

Ordinance 24-750 Annexation of Rebecca Cook Property Coosada, AL. 36020

WHEREAS, on the 8th day of February 2024, Rebecca Cook, 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 24 0 001 014.000

Parcel Number #: 15 06 24 0 001 015.000

Parcel Number #: 15 06 24 0 001 023.000

Parcel Number #: 15 07 25 0 001 011.000

Description:

Parcel 1:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 18, Range 19. The East half of the Northwest Quarter of the Northeast Quarter of Section 25, Township 18, Range 17, containing (60 acres) more or less.

Deed Reference: Book 130 page 197, Probate Office, Elmore County, Alabama.

Parcel 2:

Commencing at the southwest corner of the Northwest Quarter of the Southeast Quarter, Section 24, T. 18 N., R. 17 E., Elmore County, Alabama; thence South 9 degrees 54' 25" East along the south line of said northwest quarter of southeast quarter, 850.31 feet, to a point on said line and the point of beginning; thence continue along said south line, North 89 degrees 54' 25" East 240.32 feet; thence departing said South line North 01 degree 31' 47" East 1897.66 feet to a point lying 564.13 feet north and 237.05 feet west of the southeast corner of the southwest quarter of the northeast quarter of said Section 24; thence South 63 degrees 30' West (bearing of record), 276.67 feet; thence south 01 degree 24' 03" West 1774.45 feet to a point on said South line of the Northwest Quarter of the Southeast Quarter, which is the point of beginning. The above described parcel all lying in the East half of said Section 24 and contains (10.213) acres, more or less.

According to survey of William O. Berry, Jr., Alabama Registration No. 9326 dated April 28, 2005.

Parcel 3:

SW 1/4 of SE 1/4 of Section 24, T. 18 North, Range 17 East.

RLPY 2024 6804
Recorded In Above Book and Page
02/14/2024 11:34:20 AM
JOHN THORNTON
PROBATE JUDGE
Elmore County, AL
Recording Fee 45.00
TOTAL 45.00

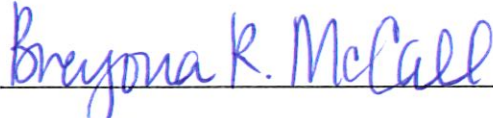
Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Elmore County, Alabama.

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.

A handwritten signature in black ink, appearing to read "John P. [unclear]", written over a horizontal line.

Mayor

A handwritten signature in blue ink, reading "Bryona R. McCall", written over a horizontal line.

Town Clerk

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: Rebecca Cook

Location:

Parcel Number: 15 06 24 0 001 014.000

Parcel Number: 15 06 24 0 001 015.000

Parcel Number: 15 06 24 0 001 023.000

Parcel Number: 15 07 25 0 001 011.000

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 8th day of February, 2024.

PROPERTY OWNER SIGNATURE:

Rebecca S. Cook

etc.



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- Pay Tax
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PARCEL #: 15 06 24 0 001 023.000
OWNER: COOK REBECCA
ADDRESS: 70 PATRICIA CT COOSADA AL 36020
LOCATION: RT 1

1501
 Baths: 0.0 H/C Sqft: 0
 Land: 389,700 Bed Rooms: 0 Land Sch: LT/AC2/A
 Acres: 90.000 Imp: 0 Total: 389,700
 Sales Info: \$0

<< Prev Next >> [0 / 0 Records] Processing...

