

ORDINANCE NO. 520

20250414000108910 1/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

AN ORDINANCE TO ALTER, REARRANGE AND REDUCE THE CORPORATE LIMITS OF THE CITY OF PELHAM, ALABAMA

WHEREAS, a certain petition signed by the property owner having respectfully requested territory therein described be de-annexed from the City of Pelham (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/Treasurer of the City of Pelham; and

WHEREAS, with full understanding that the City will have no duty to provide any services, other than water service, to said property owner post de-annexation; and

WHEREAS, the owner within is hereby informed and reminded that if their property is de-annexed and restored to the unincorporated area of Shelby County they may be responsible for assessment and payment of all applicable garbage fees, charges and assessments, North Shelby Fire District dues and assessments, and any and all other fees and assessments which are now or shall become due and payable in the future on residents of unincorporated Shelby County that are similarly situated; and

WHEREAS, the City 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 de-annexed from the City of Pelham.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pelham, Alabama as follows:

Section 1. That the Pelham City Council hereby assents to the de-annexation of said territory from the City of Pelham, Alabama, the corporate limits of the City to be reduced and rearranged pursuant to the provisions of Chapter 42, Article 2, Code of Alabama 1975 (Sections 11-42-200 through 11-42-213, as amended) so as to exclude said territory from the territory already within its present corporate limits, within the corporate area of said City. Said territory is described as:

LEGAL DESCRIPTION

Parcel Number: 10 6 23 0 001 018.002, and more particularly described as follows:

Exhibit A

A parcel of land known as Lot 1A of a Resurvey of Lots 1 and 2, in Murray Oaks Estates as recorded in Map Book 21, on Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being Lot 1 in said Murray Oaks Estates and also part of Lot 2, in said Murray Oaks Estates being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning.

Exhibit B

All of Lot 1 Murray Oaks Estates, Map Book 19, Page 105 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110 Page 283 Shelby County, Alabama.

Exhibit C

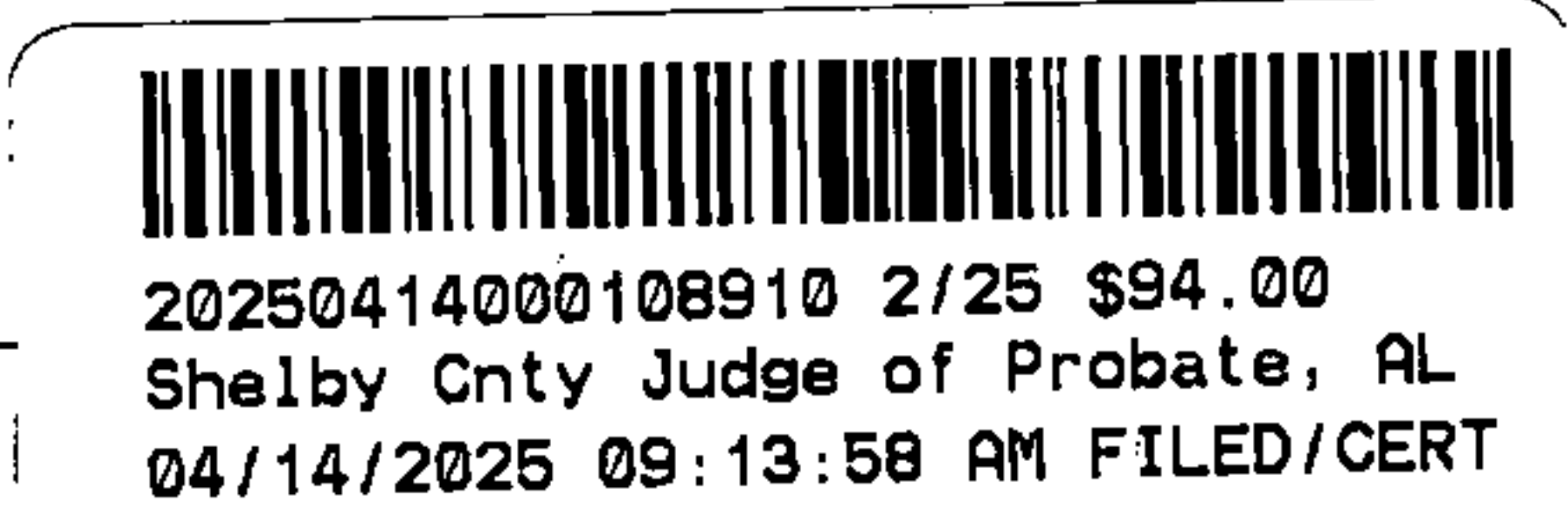
A part of Lot 2 in Murray Oaks Estates situated in Section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Begin at iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degree 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning. Less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110, Page 283 Shelby County, Alabama.

Exhibit D

A part of Lot 1 and 2 in Murray Oaks Estates situated in section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama; Begin at an iron pin found at the Southeast corner of said Lot 1; Thence run West along the South line of said Lot 1 for a distance of 570.40 feet to an iron pin found at the Southwest corner of said Lot 1; thence turn an angle to the right of 175 degrees 07 minutes 48 seconds and run in a northeasterly direction for a distance of 336.47 feet to an iron pin set; thence turn an angle to the right of 6 degrees 28 minutes 14 seconds and run in a southeasterly direction for a distance of 500.11 feet to a point; thence turn an angle to the right of 54 degrees 37 minutes 55 seconds and run in a southeasterly direction 17.63 feet to an iron pin set on the South line of said Lot 2; thence turn an angle to the right of 123 degrees 46 minutes 49 seconds and run in a westerly direction along the South line of said Lot 2 for a distance of 274.57 feet to the point of beginning. Said part of Lot 1 and 2 containing 0.359 acres, more or less. This part of said Lots 1 and 2 is a portion of an overlap of property owned by Emma Jo Todd as described in Real 110, on Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.

END OF LEGAL DESCRIPTION



Section 2. That the City Clerk/Treasurer shall file a certified copy of this Ordinance containing an accurate description of said de-annexed territory with the Probate Judge of Shelby County, Alabama, and also cause a copy of this Ordinance to be published in accordance with state law.

Section 3. Each of the provisions of this Ordinance is severable; and if any provision shall be declared to be invalid, the remaining provisions shall not be affected but shall remain in full force and effect.

Section 4. All ordinances or parts of ordinances, in any manner conflicting herewith are hereby repealed.

Section 5. This Ordinance shall become effective upon its passage and posting as required by law.

THEREUPON David Coram, a councilmember moved and Rick Wash, a councilmember seconded the motion that Ordinance No. 520 be given vote. The roll call vote on said motion was as follows:

Maurice Mercer, Council President	<u>Yes</u>
David Coram, Council Member	<u>Yes</u>
Chad Leverett, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Yes</u>
Michael Harris, Jr., Council Member	<u>Yes</u>

Ordinance No. 520 passed by majority vote of the Council and the President of the Council declared the same passed and adopted.

ADOPTED this 7th day of April 2025.

