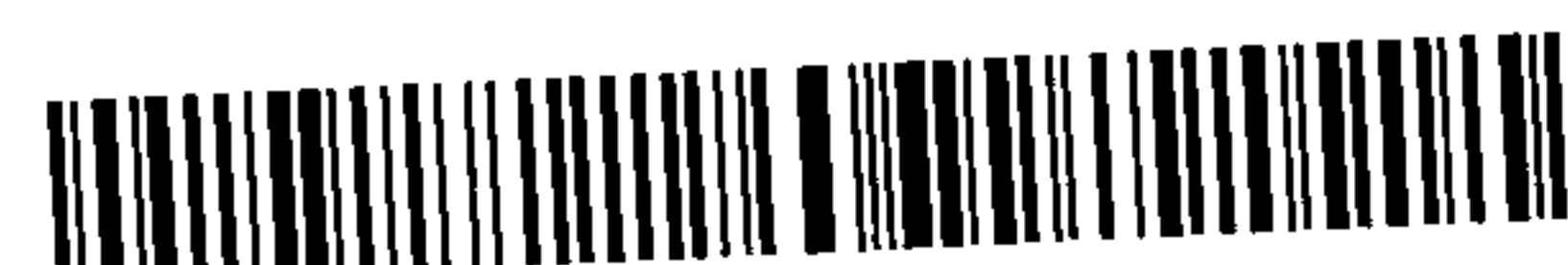
20240604000165620 19/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned incorporators have signed this certificate of incorporation on this 30th day of May, 2024.

Name: Keith Owens

Name: Brad Price

Name: Frank Edward Glass



20240604000165620 20/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this ____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____



20240604000165620 21/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, he executed the same voluntarily.

Given under my hand and official seal, this ____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____


20240604000165620 22/71 \$.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, she executed the same voluntarily.

Given under my hand and official seal, this ____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____


20240604000165620 23/71 \$.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

ARTICLE THREE

Authorizing Resolution of District 31 Improvement District



20240604000165620 24/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT B

ARTICLE THREE

Authorizing Resolution of The Commercial Development Authority of the City of Alabaster



20240604000165620 25/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT C

ARTICLE FOUR

Certificate of Secretary of State of State of Alabama



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

District 31 Cooperative District

This name reservation is for the exclusive use of Keith T. Owens, 2000 Lay Dam
Road, Clanton, AL 35045 for a period of one year beginning May 03, 2024 and
expiring May 03, 2025



RES155075

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

May 03, 2024

Date

A handwritten signature of Wes Allen in black ink.

Wes Allen

Secretary of State

20240604000165620 27/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT D

ARTICLE FIVE

Map of the area where the District proposes to
acquire the Project



20240604000165620 28/71 \$.00
Shelby Cnty Judge of Probate, AL
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20240604000165620 29/71 \$.00
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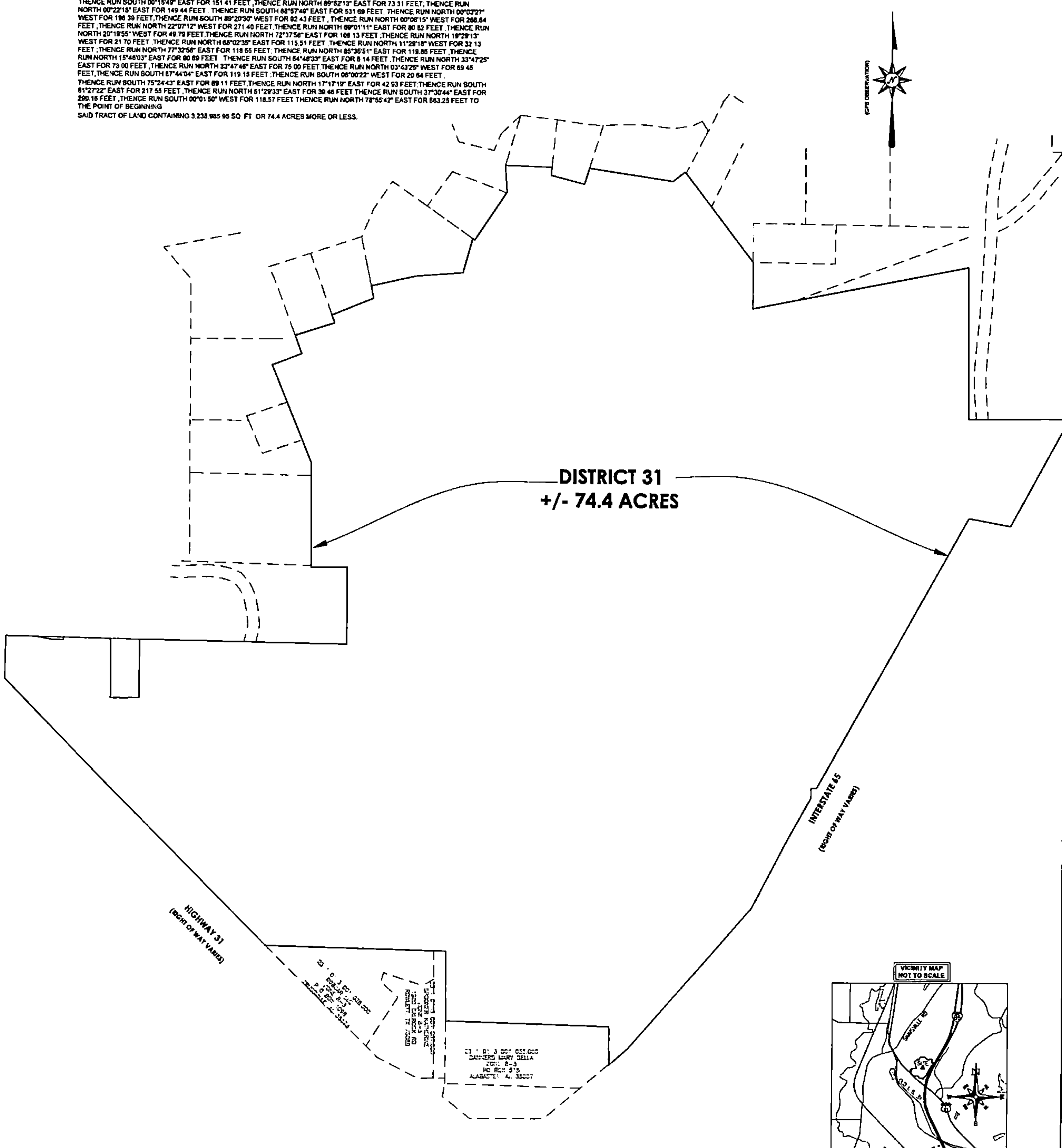
THE PURPOSE OF THIS EXHIBIT IS TO SHOW AND DESCRIBE THE LIMITS OF THE PROPOSED IMPROVEMENT DISTRICT
THIS IS NOT A BOUNDARY SURVEY

DISTRICT 31 IMPROVEMENT DISTRICT DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28
SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING
THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.90 FEET TO A
POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65. THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE
FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET, SOUTH 28 DEGREES 29 MINUTES
34 SECONDS WEST FOR 314.30 FEET, NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET, SOUTH 28
DEGREES 14 MINUTES 19 SECONDS WEST FOR 793.41 FEET, NORTH 87 DEGREES 44' WEST FOR 13.48 FEET, SOUTH 00 DEGREES 27'38" WEST FOR
24.95 FEET, SOUTH 29 DEGREES 14'11" WEST FOR 104.65 FEET, SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 15.84 FEET,
SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.89 FEET, SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST
FOR 482.40 FEET, SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET, THENCE RUN NORTH 00 DEGREES 14
MINUTES 18 SECONDS WEST FOR 88.26 FEET, THENCE RUN NORTH 88 DEGREES 18 MINUTES 27 SECONDS WEST FOR 418.69
FEET, THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET, THENCE RUN NORTH 88 DEGREES
27 MINUTES 27 SECONDS WEST FOR 482.94 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31,
THENCE RUN NORTH 45 DEGREES 24'1" WEST ALONG SAID RIGHT OF WAY LINE FOR 587.48 FEET, THENCE RUN NORTH 44 DEGREES 23'35" WEST
ALONG SAID RIGHT OF WAY LINE FOR 390.77, THENCE RUN NORTH 01 DEGREES 14'37" EAST FOR 108.40 FEET, THENCE RUN SOUTH
88 DEGREES 45'35" EAST FOR 80.25 FEET, THENCE RUN SOUTH 79 DEGREES 00'15" EAST FOR 40.87 FEET, THENCE RUN NORTH 90 DEGREES 00'00" EAST FOR
28.53 FEET, THENCE RUN NORTH 00 DEGREES 00'00" WEST FOR 6.30 FEET, THENCE RUN SOUTH 88 DEGREES 45'03" EAST FOR 121.25 FEET,
THENCE RUN SOUTH 00 DEGREES 15'49" EAST FOR 151.41 FEET, THENCE RUN NORTH 88 DEGREES 52'11" EAST FOR 73.31 FEET, THENCE RUN
NORTH 00 DEGREES 22'18" EAST FOR 149.44 FEET, THENCE RUN SOUTH 88 DEGREES 57'40" EAST FOR 531.69 FEET, THENCE RUN NORTH 00 DEGREES 22'27"
WEST FOR 186.39 FEET, THENCE RUN SOUTH 88 DEGREES 20'30" WEST FOR 82.43 FEET, THENCE RUN NORTH 00 DEGREES 15' WEST FOR 288.84
FEET, THENCE RUN NORTH 22 DEGREES 07'12" WEST FOR 271.40 FEET, THENCE RUN NORTH 00 DEGREES 11'11" EAST FOR 80.82 FEET, THENCE RUN
NORTH 20 DEGREES 18'55" WEST FOR 49.79 FEET, THENCE RUN NORTH 72 DEGREES 37'36" EAST FOR 108.13 FEET, THENCE RUN NORTH 19 DEGREES 13'
WEST FOR 21.70 FEET, THENCE RUN NORTH 68 DEGREES 02'39" EAST FOR 115.51 FEET, THENCE RUN NORTH 11 DEGREES 25'18" WEST FOR 32.13
FEET, THENCE RUN NORTH 77 DEGREES 32'56" EAST FOR 118.55 FEET, THENCE RUN NORTH 65 DEGREES 35'51" EAST FOR 118.85 FEET, THENCE
RUN NORTH 13 DEGREES 03' EAST FOR 80.89 FEET, THENCE RUN SOUTH 84 DEGREES 48'33" EAST FOR 8.14 FEET, THENCE RUN NORTH 33 DEGREES 47'25"
EAST FOR 73.00 FEET, THENCE RUN NORTH 33 DEGREES 47'46" EAST FOR 75.00 FEET, THENCE RUN NORTH 03 DEGREES 43'25" WEST FOR 69.45
FEET, THENCE RUN SOUTH 87 DEGREES 44'04" EAST FOR 119.15 FEET, THENCE RUN SOUTH 08 DEGREES 00'22" WEST FOR 20.84 FEET,
THENCE RUN SOUTH 75 DEGREES 24'43" EAST FOR 89.11 FEET, THENCE RUN NORTH 17 DEGREES 19' EAST FOR 42.93 FEET, THENCE RUN SOUTH
81 DEGREES 27'22" EAST FOR 217.58 FEET, THENCE RUN NORTH 51 DEGREES 29'33" EAST FOR 39.46 FEET, THENCE RUN SOUTH 37 DEGREES 30'44" EAST FOR
280.16 FEET, THENCE RUN SOUTH 00 DEGREES 01'50" WEST FOR 118.57 FEET, THENCE RUN NORTH 78 DEGREES 55'42" EAST FOR 583.23 FEET TO
THE POINT OF BEGINNING
SAID TRACT OF LAND CONTAINING 3,238.985 95 SQ. FT. OR 74.4 ACRES MORE OR LESS.