Tax Year : 2023 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

Report

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Show Sales

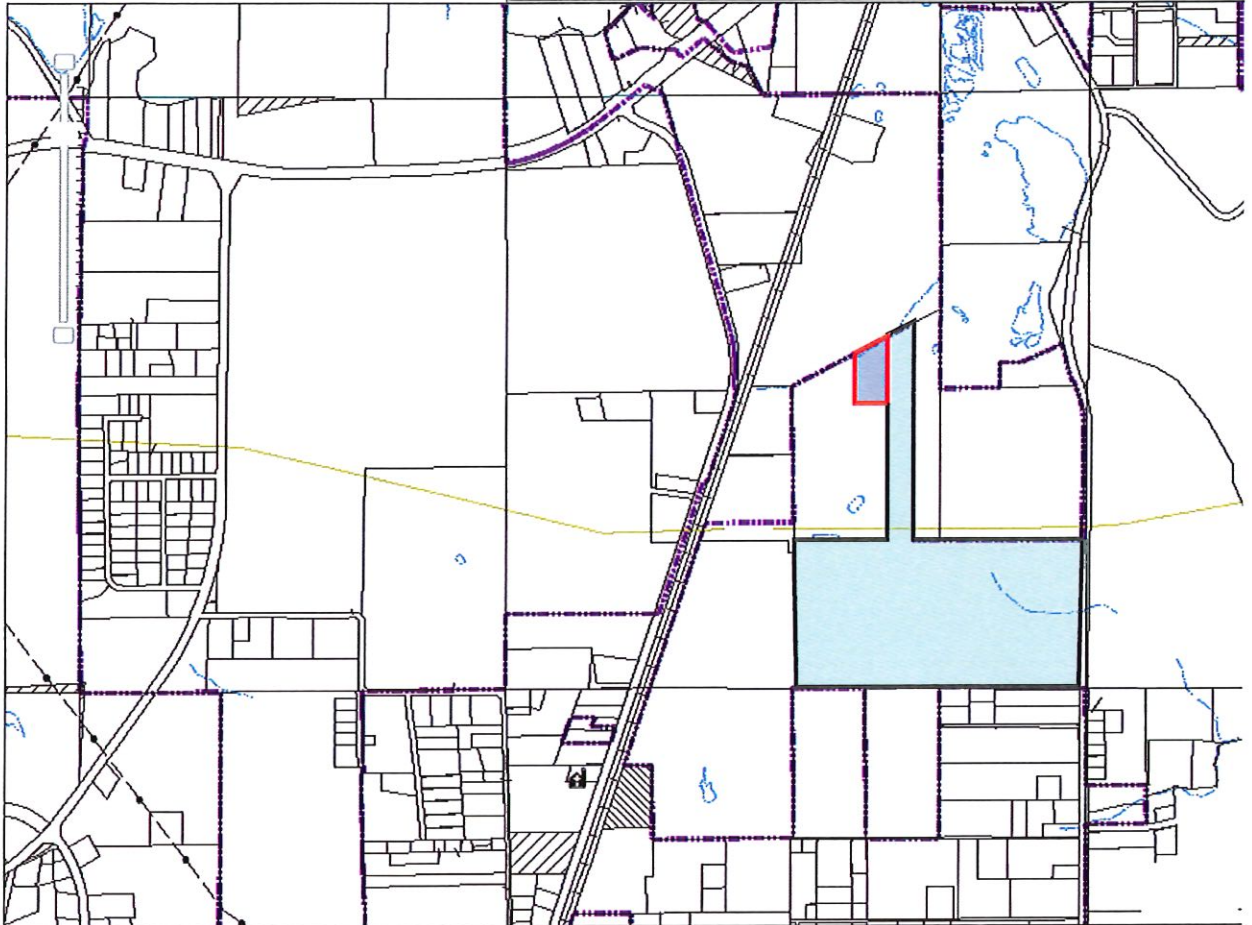
Clear Sales

QUICK LINKS

- Property Tax
- Assessment
- Collection
- Millage Rate
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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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RLPY 2024 6807



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- Pay Tax
- Forms

PARCEL #: 15 06 24 0 001 015.000
OWNER: COOK REBECCA S
ADDRESS: 70 PATRICIA CT COOSADA AL 36020
LOCATION: RT 1

[111-D0]
1501
 Baths: 1.0 H/C Sqft: 3,192
 Bed Rooms: 0 Land Sch: ST/SAA
 Land: 145,400 Imp: 203,600 Total: 349,000
 Acres: 27.000 Sales Info: \$0

<< Prev Next >> [0 / 0 Records] Processing...