20250414000108910 3/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

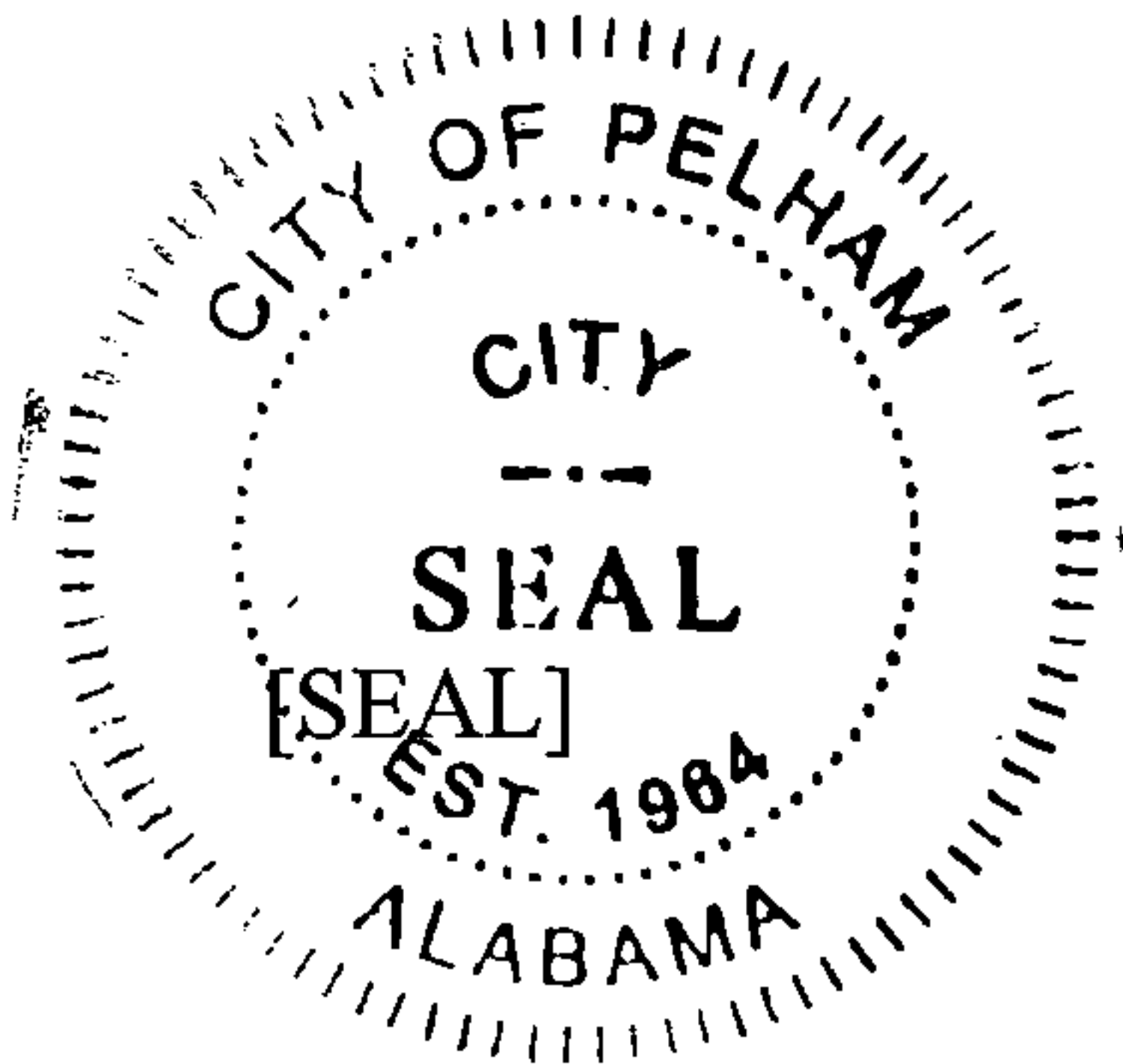
Maurice Mercer
Maurice Mercer, Council President

David Coram
David Coram, Council Member

Chad Leyerett
Chad Leyerett, Council Member

Rick Wash
Rick Wash, Council Member

Michael Harris, Jr.
Michael Harris, Jr., Council Member



ATTEST

APPROVED

CITY OF PELHAM, ALABAMA

Jonathan Seale
Jonathan Seale, CMC, City Clerk/Treasurer

Gary Waters 04-07-2025
Gary Waters, Mayor Date

POSTING AFFIDAVIT

I, the undersigned qualified City Clerk/Treasurer of the City of Pelham, Alabama, do hereby certify that the above and foregoing ORDINANCE No. 520 was duly ordained, adopted, and passed by the City Council of the City of Pelham, Alabama at a regular meeting of such Council held on the 7th day of April 2025 and duly published by posting an exact copy thereof on the 8th day of April 2025 at four public places within the City of Pelham, including the Mayor's Office at City Hall, Pelham City Park, Pelham Public Library, Pelham Water Department and at www.pelhamalabama.gov. I further certify that said Ordinance is on file in the office of the City Clerk/Treasurer and a copy of the full ordinance may be obtained from the office of the City Clerk/Treasurer during normal business hours.



Jonathan Seale
Jonathan Seale, CMC, City Clerk/Treasurer



Pelham
A path apart.

20250414000108910 4/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

NOTICE OF PUBLIC HEARING

The Pelham City Council will hold a Public Hearing on Monday, March 17, 2025 in the Council Chambers of Pelham City Hall at 7:00 p.m. for the following purpose:

1. To consider **Ordinance No. 520** to alter, rearrange and reduce the corporate limits of the City of Pelham, Alabama for property located along Alabama Highway 119 (Cahaba Valley Road), Pelham, Alabama 35124, containing approximately 4.490 acres (+/-), the physical location of the North Shelby Library.

Applicant: North Shelby Library District, a Public Corporation, 5521 Cahaba Valley Road,
Pelham, Alabama 35124

Owner: North Shelby Library District, a Public Corporation, 5521 Cahaba Valley Road,
Pelham, Alabama 35124

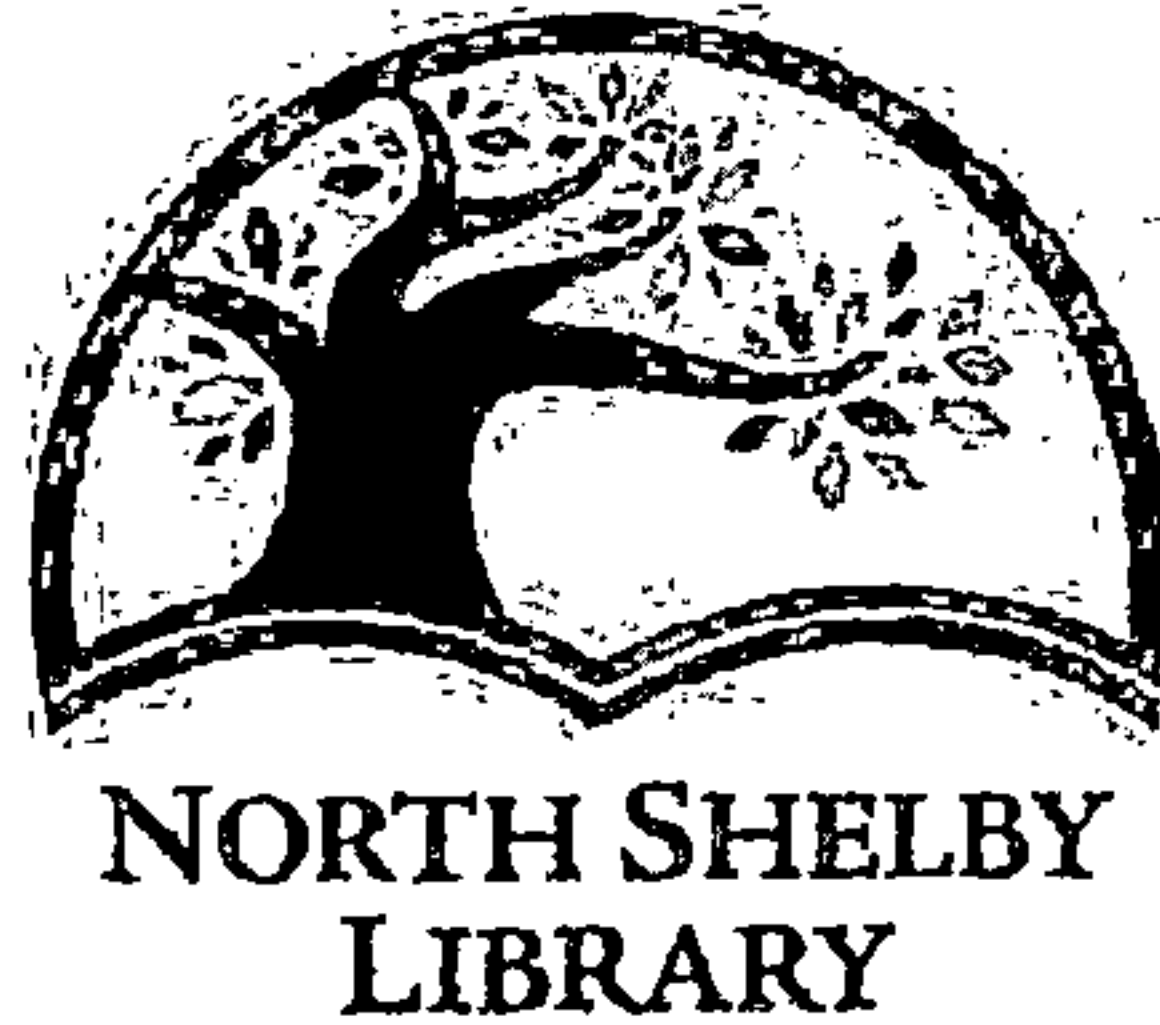
All persons having an interest in the rezoning will be given the opportunity to address the city council.