DISTRICT 31
IMPROVEMENT DISTRICT EXHIBIT

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA



DRAWING TITLE DISTRICT 31 RESURVEY	DRAWN BY DBA
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA	CHECKED BY: DBA
	DATE: 10/13/2023
	SCALE: 1" = 120'
	PARTY CHIEF
	PROJECT NO.: 82577
	SHEET 1 OF 1

EXHIBIT E

ARTICLE NINE

Application



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Section 2. That the Board has reviewed and considered the foregoing application and has found and determined and does hereby find and determine as a matter of fact that it is wise, expedient, and necessary that the district be formed.

Section 3. That the Board does hereby approve the proposed form of certificate of incorporation of the district attached to the foregoing application as hereinabove set forth.

Section 4. That the Board does hereby grant permission to incorporate the district and does hereby authorize the persons making such application to proceed to form such district pursuant to the Enabling Law.

Section 5. That the Board does hereby elect and appoint the following named person to the initial board of directors of District 31 Cooperative District for the term of office ending on the date set opposite his name or on such date as the respective successor thereof is elected and qualified in his stead:

<u>Name</u>	<u>Date of End of Term</u>
Keith Owens	May 24, 2028
Gary Parkes	May 24, 2028



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Notice of Meeting



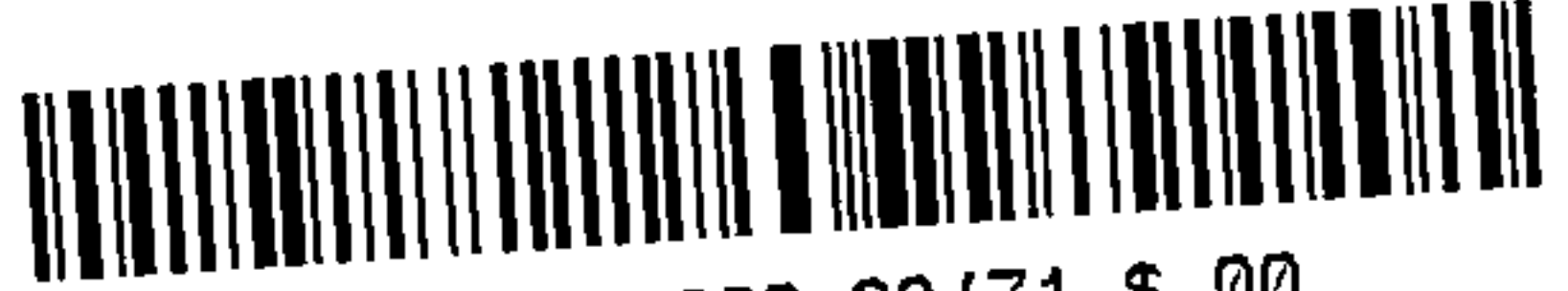
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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**NOTICE OF MEETING
OF
DISTRICT 31 IMPROVEMENT DISTRICT**

Notice is hereby given that the District 31 Improvement District (the "District"), shall hold a public meeting at Alabaster City Hall at 1953 Municipal Way in the City of Alabaster, Alabama, at 4:30 p.m. on May 23, 2024, for the purposes of: electing officers for the District; considering an application to incorporate a capital improvement cooperative district of the District and The Commercial Development Authority of the City of Alabaster; and transacting such other business or taking such further action as may be conducted or taken at a regular meeting of the Board of Directors.

The meeting shall be open to the public and all interested persons may attend.

Further information may be obtained at the above-referenced office of the District during normal business hours.

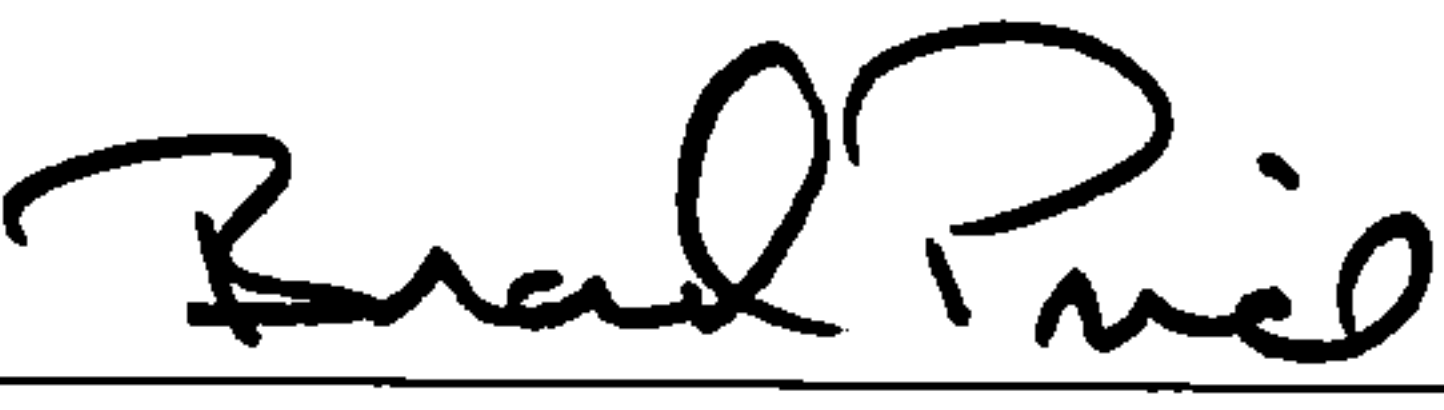

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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Duly passed and adopted this 23rd day of May, 2024.



Chairman

SEAL

Attest: 
Secretary

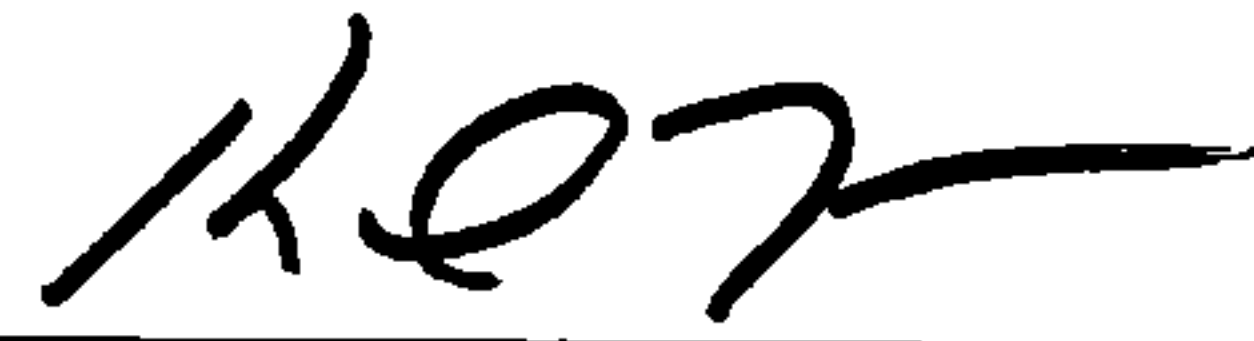


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

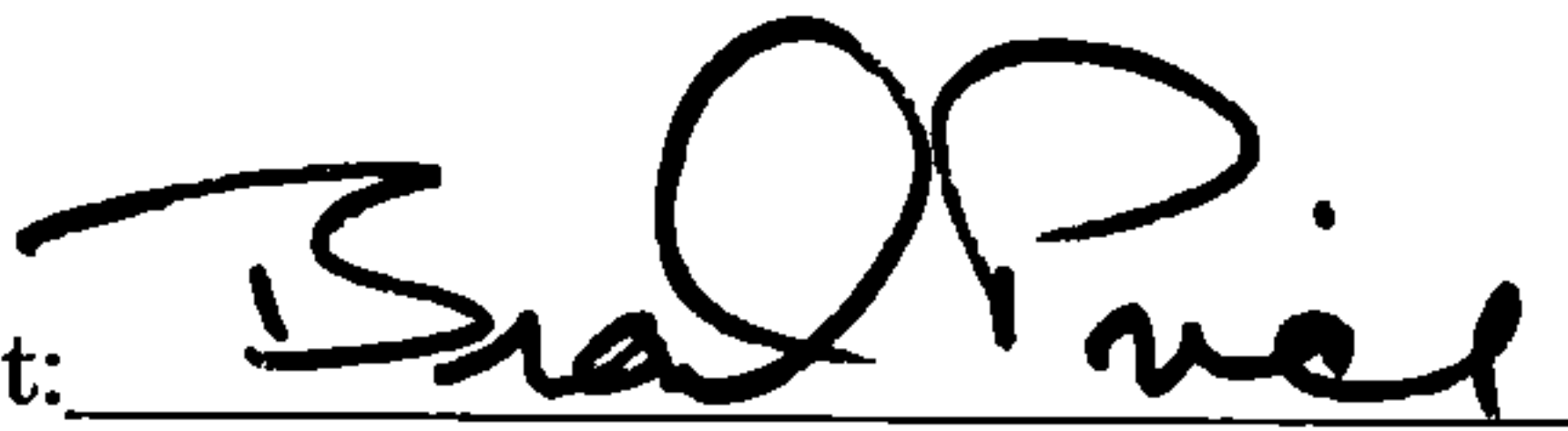
Minutes approved:



Chairman

SEAL

Attest:



Secretary



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

CERTIFICATE OF CHAIRMAN OF THE BOARD OF DIRECTORS

OF DISTRICT 31 IMPROVEMENT DISTRICT

I, the undersigned, do hereby certify that (1) I am the duly appointed, qualified and acting Chairman of the Board of Directors (the "Board") of the District 31 Improvement District (the "Improvement District"); (2) as Chairman of the Board I have access to all original records of the Board and I am duly authorized to make certified copies of its records on its behalf; (3) the above and foregoing pages constitute a complete, verbatim and compared copy of excerpts from the minutes of a meeting of the Board duly held on May 23, 2024, the original of which is on file and of record in the minute book of the Board in my custody; (4) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board on such date; (5) said resolutions are in full force and effect and have not been repealed, amended or changed.