Tax Year: 2023 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

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Show Sales

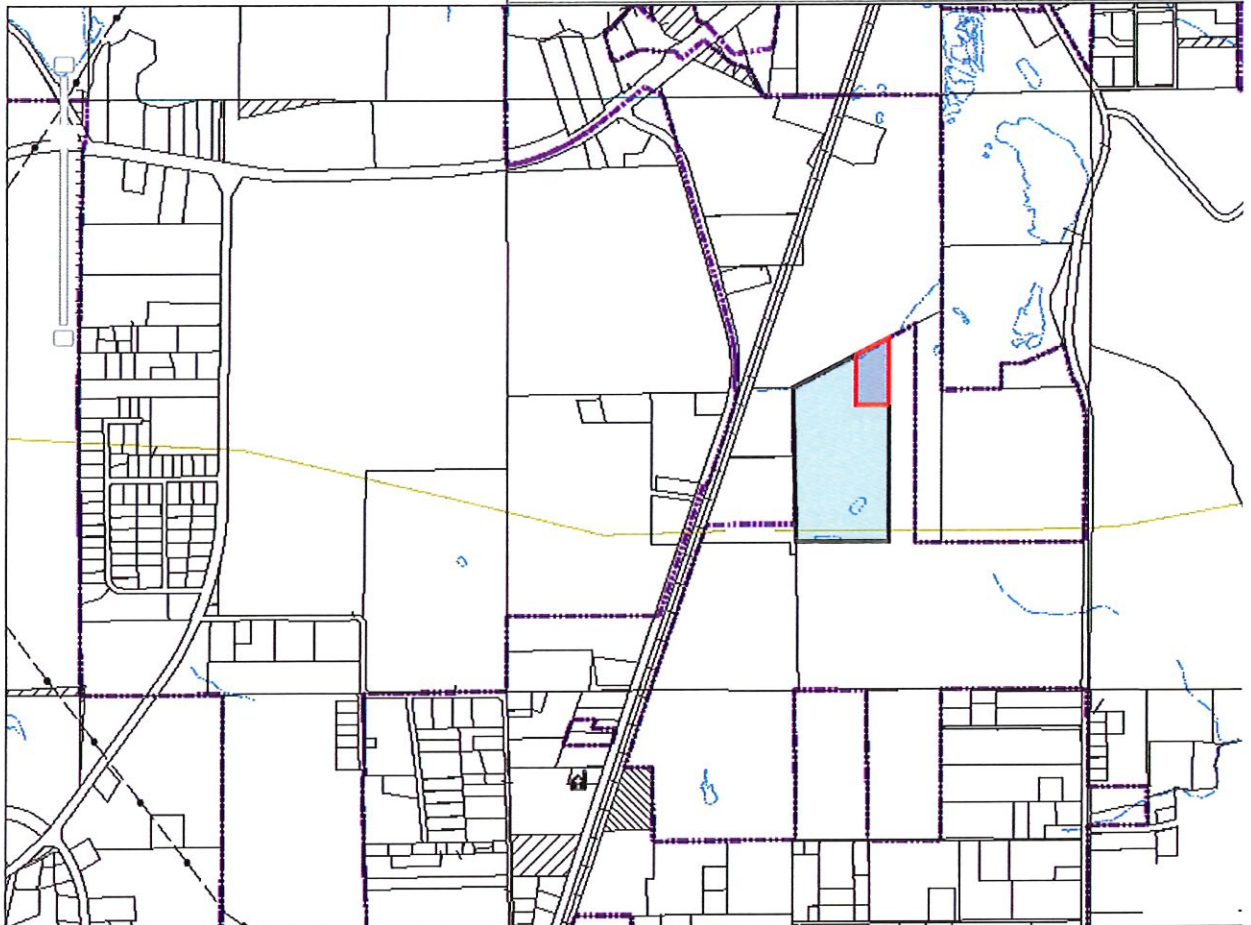
Clear Sales

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ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME REAL PROPERTY PERSONAL PROPERTY DELINQUENT

- Search
- Pay Tax
- Forms

PARCEL #: 15 07 25 0 001 011.000
OWNER: COOK REBECCA
ADDRESS: 70 PATRICIA CT COOSADA AL 36020
LOCATION: RT 1

1501
Land: 100,000
Acres: 20.000
Baths: 0.0
Bed Rooms: 0
Imp: 0
Sales Info: \$0
H/C Sqft: 0
Land Sch: AM
Total: 100,000

<< Prev Next >> [0 / 0 Records] Processing...