Individuals with disabilities needing special services to participate in applications, activities, programs or services are requested to coordinate their needs in advance. If special accommodation is required, please contact us at 205-620-6404.

Jonathan Seale

Jonathan Seale, City Clerk/Treasurer

Posted: March 6, 2025



20250414000108910 5/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

March 3, 2025

The North Shelby Library desires to be de-annexed from the City of Pelham.

There has been some confusion recently about who serves the North Shelby Library for Police and Fire services. At times, the Pelham Police or Fire Departments arrive after a 911 call or fire alarm as well as the North Shelby Fire District and the Shelby County Sheriff's Department.

Since the North Shelby Library is quite a distance away from the nearest Pelham Fire Station, but much closer to one of the North Shelby Fire District Stations, response time would be much quicker from the North Shelby Station. In addition, due to our location, it is more difficult and time consuming for the Pelham Police Department to respond and patrol the Library's property.

Although our Library District serves a large number of Pelham residents, the City of Pelham has its own library which receives funding from the City while the North Shelby Library does not receive any funding directly from the City of Pelham.

If the City of Pelham agrees to de-annex the North Shelby Library, then we will coordinate with the City of Pelham, the North Shelby Fire District and the Jefferson County Sheriff's Department the transfer of emergency services and calls to our facility.

Sincerely,

North Shelby Library Board Chairman

**GENERAL AFFIDAVIT
STATE OF ALABAMA
COUNTY OF SHELBY**

20250414000108910 6/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

I, Paul Garris, being duly sworn, depose and say:

1. I am of legal age and competent to testify to the matters stated herein.
2. My current address is 5521 Cahaba Valley Rd. Birmingham, AL 35242
3. The purpose of this affidavit is to affirm Ownership of North Shelby Library Property.
4. This is to affirm that the Property located at 5521 Cahaba Valley Road Birmingham, AL 35242 is owned by the North Shelby Library District. The legal description of said property is attached hereto.

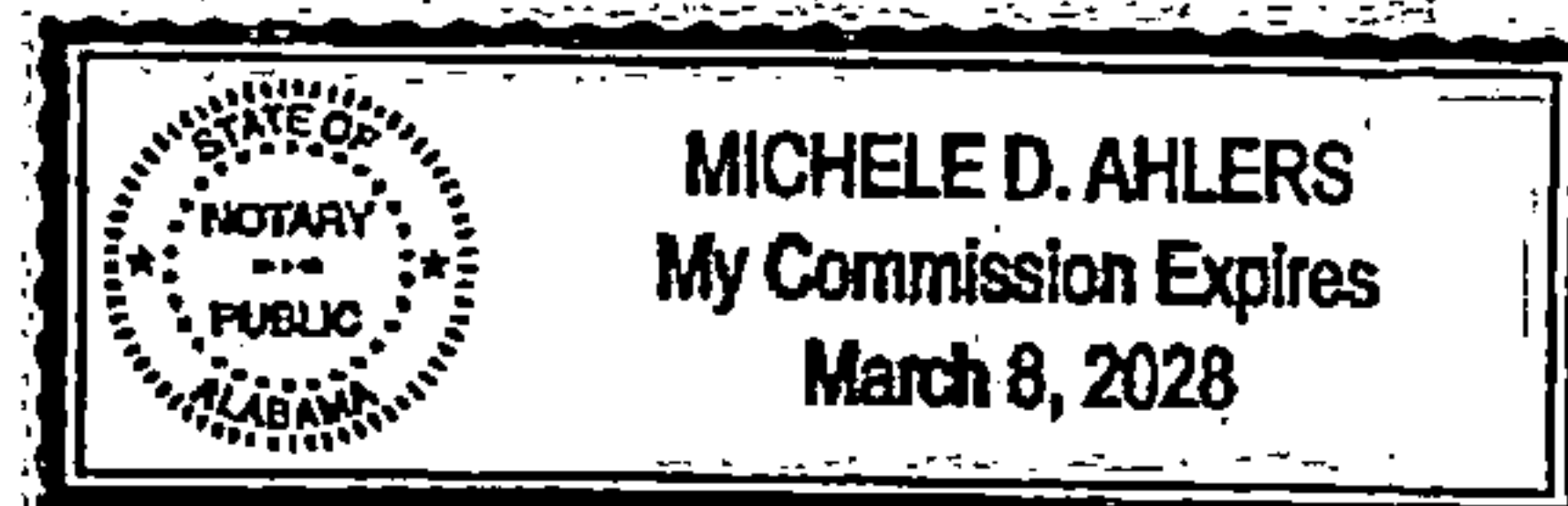
I affirm that the foregoing is true and correct to the best of my knowledge and belief.

Signature: Paul Garris
Paul Garris

Sworn to and subscribed before me on this 28th day of February, 2025, by Paul Garris, who is personally known to me or has produced valid identification.

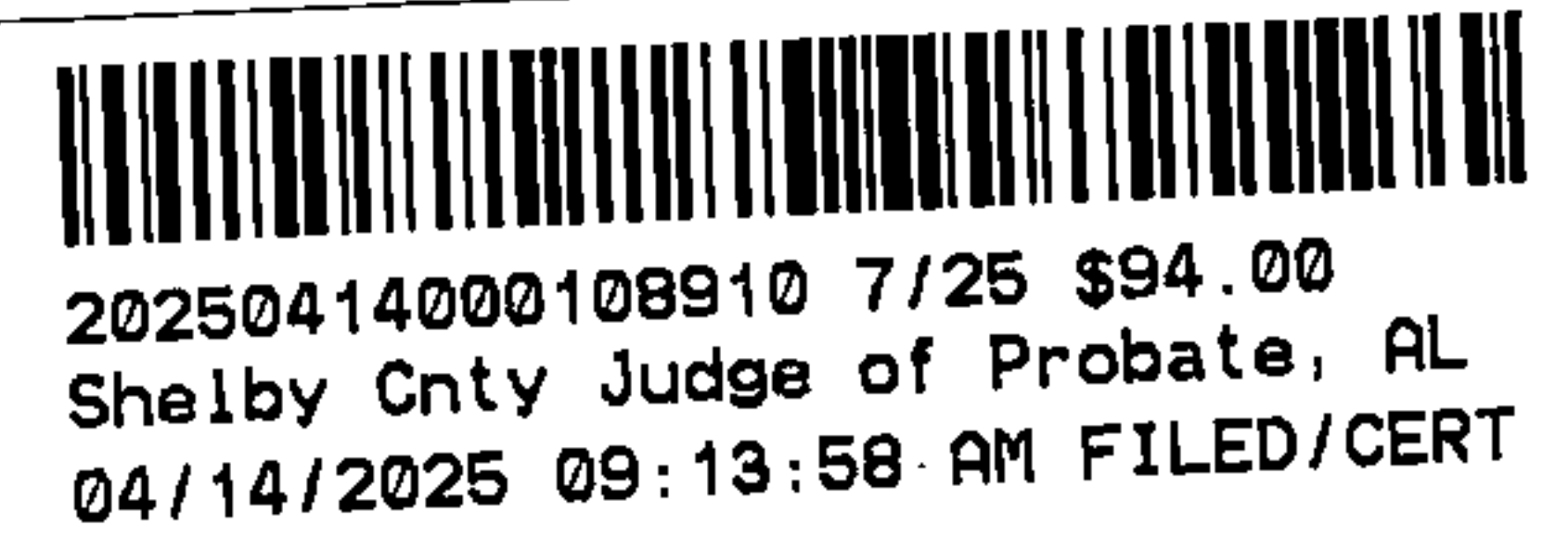
Notary Public Signature: Michele D. Ahlers MICHELE D. AHLERS
[Notary's Printed Name]

My Commission Expires: March 8, 2028 Notary Seal:



NORTH SHELBY LIBRARY DISTRICT, A PUBLIC CORPORATION

19 March 19, 2024 Minutes



STATE OF ALABAMA

COUNTY OF SHELBY

The Board of Trustees of the North Shelby Library District, a public corporation, Special Meeting at the library March 19, 2024. Having confirmed that notice for the Special Meeting was posted in advance at North Shelby Library, 5521 Cahaba Valley Road, Birmingham, Alabama, 35242 and that a quorum of three Trustees was present. The meeting was called to order by Morgan Barnes.

