

Ordinance 24-747 Annexation of 330 Meadow Lane Dr. Elmore, AL. 36025

WHEREAS, on the 1st day of February 2024, Edwards Investments, LLC, being the owner of all real property hereinafter described, did file with the Town Clerk a petition asking that said tracts or parcels of land be annexed to and become a part of the Town of Coosada.

WHEREAS, said petition did contain the signatures of all owners of the described territory and a map of said property showing its relationship to the corporate limits of the Town of Coosada; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the Town of Coosada and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF COOSADA, ALABAMA, AS FOLLOWS:

Section 1. The Council of the Town of Coosada, Alabama, finds and declares as the legislative body of the Town that it is in the best interests of the citizens of the Town, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the Town of Coosada.

Section 2. The boundary lines of the Town of Coosada, Alabama, be and the same are hereby altered or rearranged so as to include all of the territory hereto before encompassed by the corporate limits of the Town of Coosada, Alabama, and in addition thereto the following described territory, to wit:

Parcel Number #: 15 06 23 0 002 061.000

Lot 19 of the Ferndale Subdivision as shown by Plat made by R.H. Hayes, Registered Land Surveyor, dated August 25, 1965, and recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 5 at Page 137.

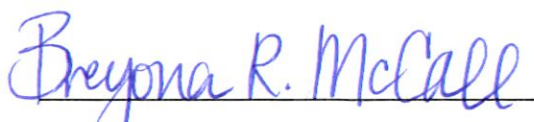
This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property, and municipal zoning ordinances, if any, now or hereafter becoming applicable to said property.

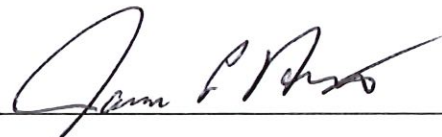
Description: For Ad Valorem tax appraisal purposes only, the property address of the hereinabove described real property is 330 Meadow Lane Drive, Elmore, AL 36025.

Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Elmore County, Alabama.

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Coosada, Alabama, upon publication of this ordinance as set forth in Section 3, above.

Adopted this 13th day of February, 2024.


Town Clerk


RLPY Mayor 6788
Recorded In Above Book and Page
02/14/2024 11:28:36 AM
JOHN THORNTON
PROBATE JUDGE
Elmore County, AL
Recording Fee 21.00
TOTAL 21.00

TO THE TOWN OF COOSADA, ALABAMA:

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

Said property is described as follows:

Owner: Edwards Investments LLC

Location: 330 Meadow Lane Dr. Elmore, AL 36025

Parcel Number: 15 06 23 0 002 061.000

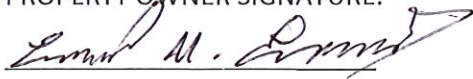
Parcel Description:

We further certify that said property is contiguous to the Town of Coosada and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the above description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by Sections 11-42-21, Code of Alabama 1975. A map of said property is hereto attached.

We do hereby request that the Town Council and the Town Clerk give such notice, hold such hearings and adopt such ordinances and do all such things or acts as is required by law so that the corporate limits of the Town of Coosada shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 2 day of February, 2024.

PROPERTY OWNER SIGNATURE:



etc.

17-1590

RLPY 2017 48942
Recorded In Above Book and Page
10/02/2017 01:58:01 PM
JOHN E. ENSLEN
PROBATE JUDGE
Elmore County, AL

STATE OF ALABAMA
COUNTY OF ELMORE

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the total purchase price of FIFTY-THREE THOUSAND FIVE HUNDRED DOLLARS AND 00/100----- (\$53,500.00) per the sales contract and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Fannie Mae AKA Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043, Dallas, TX 75265-0043, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY UNTO Edwards Investments, LLC (herein referred to as GRANTEE), its successors and assigns, the following described real estate situated in Elmore County, Alabama, to-wit:

Lot 19 of the Ferndale Subdivision as shown by Plat made by R.H. Hayes, Registered Land Surveyor, dated August 25, 1965, and recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 5 at Page 137.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property, and municipal zoning ordinances, if any, now or hereafter becoming applicable to said property.

For Ad Valorem tax appraisal purposes only, the property address of the hereinabove described real property is 330 Meadow Lane Drive, Elmore, AL 36025.

The Grantee's mailing address is: 2024 Red Hawk Road, Prattville, AL 36067

The date of sale is September 28, 2017.

This conveyance is made subject to any and all outstanding rights of redemption on the part of those entitled to redeem as provided by the Laws of the State of Alabama and the United States of America.

Grantee herein shall be prohibited from conveying encumbered property for a sales price of greater than \$64,200.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$64,200.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD, the aforegranted premises, to the said GRANTEE, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Fannie Mae AKA Federal National Mortgage Association, has caused this instrument to be executed by Karen Sayles, its duly authorized Vice Pres. on this the 26th day of September, 2017.

Fannie Mae AKA Federal National Mortgage Association
By Old Republic Title Company, a California Corporation
Its Attorney in Fact

By:
Name:
ITS:

Karen Sayles
Vice President.