IN WITNESS WHEREOF, I have hereunto set my hand as Chairman of the Board of the Improvement District and have affixed the official seal of the Improvement District, this 23rd day of May, 2024.



Chairman of the Board of Directors of the
District 31 Improvement District

SEAL



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT B

ARTICLE THREE

Authorizing Resolution of The Commercial Development Authority of the City of Alabaster


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER

Adoption of Resolution Regarding Formation of District 31 Cooperative District

The undersigned Board of Directors (the "Board") of The Commercial Development Authority of the City of Alabaster (the "CDA") met at 5:00 p.m. at City Hall, 1953 Municipal Way, in the City of Alabaster, Alabama on the 29th day of May, 2024.

The meeting was called to order by the Chairman, and the roll was called with the following results:

Present: Dennis Torrealba, Place 1, Chairman
Charles Cornelius, Place 3
Terrill Lane, Place 4
Phylis Bolena, Place 5

Absent: Todd Davis, Place 2

The City Clerk of the City of Alabaster, Mark Frey, was also in attendance.

Notice of this meeting was posted at City Hall on May 24, 2024, and the Chairman asked that the form of notice be attached to these minutes and made a part thereof.

The Chairman stated that a quorum was present and that the meeting was open for the transaction of business.

*

*

*

The following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

A RESOLUTION APPROVING THE ELECTION OF OFFICERS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Dennis Torrealba	Chairman
Phylis Bolena	Vice-Chairman/Assistant Secretary
Brian Binzer	Secretary

*

*

*

The following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**A RESOLUTION APPROVING AN APPLICATION TO INCORPORATE A
CAPITAL IMPROVEMENT COOPERATIVE DISTRICT OF THE
COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF
ALABASTER AND THE COMMERCIAL DEVELOPMENT AUTHORITY OF
THE CITY OF ALABASTER AND AUTHORIZING SUCH INCORPORATION**

BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE
COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER, as follows:

Section 1. That the Board of Directors (the "Board") of The Commercial Development Authority of the City of Alabaster (the "CDA"), upon evidence duly submitted to and considered by it, hereby finds and determines that the following application has been duly filed with the governing body of the CDA pursuant to Chapter 99B of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), that such application was signed by not less than three natural persons, and that each of said persons is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama:



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**APPLICATION FOR AUTHORITY TO FORM
A CAPITAL IMPROVEMENT COOPERATIVE DISTRICT**

TO THE GOVERNING BODIES OF DISTRICT 31 IMPROVEMENT DISTRICT AND THE
COMMERICAL DEVELOPMENT AUHORITY OF THE CITY OF ALABASTER:

We, the undersigned natural persons, each of whom is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama, do hereby make application in writing seeking permission to incorporate a capital improvement cooperative district (the "District") under the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 and file this Application:

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area more specifically shown on the map attached as Exhibit D to the proposed Certificate of Incorporation attached hereto.

3. The proposed members of the District are the District 31 Improvement District (the "Improvement District") and The Commercial Development Authority of the City of Alabaster.

4. The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

5. The proposed location of the principal office of the District shall be 210 Lake Forest Way, Maylene, Alabama 35114.



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

6. Each of the applicants is a duly qualified elector of Shelby County, Alabama.

7. Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.

8. The undersigned hereby requests that each of the governing bodies of the Improvement District and The Commercial Development Authority of the City of Alabaster, adopt a resolution declaring that it is wise, expedient, and necessary that the proposed District be formed and authorizing the undersigned to proceed to form the proposed District by the filing for record of a certificate of incorporation in accordance with the provisions of Section 11-99B-4 of the CODE OF ALABAMA 1975.

9. A copy of the proposed form of certificate of incorporation for such District is attached hereto as Exhibit A and made a part hereof.

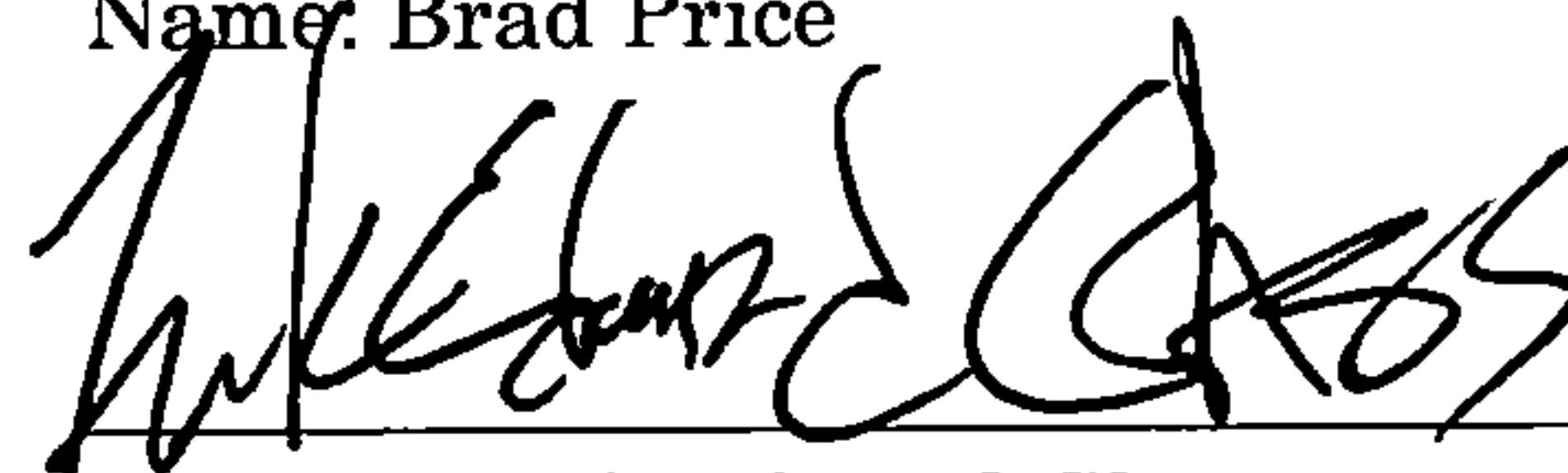
WITNESS OUR SIGNATURES this 23rd day of May, 2024.



Name: Keith Owens



Name: Brad Price



Name: Frank Edward Glass



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT A

Proposed Certificate of Incorporation



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

**CERTIFICATE OF INCORPORATION
OF
DISTRICT 31 COOPERATIVE DISTRICT**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, in order to form a public corporation as a cooperative district under and pursuant to the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 (hereinafter called the "Enabling Law"), do hereby make, sign, execute, acknowledge and file this certificate of incorporation:

ARTICLE ONE

The names of the persons forming this public corporation, together with the residence of each of such persons, are:

<u>Name</u>	<u>Residence</u>
Keith Owens	210 Lake Forest Way Maylene, Alabama 35114
Brad Price	4248 Milner Road East Birmingham, Alabama 35242
Frank Edward Glass	126 Glengerry Drive Pelham, Alabama 35124

Each of the foregoing named persons is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama.

ARTICLE TWO

The period for the duration of the district shall be perpetual, subject to the provisions of the Enabling Law.


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE THREE

1. The authorizing subdivisions are the District 31 Improvement District (the "Improvement District"), and The Commercial Development Authority of the City of Alabaster (the "CDA").

2. On the 23rd day of May, 2024 the governing body of Improvement District adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

3. On the 29th day of May, 2024 the governing body of the CDA adopted a resolution approving and authorizing the incorporation of the district in accordance with the Enabling Law, a certified copy of which is attached hereto as Exhibit B and made a part hereof.

ARTICLE FOUR

The name of the district shall be "District 31 Cooperative District" (hereinafter called the "District"). Attached hereto as Exhibit C and made a part hereof is a certificate by the Secretary of State of the State of Alabama stating that the name proposed for the district is not identical to that of any other corporation organized under the laws of the State of Alabama or so nearly similar thereto as to lead to confusion and uncertainty.

The location of the principal office of the District (and its post office address) shall be 210 Lake Forest Way, Maylene, Alabama 35114.

ARTICLE FIVE

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area within the geographic jurisdiction of the Improvement District (referenced in Article Three), which is more particularly shown on the map attached as Exhibit D attached hereto.


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE SIX

The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

ARTICLE SEVEN

The proposed name of the District is "District 31 Cooperative District".

ARTICLE EIGHT

Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.

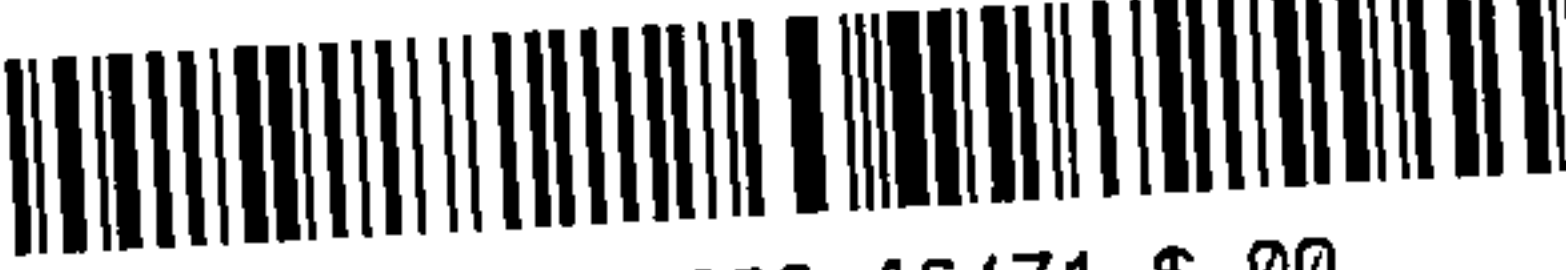
ARTICLE NINE

The application filed with the governing body of each of the authorizing subdivisions in accordance with 11-99B-3 of the Code of Alabama (1975) was identical to the copy thereof attached to this certificate of incorporation as Exhibit E.

ARTICLE TEN

1. Except as set forth below in this Article Ten, the District shall have all powers conferred on corporations of like nature by the Enabling Law and any amendment thereof hereafter made.