PRESENT:

Kay Kelley

Tim Ryan

Morgan Barnes

Kate Etheridge, Director of Library Services

GUESTS:

Lindsey Allison

BUSINESS CONDUCTED:

MOTION: Morgan Barnes – To agree to de-annexation from the City of Pelham.

SECOND: Kay Kelley

VOTE ON MOTION: Unanimous

Done this 19th day of March, 2024

A handwritten signature in black ink, reading "Morgan F. Barnes". The signature is written in a cursive style with a horizontal line underneath the name.

Board President 2023-2024

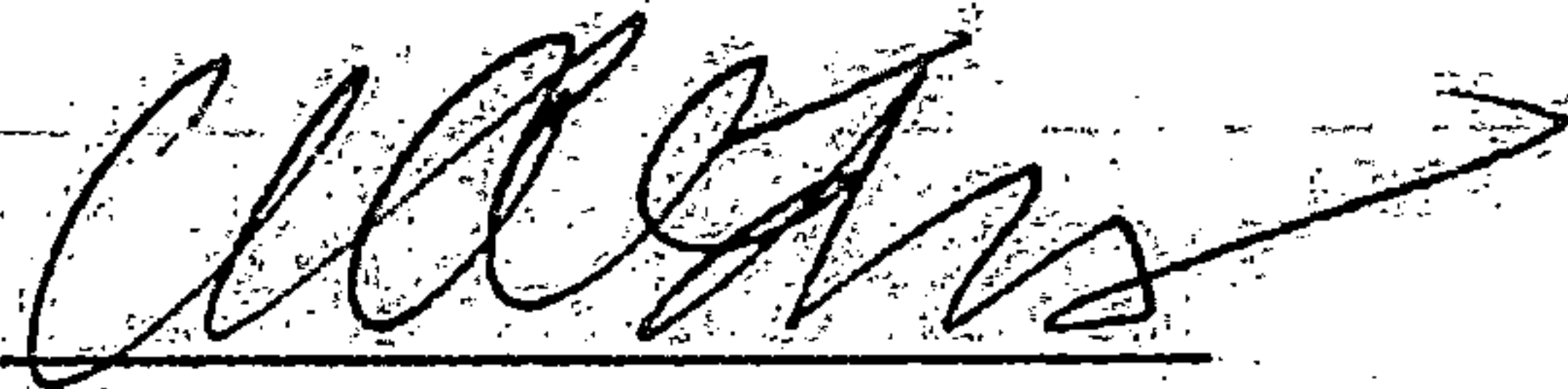
RESOLUTION

20250414000108910 8/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

RESOLVED by the undersigned Trustees of the North Shelby Library District, a Public Corporation, to de-annex the North Shelby Campus Library property from the City of Pelham.

BE IT FURTHER RESOLVED that the North Shelby Library Board appoints member Sam Gaston to negotiate the terms of the de-annexation with the City of Pelham. Final approval of the terms and conditions of the de-annexation from the City of Pelham must be approved by a majority vote of the Board at a regular or special meeting of the North Shelby Library Board.

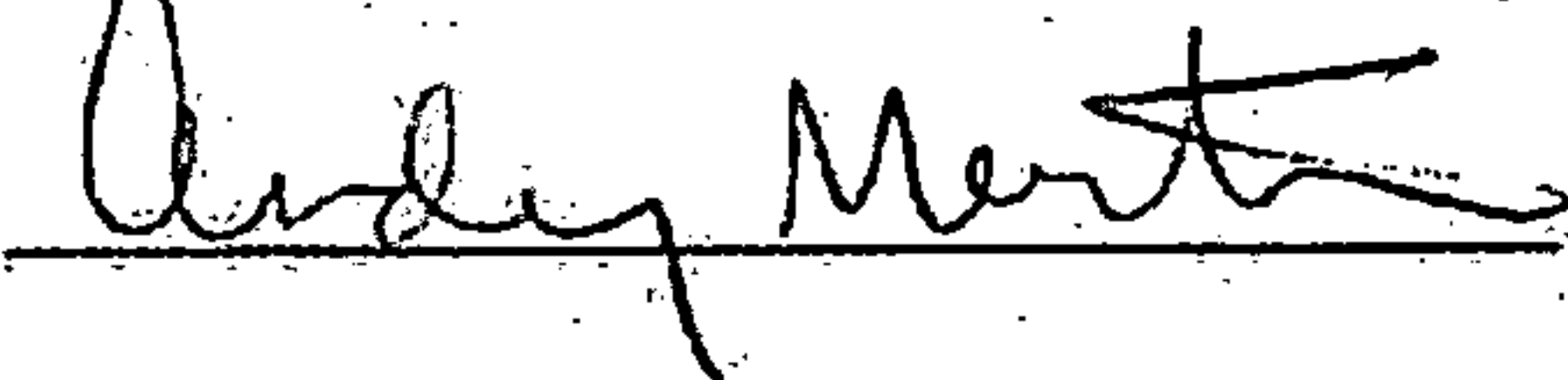
DONE and signed this 16th day of January 2025