Tax Year : 2023 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

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Nbhd Sales

Show Sales

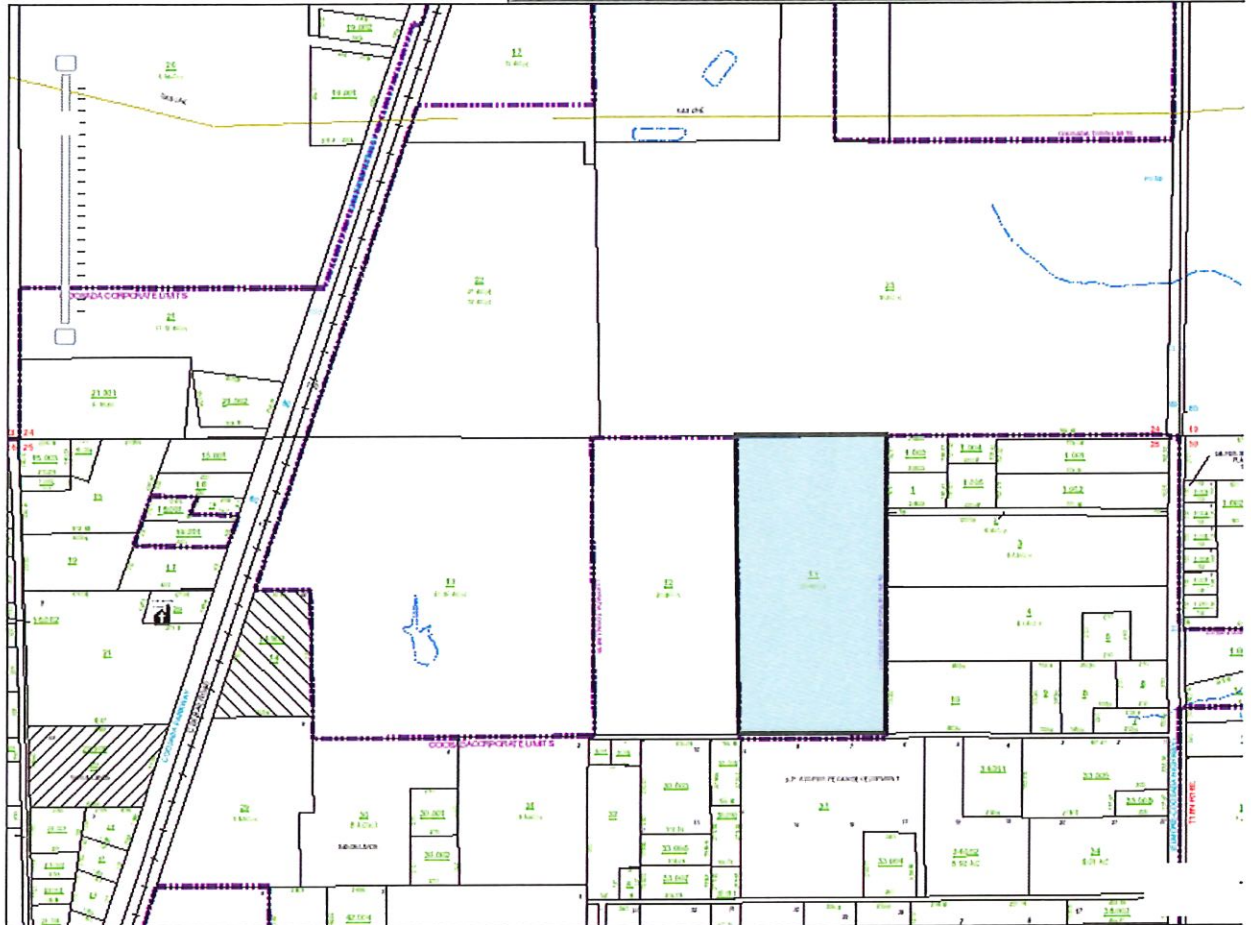
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RLPY 2024 6809