2. The District shall not levy or charge any rental, license, fee, rate, or other charge, individually, or collectively in aggregate, in excess of 1.0%.


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE ELEVEN

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned incorporators have signed this certificate of incorporation on this 30th day of May, 2024.

Name: Keith Owens

Name: Brad Price

Name: Frank Edward Glass



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this _____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, he executed the same voluntarily.

Given under my hand and official seal, this ____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____


20240604000165620 50/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Certificate of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Certificate of incorporation, she executed the same voluntarily.

Given under my hand and official seal, this _____ day of _____, 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____

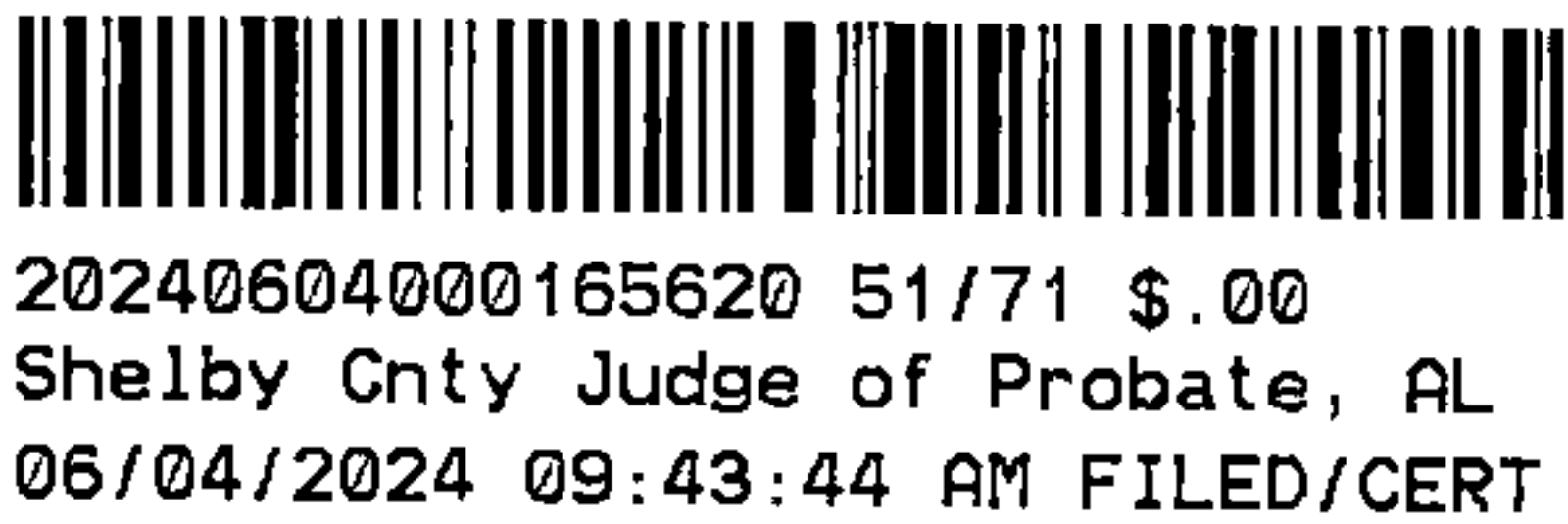


EXHIBIT A

ARTICLE THREE

Authorizing Resolution of the District 31 Improvement District



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT B



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE THREE

Authorizing Resolution of The Commercial Development Authority of the City of Alabaster

EXHIBIT C

ARTICLE FOUR

Certificate of Secretary of State of State of Alabama



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

District 31 Cooperative District

This name reservation is for the exclusive use of Keith T. Owens, 2000 Lay Dam
Road, Clanton, AL 35045 for a period of one year beginning May 03, 2024 and
expiring May 03, 2025



RES155075

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

May 03, 2024

Date

A handwritten signature in black ink, appearing to read "Wes Allen", is written over a horizontal line.

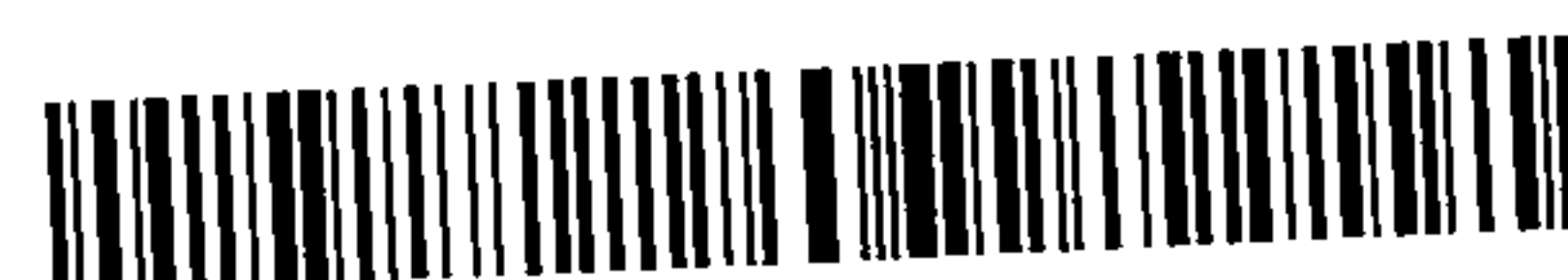
Wes Allen

Secretary of State



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT D


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE FIVE

Map of the area where the District proposes to
acquire the Project



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

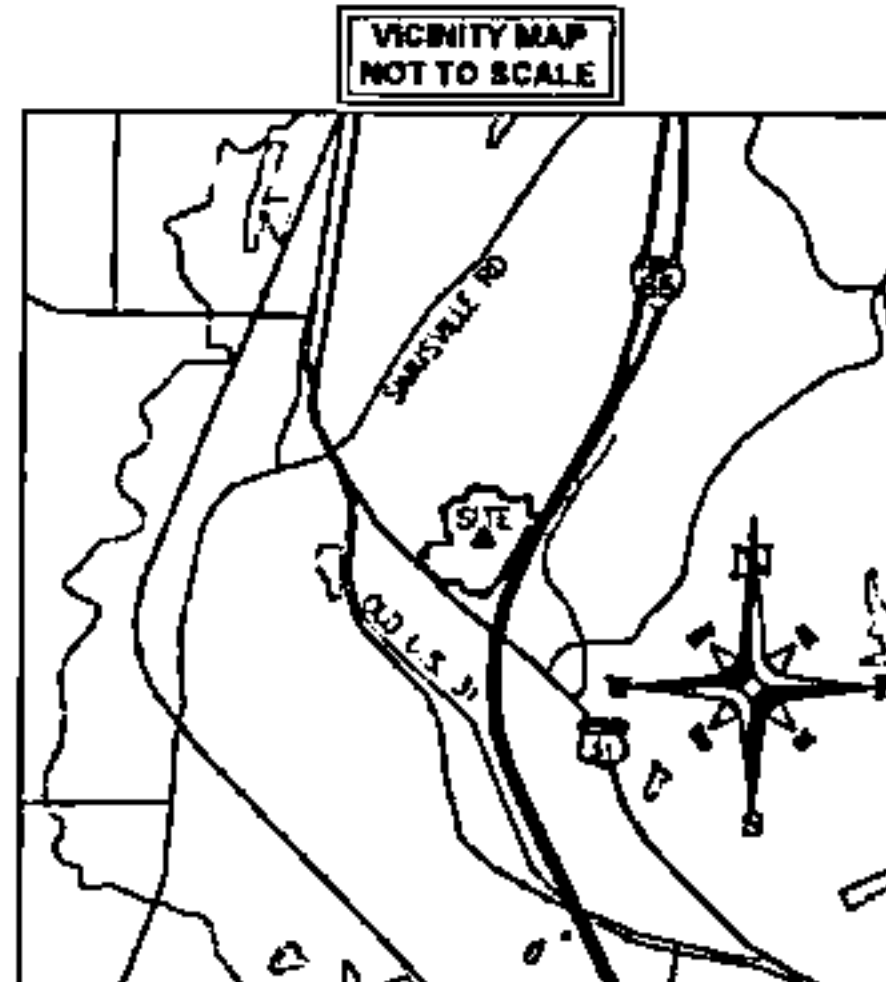
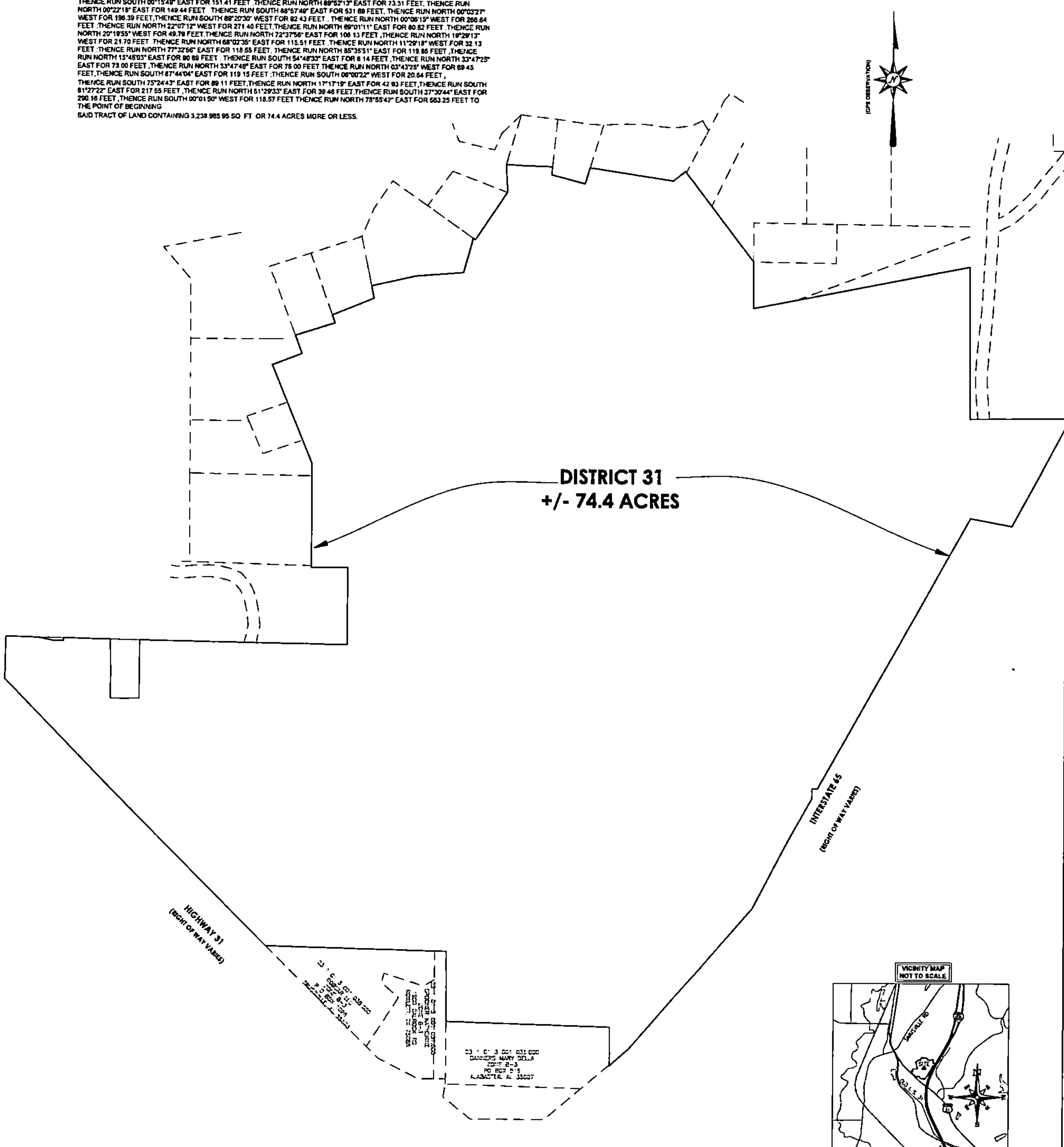
THE PURPOSE OF THIS EXHIBIT IS TO SHOW AND DESCRIBE THE LIMITS OF THE PROPOSED IMPROVEMENT DISTRICT
THIS IS NOT A BOUNDARY SURVEY.