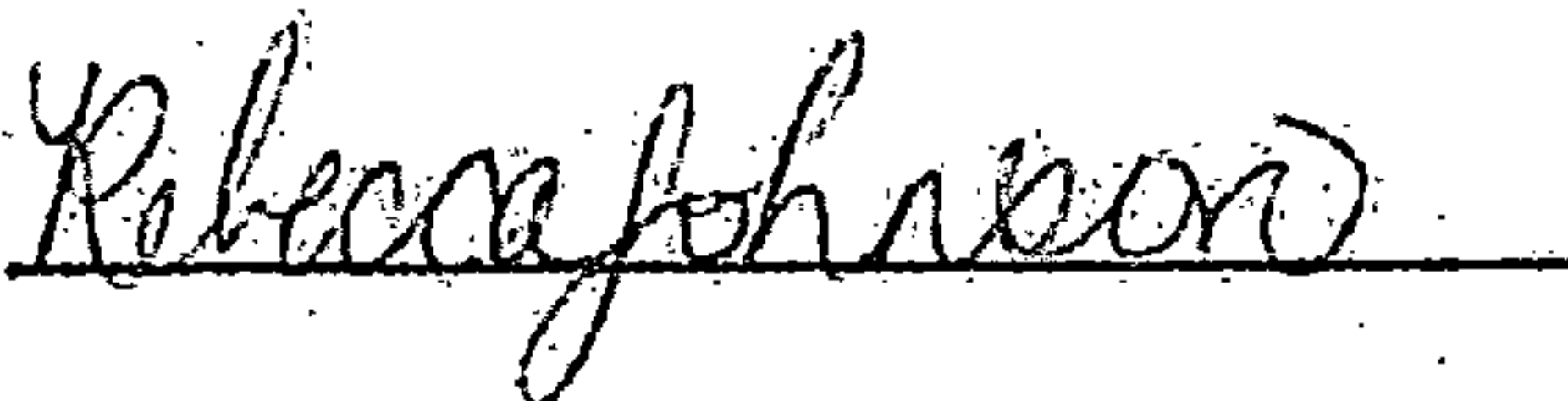
Kasandra Stevens



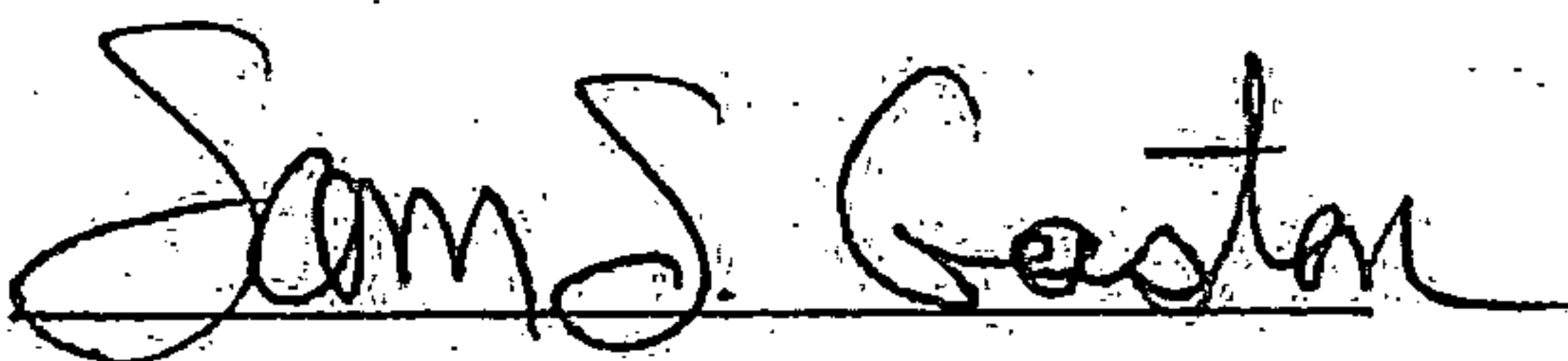
Paul Garriss



Andy Martin



Rebecca Johnson



Sam Gaston



DON ARMSTRONG, ACTA
PROPERTY TAX COMMISSIONER

P.O. BOX 1269
COLUMBIANA, ALABAMA 35051
TELEPHONE: 205-670-6900
FAX: 205-670-6915

DON MILES
CHIEF APPRAISER
CINDY CRABB
PERSONAL PROPERTY
SUPERVISOR
ELIZABETH MALLORY
COLLECTION/ASSESSMENT
SUPERVISOR
ROBERT PRESLEY
MAPPING SERVICES SUPERVISOR
JORDAN HADAWAY
IT/AUDITOR SUPERVISOR

JACOB TIDMORE
PROPERTY TAX ADMINISTRATOR

Printed on: 1/27/2025

2024 ASSESSMENT STATEMENT

Owner

NORTH SHELBY CO. LIBRARY DISTRICT
A PUBLIC CORPORATION

Mailing Address

5521 CAHABA VALLEY RD
BIRMINGHAM AL 35242

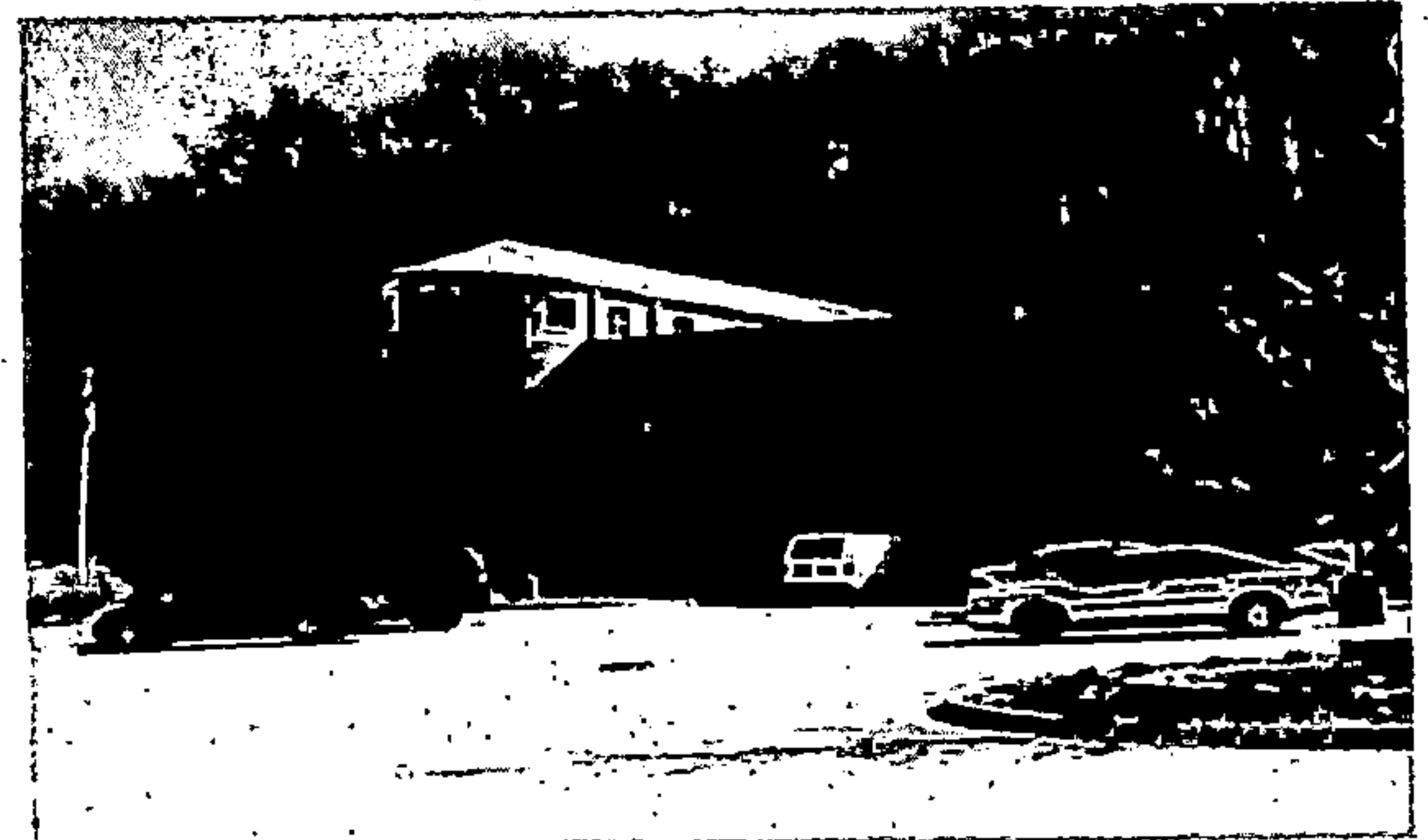
20250414000108910 9/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

PARCEL INFORMATION

Parcel Number	10 6 23 0 001 018.002
Receipt Number	33216
Account Number	11008850
Tax Year	2024
Tax & Cost	\$0.00
Escaped Taxes Due	\$0.00
Amount Paid	\$0.00
Total Due	\$0.00
Due Date	

ASSESSMENT INFORMATION

Location	5521 CAHABA VALLEY RD BIRMINGHAM AL 35242
Neighborhood	13 COMMERCIAL DIST. 7 R-2
Subdivision	MURRAY OAKS ESTATES RESURVEY LOTS 1 & 2
Lot	1-A
Block	
Property Class	06
Acreage	4.490
Exempt Code	00
Municipality	08 - PELHAM
School District	2
Disability Code	
Over 65 Code	