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- Pay Tax
- Forms

PARCEL #: 15 06 24 0 001 014.000	[112-D0]	Baths: 1.0	H/C Sqft: 2,275
OWNER: COOK REBECCA S	1501	Bed Rooms: 0	Land Sch: ST/SAA
ADDRESS: 70 PATRICIA CT COOSADA AL 36020	Land: 20,420	Imp: 150,400	Total: 170,820
LOCATION: RT 1	Acres: 3.700	Sales Info: \$0	

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

Tax Year : 2023 ▾

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

Report

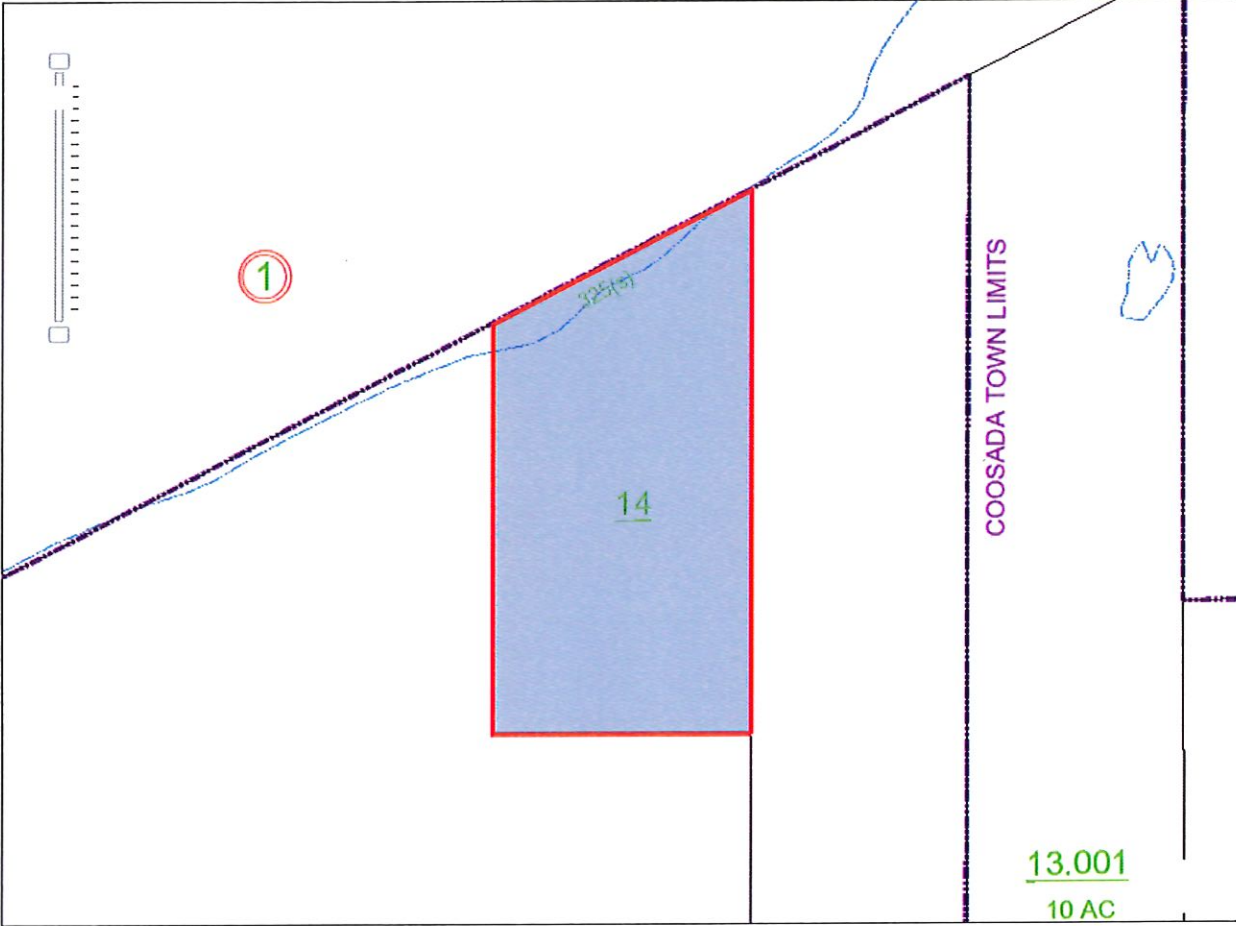
☐ Measure ☐ Aerials

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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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RLPY 2024 6810