DISTRICT 31 IMPROVEMENT DISTRICT DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28
SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 114.04 FEET TO THE POINT OF BEGINNING
THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.30 FEET TO A
POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 65. THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE
FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET, SOUTH 28 DEGREES 29 MINUTES
34 SECONDS WEST FOR 314.30 FEET, NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET, SOUTH 29
DEGREES 14 MINUTES 19 SECONDS WEST FOR 793.41 FEET, NORTH 87 DEGREES 46' WEST FOR 13.49 FEET, SOUTH 00 DEGREES 27'38" WEST FOR
24.95 FEET, SOUTH 29 DEGREES 14'19" WEST FOR 104.65 FEET, SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET,
SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 190.89 FEET, SOUTH 41 DEGREES 04 MINUTES 38 SECONDS WEST
FOR 482.40 FEET, SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET. THENCE RUN NORTH 00 DEGREES 14
MINUTES 19 SECONDS WEST FOR 89.26 FEET, THENCE RUN NORTH 88 DEGREES 18 MINUTES 27 SECONDS WEST FOR 418.88
FEET, THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET, THENCE RUN NORTH 88 DEGREES
27 MINUTES 27 SECONDS WEST FOR 482.94 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31,
THENCE RUN NORTH 45 DEGREES 24'1" WEST ALONG SAID RIGHT OF WAY LINE FOR 587.48 FEET. THENCE RUN NORTH 44 DEGREES 22'35" WEST
ALONG SAID RIGHT OF WAY LINE FOR 390.77, THENCE RUN NORTH 01 DEGREES 14'57" EAST FOR 108.40 FEET, THENCE RUN SOUTH
88 DEGREES 45'03" EAST FOR 80.25 FEET, THENCE RUN SOUTH 79 DEGREES 01'15" EAST FOR 40.87 FEET, THENCE RUN NORTH 90 DEGREES 00'00" EAST FOR
28.53 FEET, THENCE RUN NORTH 00 DEGREES 00'00" WEST FOR 8.30 FEET, THENCE RUN SOUTH 88 DEGREES 45'03" EAST FOR 121.25 FEET
THENCE RUN SOUTH 00 DEGREES 15'49" EAST FOR 151.41 FEET, THENCE RUN NORTH 88 DEGREES 52'13" EAST FOR 13.31 FEET, THENCE RUN
NORTH 00 DEGREES 22'18" EAST FOR 149.44 FEET, THENCE RUN SOUTH 88 DEGREES 57'49" EAST FOR 53.18 FEET, THENCE RUN NORTH 00 DEGREES 22'7"
WEST FOR 196.39 FEET, THENCE RUN SOUTH 88 DEGREES 20'30" WEST FOR 82.43 FEET, THENCE RUN NORTH 00 DEGREES 15' WEST FOR 266.64
FEET, THENCE RUN NORTH 22 DEGREES 07'12" WEST FOR 271.40 FEET, THENCE RUN NORTH 89 DEGREES 01'11" EAST FOR 80.82 FEET, THENCE RUN
NORTH 20 DEGREES 19'55" WEST FOR 49.79 FEET, THENCE RUN NORTH 72 DEGREES 37'56" EAST FOR 108.13 FEET, THENCE RUN NORTH 19 DEGREES 21'13"
WEST FOR 21.70 FEET, THENCE RUN NORTH 68 DEGREES 02'35" EAST FOR 115.51 FEET, THENCE RUN NORTH 11 DEGREES 29'18" WEST FOR 32.13
FEET, THENCE RUN NORTH 77 DEGREES 32'56" EAST FOR 118.55 FEET, THENCE RUN NORTH 85 DEGREES 35'51" EAST FOR 119.86 FEET, THENCE
RUN NORTH 13 DEGREES 48'03" EAST FOR 80.88 FEET, THENCE RUN SOUTH 54 DEGREES 48'33" EAST FOR 8.14 FEET, THENCE RUN NORTH 33 DEGREES 47'25"
EAST FOR 73.00 FEET, THENCE RUN NORTH 33 DEGREES 47'46" EAST FOR 78.00 FEET, THENCE RUN NORTH 03 DEGREES 43'25" WEST FOR 89.45
FEET, THENCE RUN SOUTH 87 DEGREES 44'04" EAST FOR 119.15 FEET, THENCE RUN SOUTH 08 DEGREES 00'22" WEST FOR 20.64 FEET,
THENCE RUN SOUTH 75 DEGREES 24'43" EAST FOR 89.11 FEET, THENCE RUN NORTH 17 DEGREES 17'19" EAST FOR 42.83 FEET, THENCE RUN SOUTH
81 DEGREES 27'22" EAST FOR 217.55 FEET, THENCE RUN NORTH 51 DEGREES 29'33" EAST FOR 38.46 FEET, THENCE RUN SOUTH 37 DEGREES 30'44" EAST FOR
290.18 FEET, THENCE RUN SOUTH 00 DEGREES 01'50" WEST FOR 118.57 FEET, THENCE RUN NORTH 78 DEGREES 55'42" EAST FOR 563.25 FEET TO
THE POINT OF BEGINNING
SAID TRACT OF LAND CONTAINING 3,238,965.95 SQ. FT. OR 74.4 ACRES MORE OR LESS.

DISTRICT 31
IMPROVEMENT DISTRICT EXHIBIT

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA



DRAWING TITLE DISTRICT 31 RESERVATION	DRAWN BY DBA
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA	CHECKED BY DBA
	DATE 10/13/2023
	SCALE 1" = 120'
	PARTY CHIEF
	PROJECT NO. 82372
	SHEET 1 OF 1

EXHIBIT E



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE NINE

Application



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Section 2. That the Board has reviewed and considered the foregoing application and has found and determined and does hereby find and determine as a matter of fact that it is wise, expedient, and necessary that the district be formed.

Section 3. That the Board does hereby approve the proposed form of certificate of incorporation of the district attached to the foregoing application as hereinabove set forth.

Section 4. That the Board does hereby grant permission to incorporate the district and does hereby authorize the persons making such application to proceed to form such district pursuant to the Enabling Law.

Section 5. That the Board does hereby elect and appoint the following named person to the initial board of directors of District 31 Cooperative District for the term of office ending on the date set opposite his name or on such date as the respective successor thereof is elected and qualified in his stead:

<u>Name</u>	<u>Date of End of Term</u>
Dennis Torrealba	May 24, 2028



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Notice of Meeting



COMMERCIAL DEVELOPMENT AUTHORITY - SPECIAL CALLED MEETING

Wednesday, May 29, 2024 at 5:00 PM
Conference Room | 1953 Municipal Way

AGENDA

CALL TO ORDER

ROLL CALL

AGENDA ITEMS

1. **Approval Items for the District 31 Cooperative District**

Electing officer for the District;

Consideration of an application to incorporate a capital improvement cooperative district
for District 31

ADJOURN MEETING

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should
notify the City Clerk's Office at least 24 hours prior to the meeting by:

Calling Office Number: 205-664-6800
Or Visit: <http://cityofalabaster.com/397/Americans-with-Disabilities-Act>

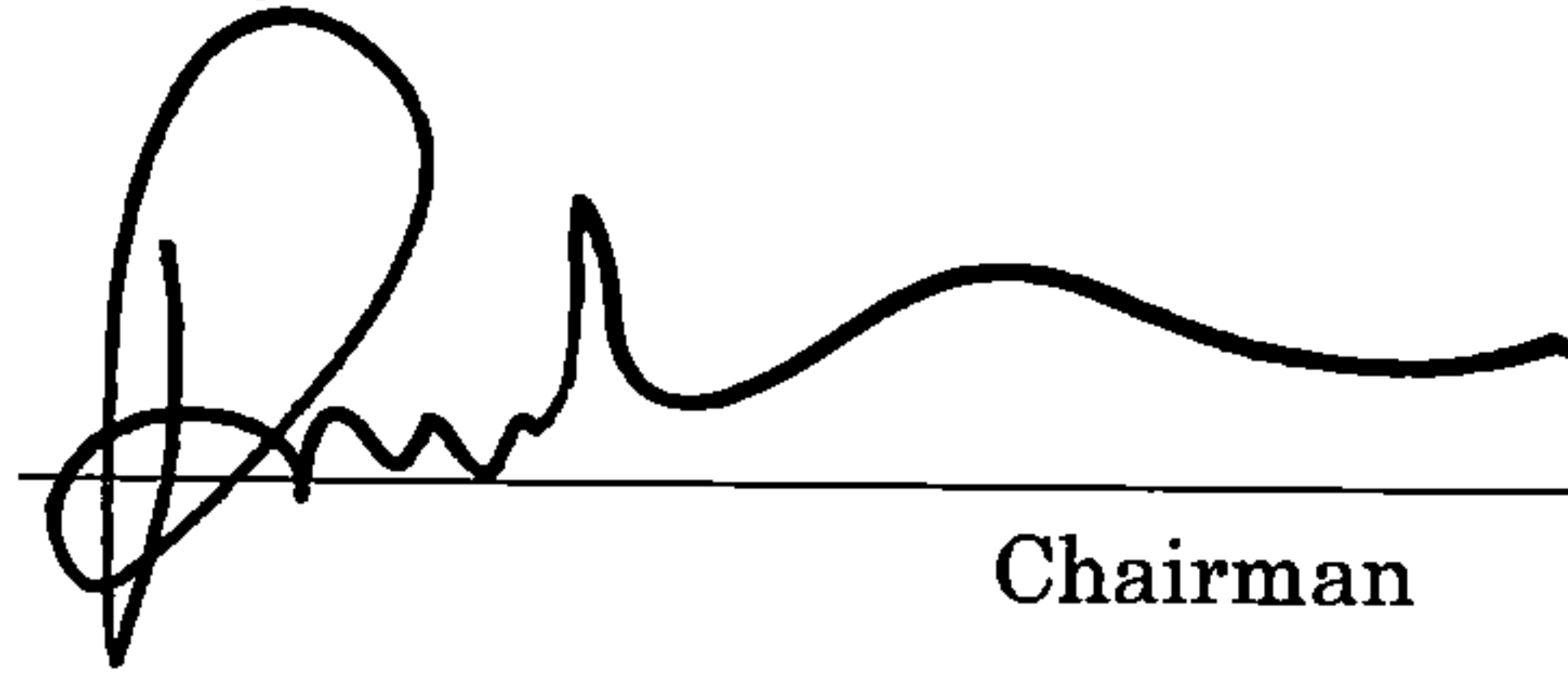


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Shelby Cnty Judge of Probate, AL
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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Duly passed and adopted this 29th day of May, 2024.