VALUATION SUMMARY

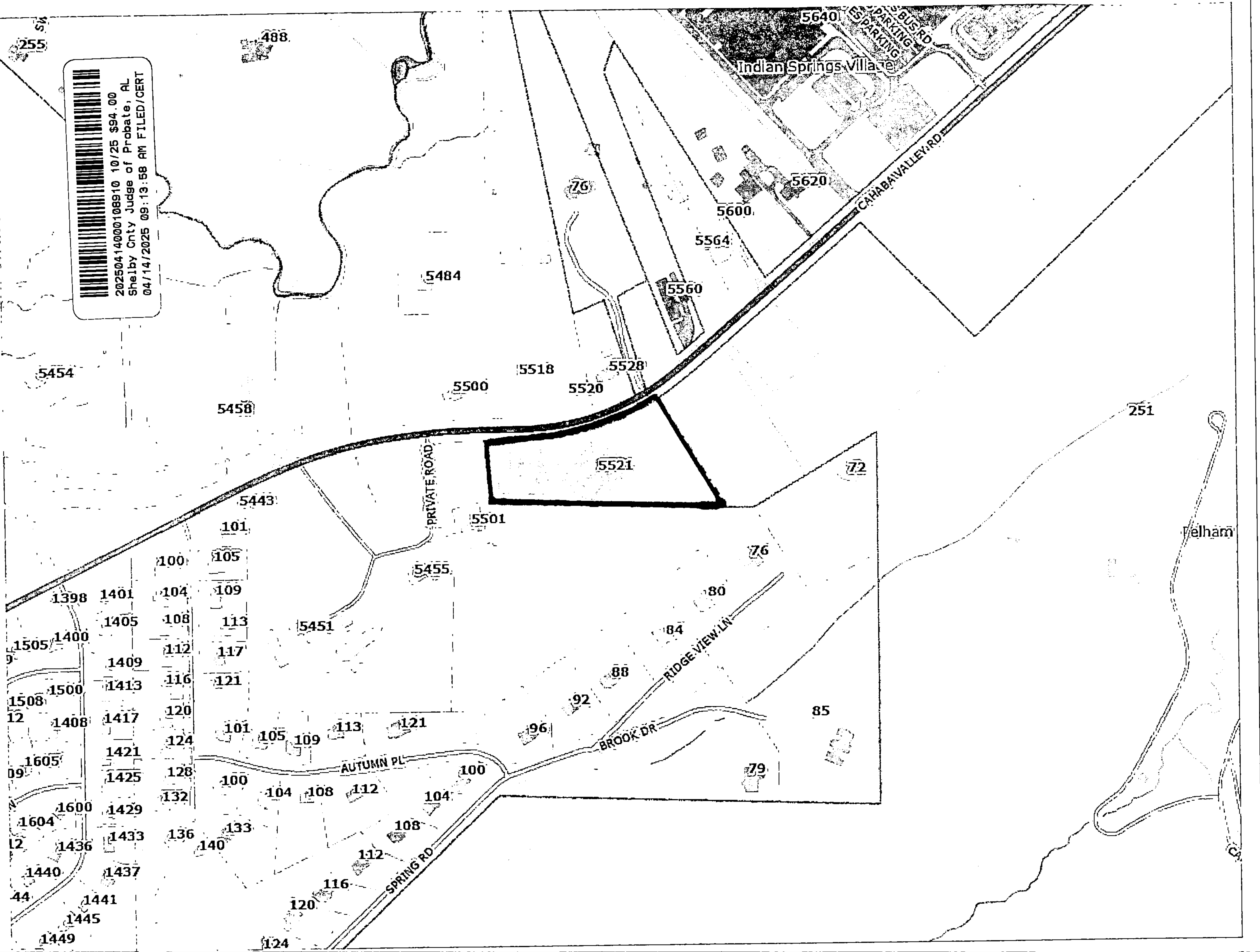
Improvement Value	Land Value	Market Value	Appraised Value	Assessed Value
\$3,042,220	\$358,300	\$3,400,520	\$3,400,520	\$680,120

TAX BREAKDOWN

Millage Type	Municipality	Assessed Value	Millage Rate	Tax	Tax Exemption	Total Tax
STATE	08 - PELHAM	\$680,120	6.50	\$4,420.78	\$4,420.78	\$0.00
COUNTY	08 - PELHAM	\$680,120	7.50	\$5,100.90	\$5,100.90	\$0.00
SCHOOL	08 - PELHAM	\$680,120	16.00	\$10,881.92	\$10,881.92	\$0.00
DIST SCHOOL	08 - PELHAM	\$680,120	14.00	\$9,521.68	\$9,521.68	\$0.00
CITY	08 - PELHAM	\$680,120	14.00	\$9,521.68	\$9,521.68	\$0.00
FOREST	08 - PELHAM	\$0	0.00	\$0.00	\$0.00	\$0.00
TAX TOTAL				\$39,446.96	\$39,446.96	\$0.00

Current Due	\$0.00
Fees	\$0.00
Payments	\$0.00
Back Taxes	\$0.00
TOTAL DUE	\$0.00
Due Date	

20250414000108910 10/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT



Indian Springs Village

Pelham



SHELBY COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
1123 COUNTY SERVICES DRIVE
PELHAM, ALABAMA 35124
205.620.6650
www.ShelbyAL.com



20250414000108910 11/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

February 12, 2025

Subject: 5521 Cahaba Valley Road, Pelham, Alabama.

Tom Seale
City Clerk/Treasurer
City of Pelham, AL

In response to your request, zoning information is submitted for the following parcels:

Parcel Number
58-10 6 23 0 001 018.002

The subject property is currently located within the City of Pelham. The property once removed from the corporate limits of said municipality will be automatically zoned **E-1 Single-Family Estate Residential** and subject to the requirements of Article III. Area of Applicability; Section 1. of the *Zoning Ordinance of Shelby County*.

Any division of property will be subject to the *Subdivision Regulations of Shelby County*, which requires approval from this department and/or the Planning Commission. Any construction will normally require approval from the Shelby County Department of Development Services (205-620-6650) and the Shelby County Health Department (205-685-4178). Any additional roadway access will require approval from the Shelby County Highway Department (205-669-3880), or the Alabama Department of Transportation (205-668-0173).

If we can be of further assistance, please contact this department at your convenience.

Sincerely,

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

Josh Osborne
Manager, Planning and Community Development

Chad Scroggins
COUNTY MANAGER
205.670.6500

ACTIVE MEMBERS OF APA, AICP, AAPGMI, COAA, IAEI, NFPA AND ICC

Christie Hester
DIRECTOR
205.620.6623



Pelham Police Department

Brent Sugg
Chief of Police



20250414000108910 12/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Date: February 24, 2025
To: Gretchen DiFante, City Manager
From: Brent Sugg, Chief of Police
Subject: North Shelby Library

The Pelham Police Department has no objection to the de-annexation of the North Shelby Library.

Since January 1, 2019, the City of Pelham has responded to twenty calls for service at the library. Thirteen of those calls were for police response, and seven were for fire response.

The North Shelby Library is four miles east of Southern Heritage Funeral Home, the business on the east edge of our city limit on Cahaba Valley Road. We have no other commercial or governmental building responsibility other than the North Shelby Library on Cahaba Valley Road east of Southern Heritage.



Pelham

A path apart.



20250414000108910 13/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

MEMORANDUM

TO: Gretchen DiFante, City Manager

FROM: Mike Reid, Fire Chief

CC: Jonathan Seale, City Clerk

DATE: February 26, 2025

SUBJECT: North Shelby Library

The Pelham Fire Department has no objections to the de-annexation of the North Shelby Library. The location of the library is more than 5 miles from our nearest fire station and is difficult for our department to provide the necessary fire and EMS protection. Because of this fact, we have automatic mutual aid established with North Shelby Fire and Rescue District in order to meet their needs.

De-annexation will give the primary responsibility to North Shelby Fire and Rescue District for fire and EMS responses which is ultimately better for the North Shelby Library because of our extended response times.

Please let me know if you have any questions or concerns.