Deed Tax	53.50
Recording Fee	12.00
TOTAL	65.50

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Joaquin)

On 9-26-2017 before me, Vicki L. Fernandes, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Vicki L. Fernandes

Name: Vicki L. Fernandes



Paul G. DeLaitch
Prepared by:
Paul G. DeLaitch, P.C.
6737 Taylor Circle
Montgomery, AL 36117



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME REAL PROPERTY PERSONAL PROPERTY DELINQUENT

- Search
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PARCEL #: 15 06 23 0 002 061.000
OWNER: EDWARDS INVESTMENTS LLC
ADDRESS: 2024 RED HAWK RD PRATTVILLE AL 36067
LOCATION: 330 MEADOW LN DR ELMORE AL 36025

[111-D0] Baths: 2.0 H/C Sqft: 1,200
 1501 Bed Rooms: 0 Land Sch: LM
 Land: 15,450 Imp: 105,300 Total: 120,750
 Acres: 0.000 Sales Info: 09/28/2017 \$53,500

<< Prev Next >> [1 / 1 Records] Processing...

Tax Year: 2023 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

Report

☐ Measure ☐ AerialsRecent ☒ Previous ☐

Nbhd Sales

Show Sales

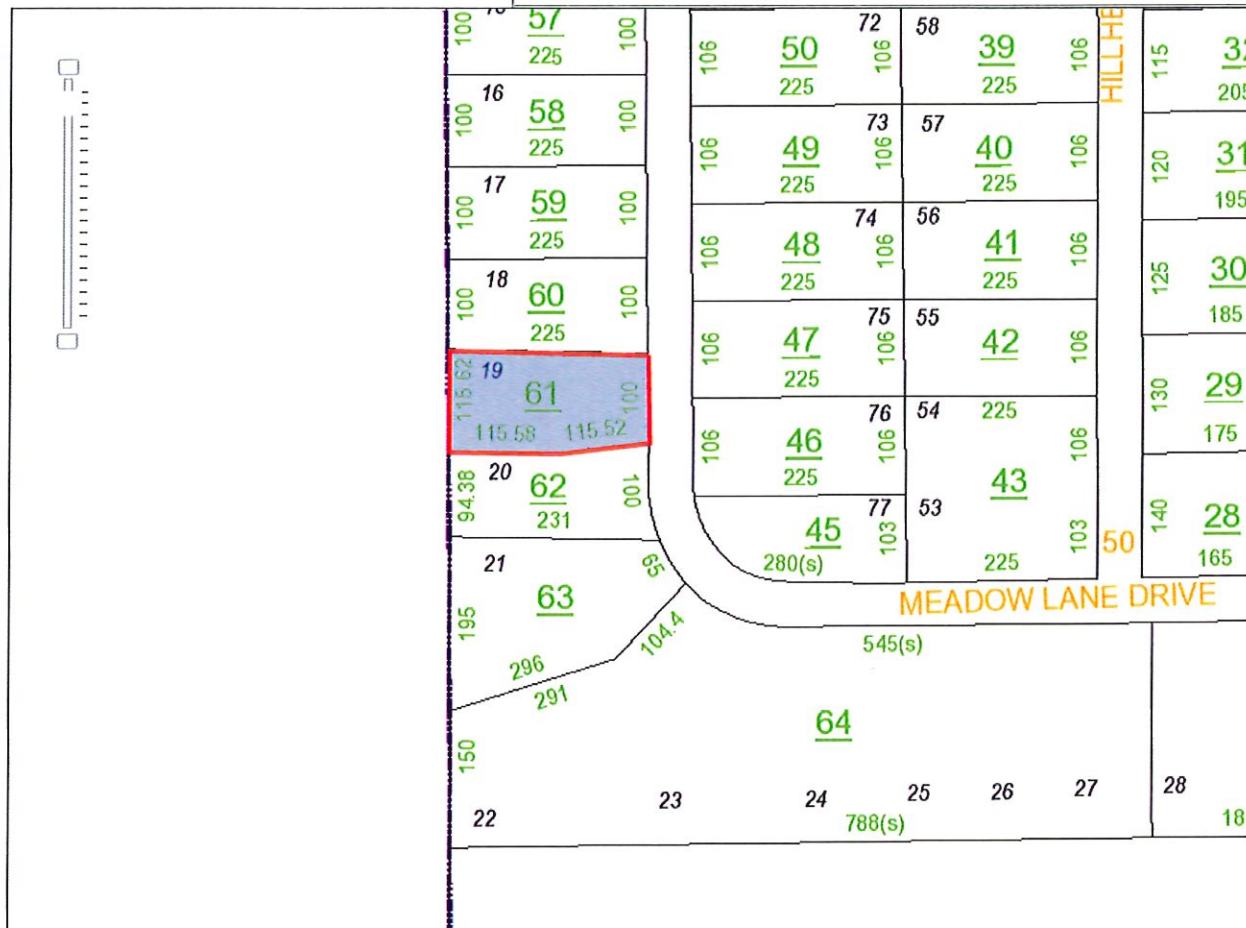
Clear Sales

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LEE MACON
 REVENUE
 COMMISSIONER
 ELMORE COUNTY
 100 E. COMMERCE
 STREET, ROOM 207
 WETUMPKA, AL 36092-
 1147
 : (334) 567-1184



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