Chairman

SEAL

Attest: 
Secretary

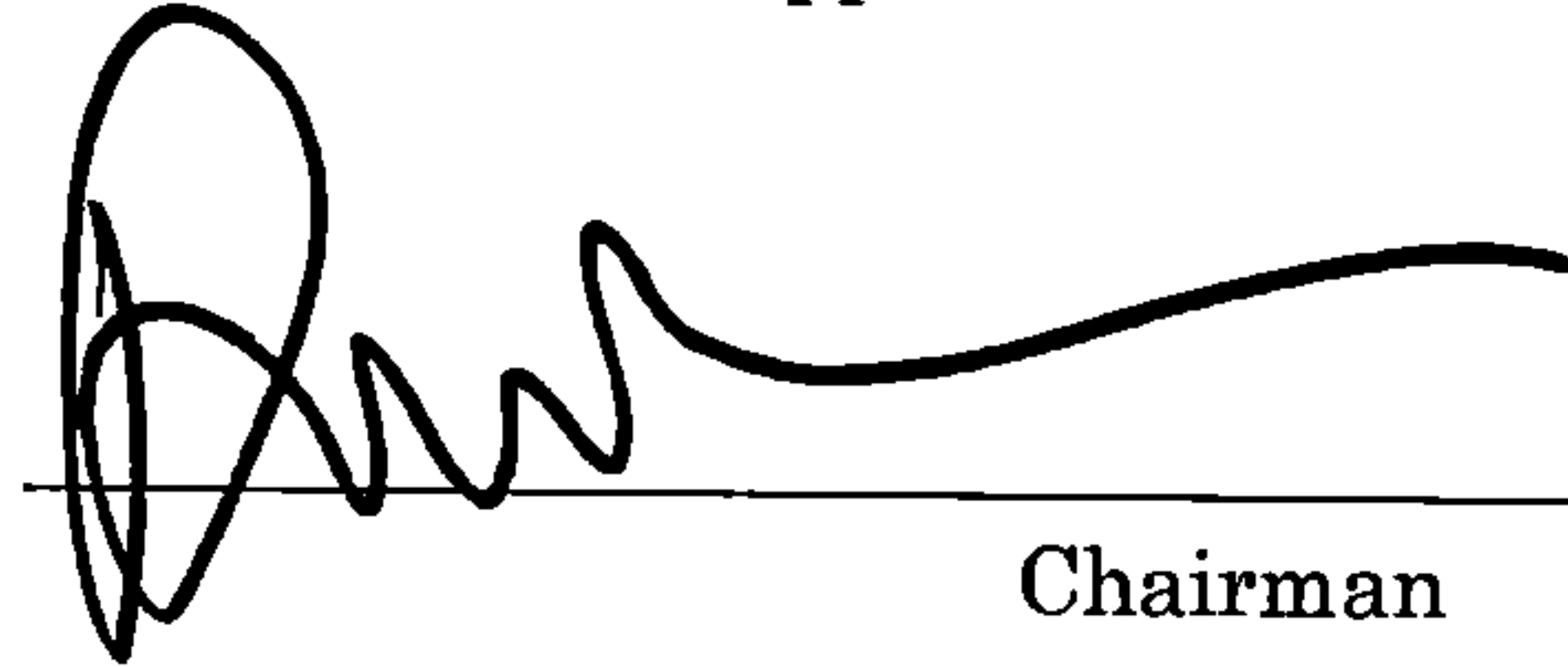


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Shelby Cnty Judge of Probate, AL
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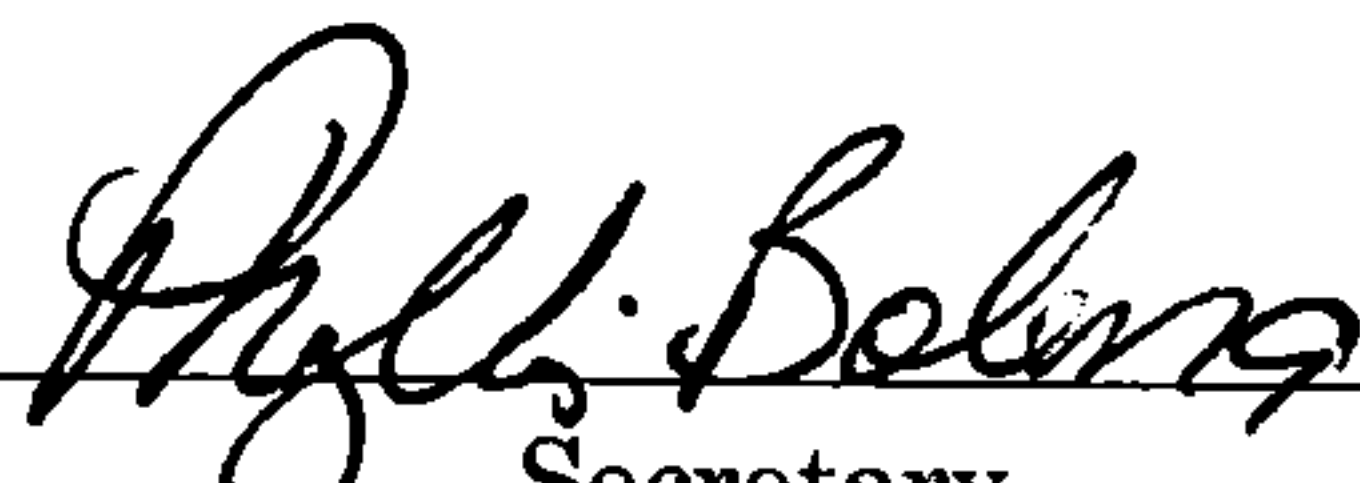
* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Minutes approved:


Chairman

SEAL

Attest: 
Secretary

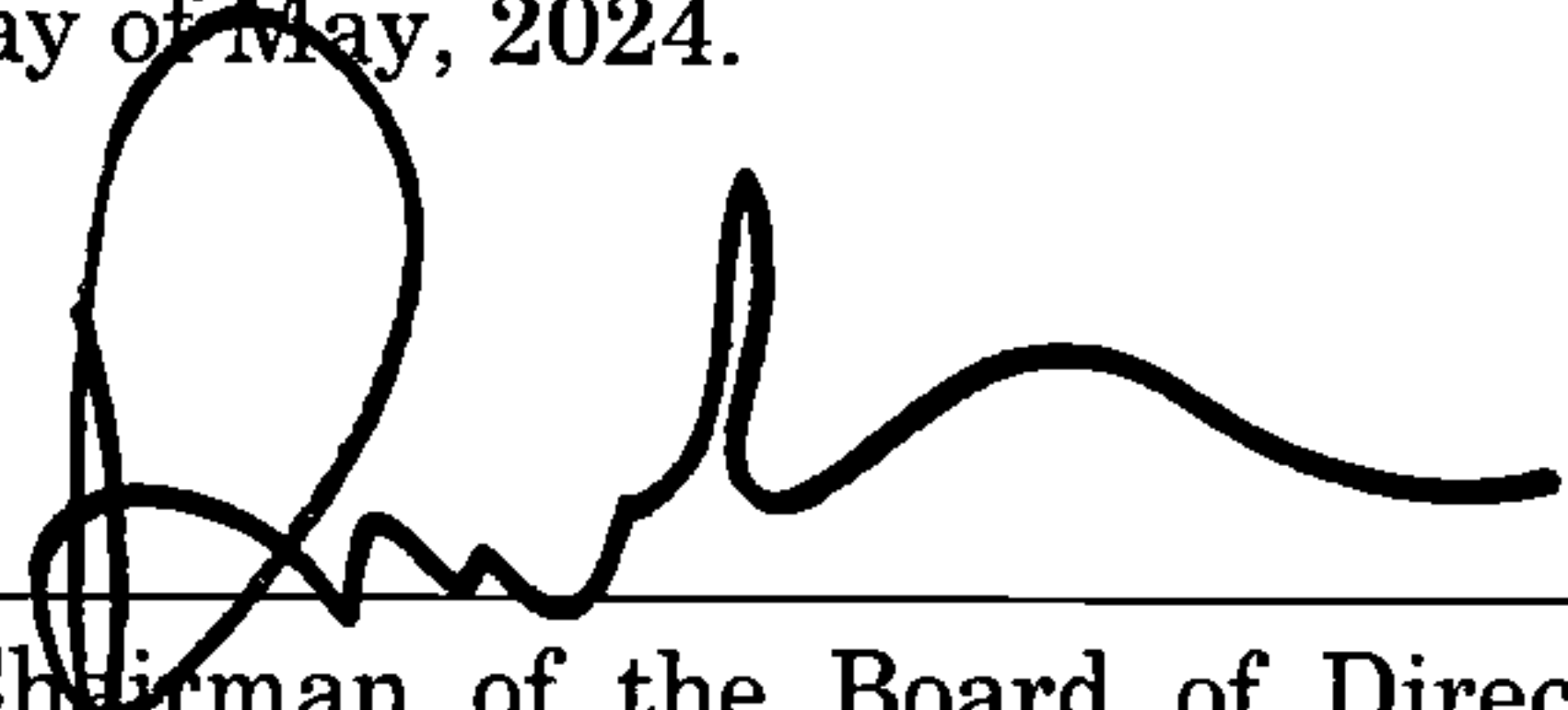
STATE OF ALABAMA
SHELBY COUNTY


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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

CERTIFICATE OF CHAIRMAN OF THE BOARD OF DIRECTORS
OF THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER

I, the undersigned, do hereby certify that (1) I am the duly appointed, qualified and acting Chairman of the Board of Directors (the "Board") of The Commercial Development Authority of the City of Alabaster (the "CDA"); (2) as Chairman of the Board I have access to all original records of the Board and I am duly authorized to make certified copies of its records on its behalf; (3) the above and foregoing pages constitute a complete, verbatim and compared copy of excerpts from the minutes of a meeting of the Board duly held on May 29, 2024, the original of which is on file and of record in the minute book of the Board in my custody; (4) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board on such date; (5) said resolutions are in full force and effect and have not been repealed, amended or changed.