FILE

GRIFFIN, ALLISON, MAY, ALVIS, & FUHRMEISTER

ATTORNEYS AT LAW

SUITE 1

4513 VALLEYDALE ROAD

BIRMINGHAM, ALABAMA 35242

TELEPHONE (205) 991-6367

TELECOPIER (205) 991-8852

STEVEN B. GRIFFIN
LINDSEY J. ALLISON
WM. RANDALL MAY*
W. BARRY ALVIS
JAMES W. FUHRMEISTER

JULIA C. KIMBROUGH

OF COUNSEL:
THOMAS R. ALLISON

*ALSO PATENT ATTORNEY

MAILING ADDRESS:
P.O. BOX 380275
BIRMINGHAM, ALABAMA 35238

November 20, 1997

Mayor Bobby Hayes
City of Pelham
P. O. Box 1419
Pelham, Alabama 35124

20250414000108910 14/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Re: North Shelby Library - Reduce Corporate Limits

Dear Bobby:


An unfortunate mistake has been discovered while preparing for the new North Shelby County Library on Highway 119 between County Road 14 and 29. After a year of dealing with the county for proper zoning and various regulations, the parcel was discovered to be annexed into Pelham in 1993 prior to the library's purchase in 1997. The Board of Trustees has asked that I petition yourself and the city council, pursuant to §11-42-200 through 203, Code of Alabama, 1975, for a resolution to reduce the corporate limits of Pelham. Per the statute, the city can legislatively pursue such a resolution, particularly to accomplish "public good". Arguably, the Library, due to their special legislative act is not obligated to pay property taxes and further, due to the type entity does not generate sales tax.

The enclosed certified plat indicates the property concerned with a proper legal. Since the library is a public corporation, there are no "qualified electors residing in the territory proposed to be excluded from the area." Further, the Probate Judge (pursuant §11-42-202) should not have to notify any persons. The resolution from the city council and the enclosed certified plat will need to be recorded in Probate Court.

I appreciate your consideration with this matter.

If you need any further assistance, please let me know.

Sincerely yours,


Lindsey J. Allison

LJA/jmb

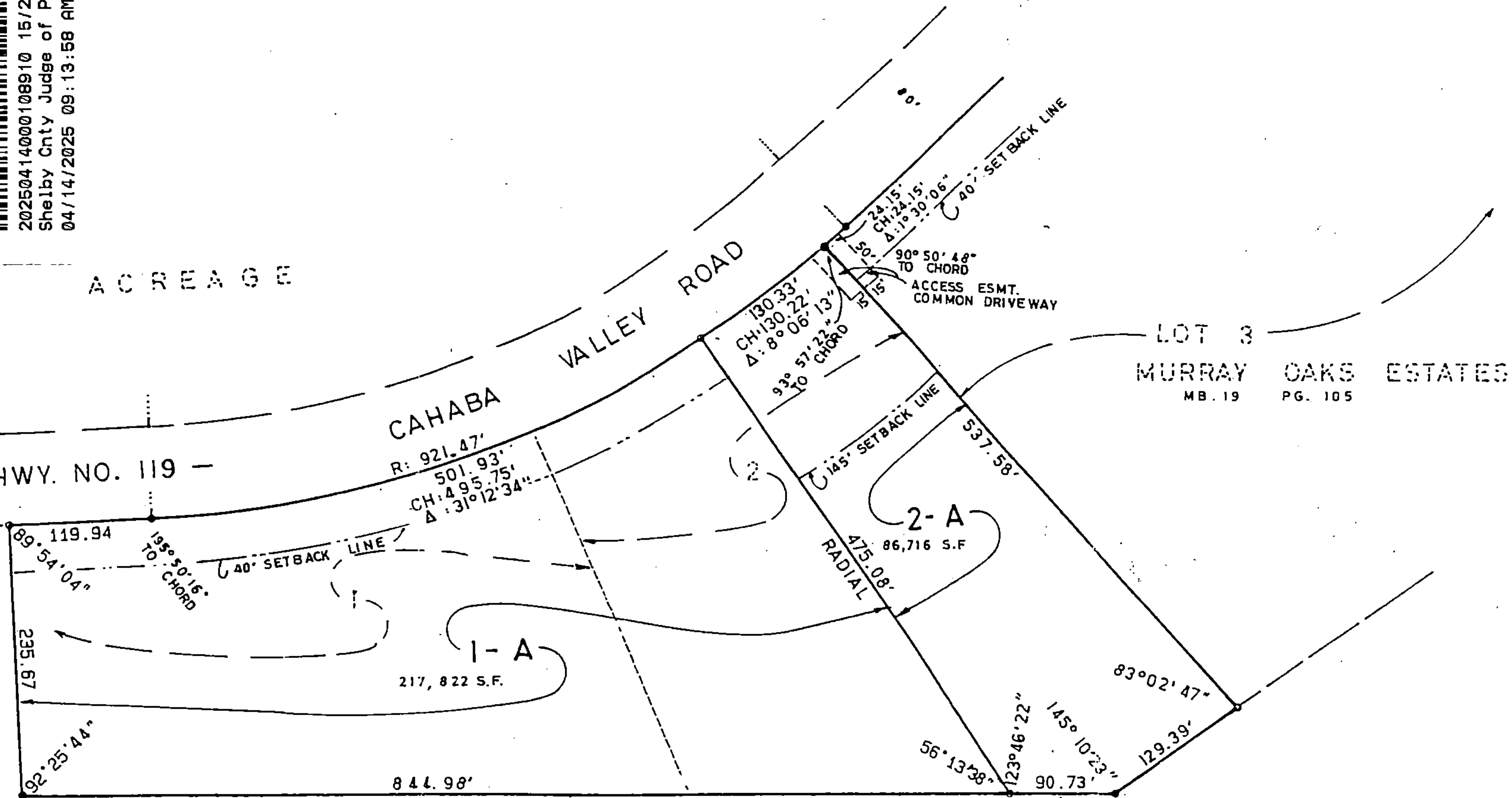
cc: Hon. Butch Ellis



20250414000108910 15/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

ACREAGE

ALABAMA HWY. NO. 119 —



ACREAGE

BROOK RIDGE ESTATES

MB 17

PG. 133

EXHIBIT A



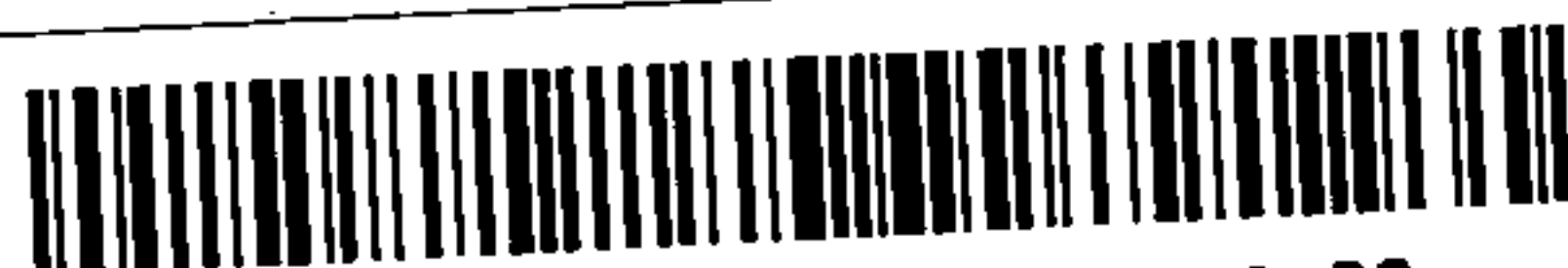
20250414000108910 16/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

A parcel of land known as Lot 1A of a Resurvey of Lots 1 and 2, in Murray Oaks Estates as recorded in Map Book 21, on Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being Lot 1 in said Murray Oaks Estates and also part of Lot 2, in said Murray Oaks Estates being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning.