EXECUTOR'S DEED

STATE OF ALABAMA, COUNTY OF ELMORE

Recording Fee 24.00
TOTAL 24.00

KNOW ALL MEN BY THESE PRESENTS: that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars and other good and valuable considerations to the undersigned (herein referred to as GRANTOR whether singular or plural), in hand paid by the GRANTEE, receipt whereof, is hereby acknowledged we, **HERMAN DOUGLAS GRAY, as executor of the Estate of Mary Rucker Rives, deceased** (herein referred to as GRANTORS), do hereby REMISE, QUITCLAIM, AND CONVEY unto **REBECCA COOK** (herein referred to as GRANTEE whether singular or plural) her heirs and assigns, the following described real estate, situated in the County of Elmore, and State of Alabama, to-wit:

Parcel 1:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 18, Range 19. The East half of the Northwest Quarter of the Northeast Quarter of Section 25, Township 18, Range 17, containing 60 acres more or less.

Deed Reference: Book 130 page 197, Probate Office, Elmore County, Alabama.

Parcel 2:

Commencing at the southwest corner of the Northwest Quarter of the Southeast Quarter, Section 24, T. 18 N., R. 17 E., Elmore County, Alabama; thence South 9 degrees 54' 25" East along the south line of said northwest quarter of southeast quarter, 850.31 feet, to a point on said line and the point of beginning; thence continue along said south line, North 89 degrees 54' 25" East 240.32 feet; thence departing said South line North 01 degree 31' 47" East 1897.66 feet to a point lying 564.13 feet north and 237.05 feet west of the southeast corner of the southwest quarter of the northeast quarter of said Section 24; thence South 63 degrees 30' West (bearing of record), 276.67 feet; thence south 01 degree 24' 03" West 1774.45 feet to a point on said South line of the Northwest Quarter of the Southeast Quarter, which is the point of beginning. The above described parcel all lying in the East half of said Section 24 and contains 10.213 acres, more or less.

According to survey of William O. Berry, Jr., Alabama Registration No. 9326 dated April 28, 2005.

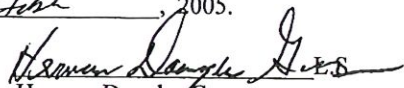
Parcel 3:

SW 1/4 of SE 1/4 of Section 24, T. 18 North, Range 17 East.

FOR TAX PURPOSES, GRANTEE'S ADDRESS IS:

TO HAVE AND HOLD, the aforegranted premises to the said GRANTEE, her heirs and assigns, FOREVER.

IN WITNESS WHEREOF, grantor has hereunto set Grantor's hand and seal, this 26th day of October, 2005.