IN WITNESS WHEREOF, I have hereunto set my hand as Chairman of the Board of the CDA and have affixed the official seal of the CDA, this 29th day of May, 2024.



Chairman of the Board of Directors of The
Commercial Development Authority of the City
of Alabaster

SEAL

EXHIBIT C



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Shelby Cnty Judge of Probate, AL
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ARTICLE FOUR

Certificate of Secretary of State of State of Alabama



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

District 31 Cooperative District

This name reservation is for the exclusive use of Keith T. Owens, 2000 Lay Dam
Road, Clanton, AL 35045 for a period of one year beginning May 03, 2024 and
expiring May 03, 2025



RES155075

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

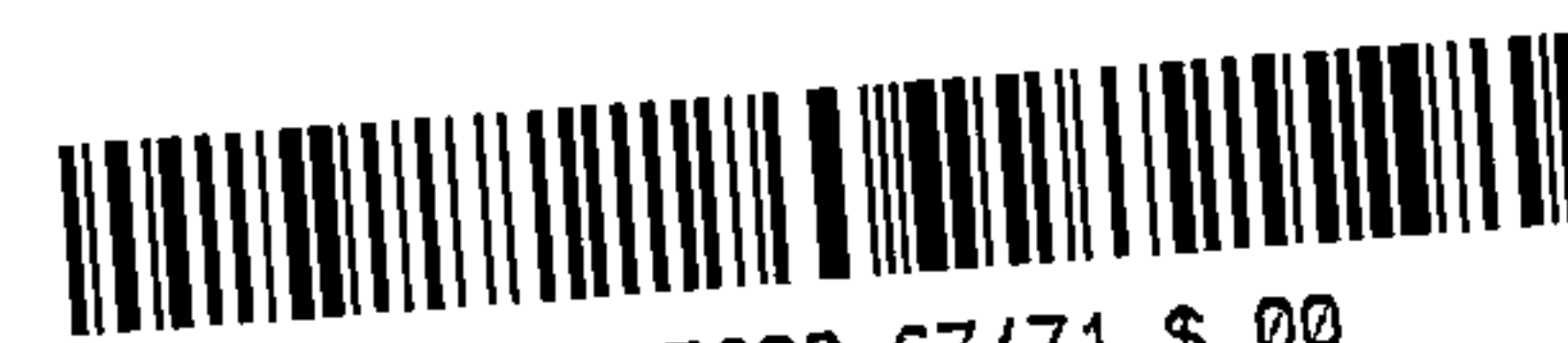
May 03, 2024

Date

Wes Allen

Secretary of State

EXHIBIT D


20240604000165620 67/71 \$.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

ARTICLE FIVE

Map of the area where the District proposes to
acquire the Project



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Shelby Cnty Judge of Probate, AL
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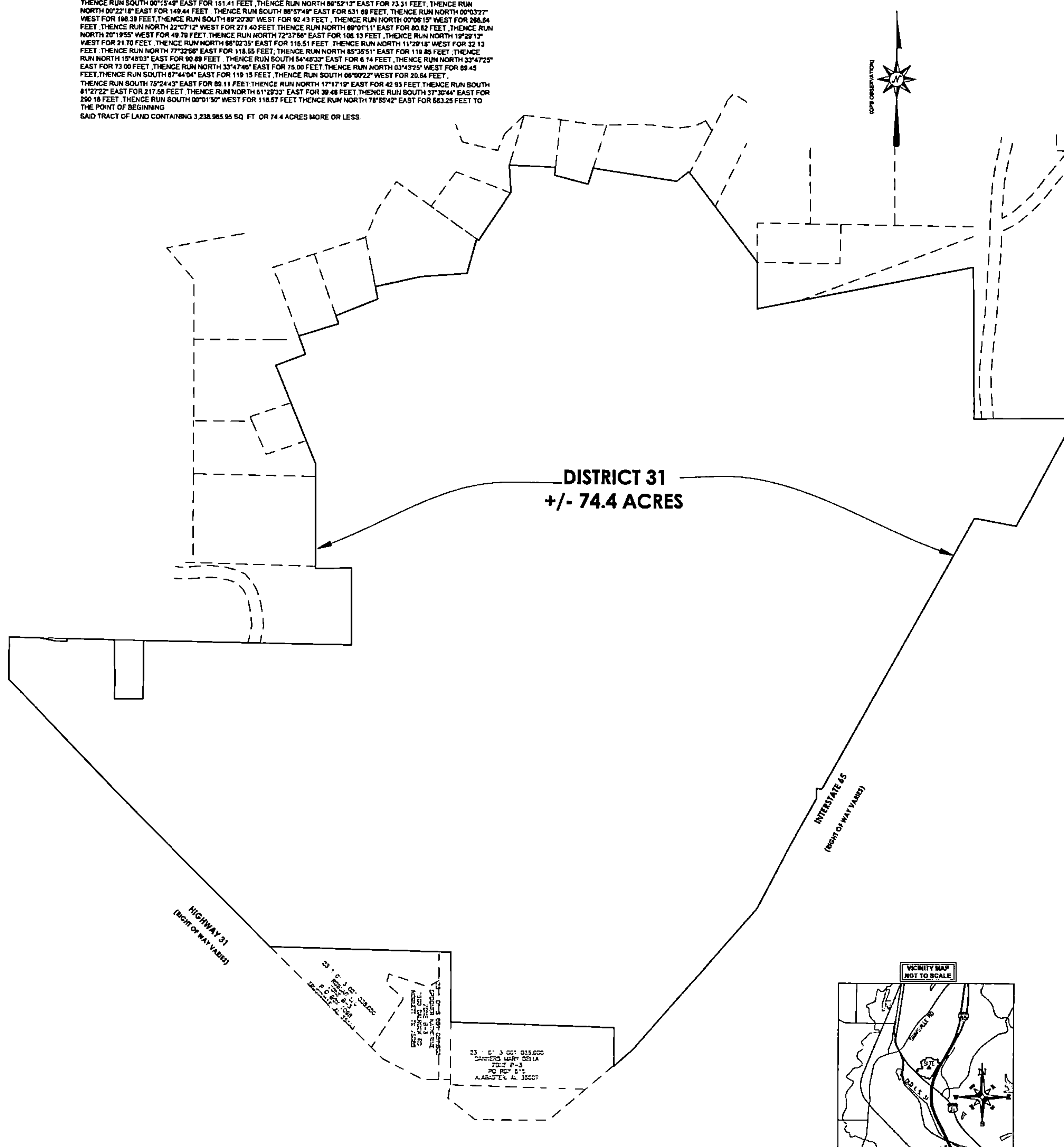
THE PURPOSE OF THIS EXHIBIT IS TO SHOW AND DESCRIBE THE LIMITS OF THE PROPOSED IMPROVEMENT DISTRICT
THIS IS NOT A BOUNDARY SURVEY