Send Tax Notice To:
North Shelby County Library District, a public
corporation
7030 Meadowlark Drive
Birmingham, Alabama 35242

This instrument was prepared by:
LINDSEY J. ALLISON
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238



20250414000108910 17/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Inst # 1996-38326

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Seventy Four Thousand Seven Hundred Forty Dollars and 77/100 (\$174,740.77) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Darrel C. Weaver and wife, Denise W. Weaver, Emma Jo Todd, an unmarried woman, Murray Family, L.L.C.** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **North Shelby County Library District, a public corporation**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes due and payable October 1, 1997.
2. Taxes or special assessments which are not shown as existing liens by the public record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded Instrument Number 1993-41251; Instrument Number 1993-41252; Instrument Number 1993-41253; Instrument Number 1993-41250; and Instrument Number 1993-41254.
4. Restrictions as set forth on the Map of Murray Oaks Estates, as recorded in Map Book 19, Page 105.
5. Restrictions appearing of record Instrument Number 1995-14982.
6. Right-of-way granted Alabama Power Company recorded Deed Book 101, Page 541; Deed Book 101, Page 542; and Deed Book 139, Page 420.
7. 40 foot building restriction line from Cahaba Valley Road as shown on recorded map.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Inst # 1996-38326

11/20/1996-38326
09:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
007 HCD 25.50



20250414000108910 18/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

NOTE: The entire above consideration came from a mortgage loan closed simultaneously herewith.

NOTE: This property does not constitute the homestead of the Grantors.

NOTE: Warranties made by Darrel C. Weaver and wife, Denise W. Weaver are limited to legal description attached as Exhibit B.

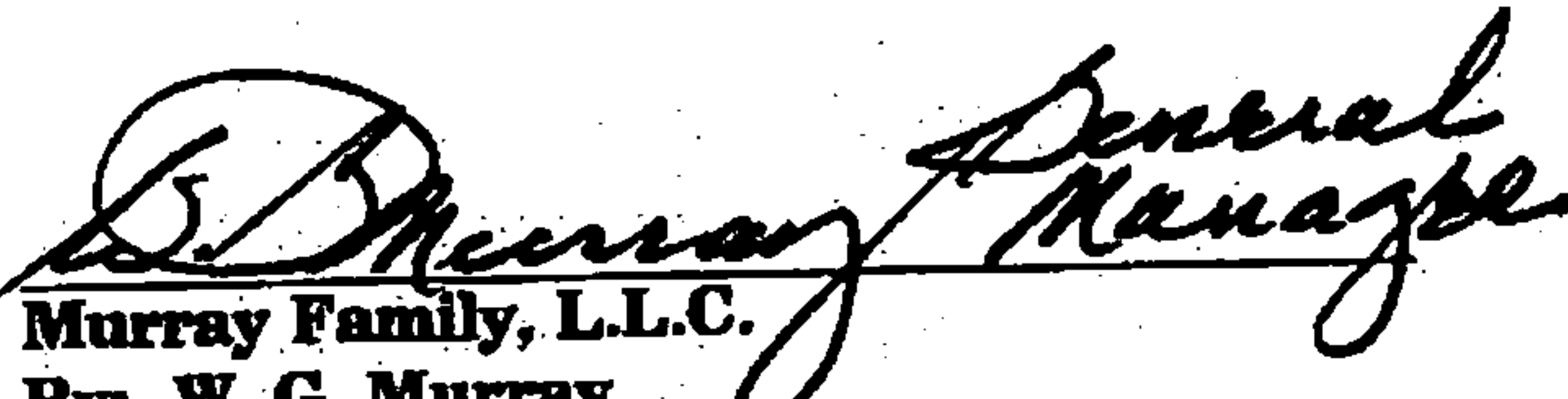
NOTE: Warranties made by Murray Family, L.L.C. are limited to legal description attached as Exhibit C.

NOTE: Warranties made by Emma Jo Todd are limited to legal description attached as Exhibit D.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.


And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19 day of November, 1996.


Murray Family, L.L.C.
By: W. G. Murray
Its: General Manager


DARREL C. WEAVER


DENISE W. WEAVER


EMMA JO TODD

STATE OF ALABAMA
COUNTY OF SHELBY



20250414000108910 19/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that W. G. Murray, whose name as general manager of Murray Family, L.L.C., a limited liability corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission expires: 3-1-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Darrel C. Weaver and wife, Denise W. Weaver, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission Expires: 3-1-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Emma Jo Todd whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission Expires: 3-1-99



20250414000108910 20/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

EXHIBIT A

A parcel of land known as Lot 1A of a Resurvey of Lots 1 and 2, in Murray Oaks Estates as recorded in Map Book 21, on Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being Lot 1 in said Murray Oaks Estates and also part of Lot 2, in said Murray Oaks Estates being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning.

{complete}

EXHIBIT B



20250414000108910 21/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

All of Lot 1 Murray Oaks Estates, Map Book 19, Page 105 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110 Page 283 Shelby County, Alabama.

Weaver



20250414000108910 22/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

EXHIBIT C

A part of Lot 2 in Murray Oaks Estates situated in Section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning. Less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110, Page 283 Shelby County, Alabama.

(Murray)

EXHIBIT D

20250414000108910 23/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

A part of Lot 1 and 2 in Murray Oaks Estates situated in section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama; Begin at an iron pin found at the Southeast corner of said Lot 1; Thence run West along the South line of said Lot 1 for a distance of 570.40 feet to an iron pin found at the Southwest corner of said Lot 1; thence turn an angle to the right of 175 degrees 07 minutes 48 seconds and run in a northeasterly direction for a distance of 336.47 feet to an iron pin set; thence turn an angle to the right of 6 degrees 28 minutes 14 seconds and run in a southeasterly direction for a distance of 500.11 feet to a point; thence turn an angle to the right of 54 degrees 37 minutes 55 seconds and run in a southeasterly direction 17.63 feet to an iron pin set on the South line of said Lot 2; thence turn an angle to the right of 123 degrees 46 minutes 49 seconds and run in a westerly direction along the South line of said Lot 2 for a distance of 274.57 feet to the point of beginning. Said part of Lot 1 and 2 containing 0.359 acres, more or less. This part of said Lots 1 and 2 is a portion of an overlap of property owned by Emma Jo Todd as described in Real 110, on Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.

Todd

Inst # 1996-38326

11/20/1996-38326
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 RCO 25.50

Legal Description of Parcel 10 6 23 0 001 018.002 as found in the sale documents posted on Shelby County GIS:



20250414000108910 24/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Exhibit A

A parcel of land known as Lot 1A of a Resurvey of Lots 1 and 2, in Murray Oaks Estates as recorded in Map Book 21, on Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being Lot 1 in said Murray Oaks Estates and also part of Lot 2, in said Murray Oaks Estates being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning.

Exhibit B

All of Lot 1 Murray Oaks Estates, Map Book 19, Page 105 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110 Page 283 Shelby County, Alabama.

Exhibit C

A part of Lot 2 in Murray Oaks Estates situated in Section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Begin at iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degree 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning. Less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110, Page 283 Shelby County, Alabama.



20250414000108910 25/25 \$94.00
Shelby Cnty Judge of Probate, AL
04/14/2025 09:13:58 AM FILED/CERT

Exhibit D

A part of Lot 1 and 2 in Murray Oaks Estates situated in section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama; Begin at an iron pin found at the Southeast corner of said Lot 1; Thence run West along the South line of said Lot 1 for a distance of 570.40 feet to an iron pin found at the Southwest corner of said Lot 1; thence turn an angle to the right of 175 degrees 07 minutes 48 seconds and run in a northeasterly direction for a distance of 336.47 feet to an iron pin set; thence turn an angle to the right of 6 degrees 28 minutes 14 seconds and run in a southeasterly direction for a distance of 500.11 feet to a point; thence turn an angle to the right of 54 degrees 37 minutes 55 seconds and run in a southeasterly direction 17.63 feet to an iron pin set on the South line of said Lot 2; thence turn an angle to the right of 123 degrees 46 minutes 49 seconds and run in a westerly direction along the South line of said Lot 2 for a distance of 274.57 feet to the point of beginning. Said part of Lot 1 and 2 containing 0.359 acres, more or less. This part of said Lots 1 and 2 is a portion of an overlap of property owned by Emma Jo Todd as described in Real 110, on Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.