DISTRICT 31 IMPROVEMENT DISTRICT DESCRIPTION

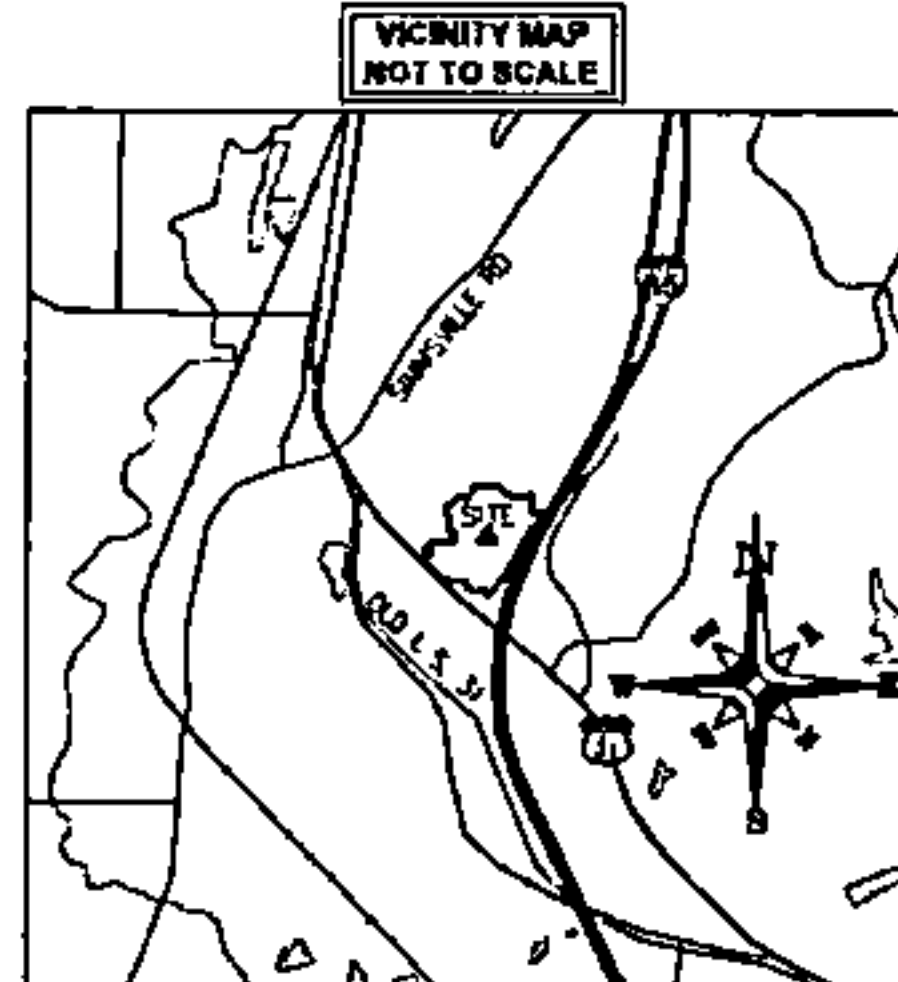
A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28
SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING
THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 398.30 FEET TO A
POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65. THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE
FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET SOUTH 28 DEGREES 29 MINUTES
34 SECONDS WEST FOR 314.30 FEET NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET SOUTH 29
DEGREES 14 MINUTES 19 SECONDS WEST FOR 703.41 FEET NORTH 87°48'44" WEST FOR 11.48 FEET SOUTH 00°27'38" WEST FOR
24.95 FEET SOUTH 29°14'19" WEST FOR 104.85 FEET SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET
SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.89 FEET SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST
FOR 482.40 FEET SOUTH 48 DEGREES 28 MINUTES 07 SECONDS WEST FOR 83.65 FEET THENCE RUN NORTH 00 DEGREES 14
MINUTES 19 SECONDS WEST FOR 99.28 FEET THENCE RUN NORTH 88 DEGREES 18 MINUTES 27 SECONDS WEST FOR 418.89
FEET THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET THENCE RUN NORTH 88 DEGREES
27 MINUTES 27 SECONDS WEST FOR 482.94 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31;
THENCE RUN NORTH 45°02'41" WEST ALONG SAID RIGHT OF WAY LINE FOR 587.48 FEET THENCE RUN NORTH 44°22'35" WEST
ALONG SAID RIGHT OF WAY LINE FOR 390.77 FEET THENCE RUN NORTH 01°14'57" EAST FOR 108.40 FEET THENCE RUN SOUTH
88°45'03" EAST FOR 80.25 FEET THENCE RUN SOUTH 78°00'15" EAST FOR 40.87 FEET THENCE RUN NORTH 80°00'00" EAST FOR
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THENCE RUN SOUTH 00°15'49" EAST FOR 151.41 FEET THENCE RUN NORTH 88°52'13" EAST FOR 73.31 FEET THENCE RUN
NORTH 00°22'18" EAST FOR 149.44 FEET THENCE RUN SOUTH 88°57'49" EAST FOR 831.69 FEET THENCE RUN NORTH 00°03'27"
WEST FOR 188.39 FEET THENCE RUN SOUTH 89°20'30" WEST FOR 92.43 FEET THENCE RUN NORTH 00°06'15" WEST FOR 286.84
FEET THENCE RUN NORTH 22°07'12" WEST FOR 271.40 FEET THENCE RUN NORTH 89°01'11" EAST FOR 80.82 FEET THENCE RUN
NORTH 20°19'55" WEST FOR 49.78 FEET THENCE RUN NORTH 72°37'56" EAST FOR 108.13 FEET THENCE RUN NORTH 19°29'13"
WEST FOR 21.70 FEET THENCE RUN NORTH 86°02'35" EAST FOR 110.51 FEET THENCE RUN NORTH 11°29'18" WEST FOR 22.13
FEET THENCE RUN NORTH 77°32'56" EAST FOR 118.55 FEET THENCE RUN NORTH 85°35'51" EAST FOR 119.85 FEET THENCE
RUN NORTH 15°48'03" EAST FOR 90.89 FEET THENCE RUN SOUTH 54°48'33" EAST FOR 6.14 FEET THENCE RUN NORTH 33°47'25"
EAST FOR 73.00 FEET THENCE RUN NORTH 33°47'46" EAST FOR 75.00 FEET THENCE RUN NORTH 03°43'25" WEST FOR 89.45
FEET THENCE RUN SOUTH 87°44'04" EAST FOR 119.15 FEET THENCE RUN SOUTH 08°00'22" WEST FOR 20.64 FEET
THENCE RUN SOUTH 75°24'43" EAST FOR 88.11 FEET THENCE RUN NORTH 17°17'19" EAST FOR 42.88 FEET THENCE RUN SOUTH
81°27'22" EAST FOR 217.55 FEET THENCE RUN NORTH 51°29'33" EAST FOR 39.48 FEET THENCE RUN SOUTH 31°39'44" EAST FOR
290.18 FEET THENCE RUN SOUTH 00°01'50" WEST FOR 118.87 FEET THENCE RUN NORTH 78°55'42" EAST FOR 583.25 FEET TO
THE POINT OF BEGINNING
SAID TRACT OF LAND CONTAINING 3,238.985 95 SQ. FT. OR 74.4 ACRES MORE OR LESS.

DISTRICT 31
IMPROVEMENT DISTRICT EXHIBIT

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA



DISTRICT 31
+/- 74.4 ACRES



DRAWING TITLE DISTRICT 31 RESURVEY	DRAWN BY DBA
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA	CHECKED BY DBA
	DATE 10/3/2023
	SCALE 1" = 120'
	PARTY CHIEF
	PROJECT NO. 62577
	SHEET 1 OF 1



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Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:44 AM FILED/CERT

EXHIBIT E

ARTICLE NINE

Application

APPLICATION FOR AUTHORITY TO FORM
A CAPITAL IMPROVEMENT COOPERATIVE DISTRICT

TO THE GOVERNING BODIES OF DISTRICT 31 IMPROVEMENT DISTRICT AND THE
COMMERICAL DEVELOPMENT AUHORITY OF THE CITY OF ALABASTER:

We, the undersigned natural persons, each of whom is over the age of 21 years and is a duly qualified elector of Shelby County, Alabama, do hereby make application in writing seeking permission to incorporate a capital improvement cooperative district (the "District") under the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975 and file this Application:

1. The District proposes to acquire, establish, lease, plan, design, engineer, develop, construct, reconstruct, install, enlarge, improve, maintain, equip, insure, and operate capital improvements for public infrastructure within the jurisdiction of the District which shall include, without limitation, (i) land preparation, including but not limited to erosion control, environmental protection/mitigation, demolition, clearing, grading, and retaining walls and structures, (ii) public roads, public and private streets and access drives, public ways, bridges, guardrails, fencing, (iii) traffic control systems, traffic lights and signage, (iv) sidewalks and pedestrian mall areas, (v) facilities for parking of vehicles, (vi) landscaping and irrigation, (vii) public park and recreational facilities, (viii) lighting, (ix) facilities for the provision of water, sewer, gas, electric power and cable television service, (x) facilities for waste disposal, (xi) facilities for fire protection and public safety and security, (xii) drainage and flood control facilities and improvements, (xiii) fountains, distinctive lighting, public seating areas, and signage, (xiv) artwork, and (xv) related infrastructure improvements (collectively the "Project").

2. The area in which the District proposes to acquire the Project is the area more specifically shown on the map attached as Exhibit D to the proposed Certificate of Incorporation attached hereto.

3. The proposed members of the District are the District 31 Improvement District (the "Improvement District") and The Commercial Development Authority of the City of Alabaster.

4. The District shall be governed by a board of directors which shall be comprised of three (3) persons.

The number of directors which the governing body of each authorizing subdivision shall be entitled to elect are as follows:

<u>Authorizing Subdivision</u>	<u>Number of Directors</u>
District 31 Improvement District	2
The Commercial Development Authority of the City of Alabaster	1

5. The proposed location of the principal office of the District shall be 210 Lake Forest Way, Maylene, Alabama 35114.

6. Each of the applicants is a duly qualified elector of Shelby County, Alabama.
7. Upon dissolution of the District as permitted in the Enabling Law, title to all property (real, personal and mixed) shall pass to and be vested in the Improvement District.
8. The undersigned hereby requests that each of the governing bodies of the Improvement District and The Commercial Development Authority of the City of Alabaster, adopt a resolution declaring that it is wise, expedient, and necessary that the proposed District be formed and authorizing the undersigned to proceed to form the proposed District by the filing for record of a certificate of incorporation in accordance with the provisions of Section 11-99B-4 of the CODE OF ALABAMA 1975.
9. A copy of the proposed form of certificate of incorporation for such District is attached hereto as Exhibit A and made a part hereof.

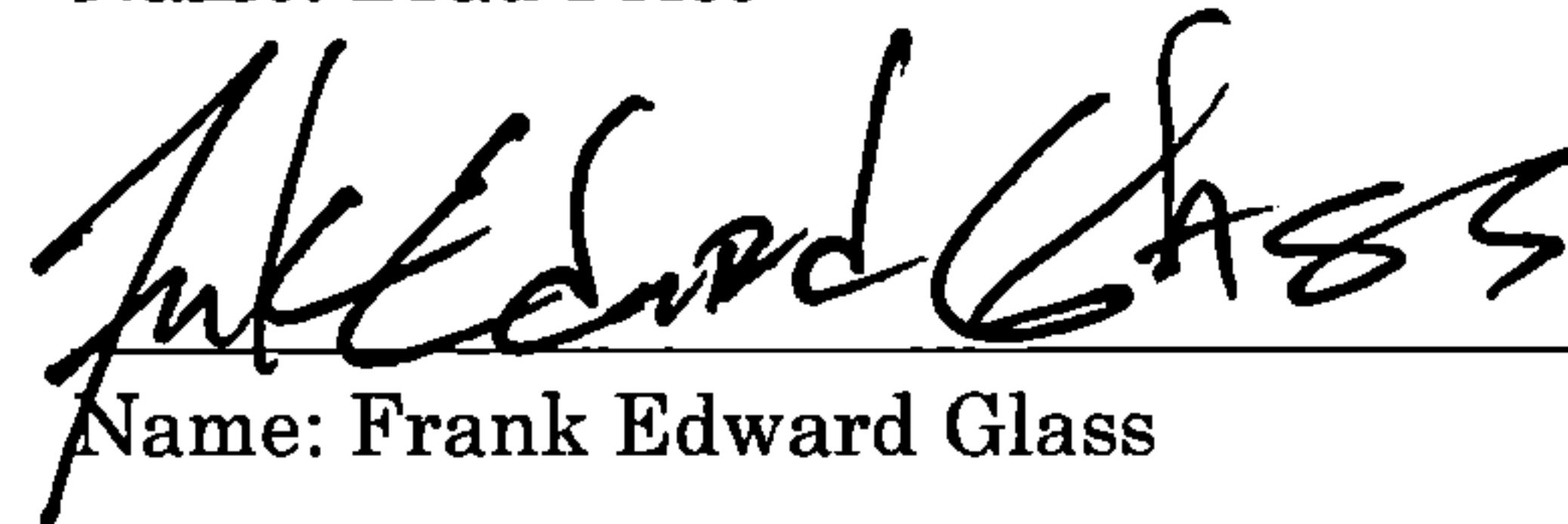
WITNESS OUR SIGNATURES this 23rd day of May, 2024.



Name: Keith Owens



Name: Brad Price



Name: Frank Edward Glass