Herman Douglas Gray,
Executor of the Estate of Mary Rucker Rives,
Deceased

TITLE NOT CHECKED

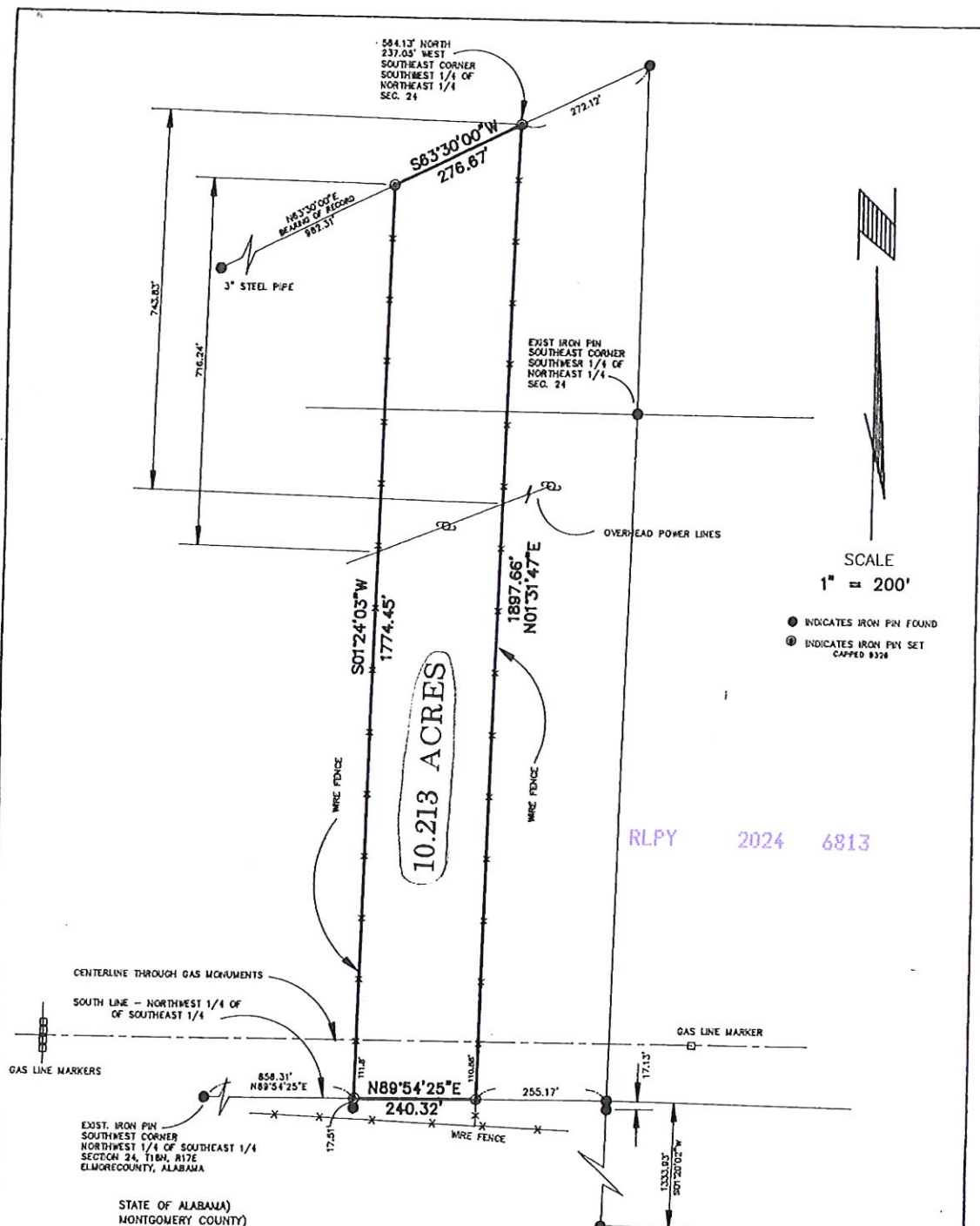
STATE OF ALABAMA, COUNTY OF ELMORE

I, the undersigned Notary Public for the State of Alabama at Large, hereby certify that Herman Douglas Gray, whose name as Executor of the Estate of Mary Rucker Rives, deceased 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 this 26th day of October, 2005.


NOTARY PUBLIC

THIS instrument prepared by:
Howard, Dunn, Howard & Howard
P. O. Box 1148
Wetumpka, Al. 36092
(334) 567-4356



SCALE
1" = 200'

- INDICATES IRON PIN FOUND
- ⊙ INDICATES IRON PIN SET
CAPPED 8328

RLPY 2024 6813

I, **WILLIAM O. BERRY, JR.**, a Registered Land Surveyor of Montgomery, Alabama, hereby certify that the following is a true and correct map or plot of the following described parcel of land:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, T18N, R17E, ELMORE COUNTY, ALABAMA; THENCE S9°54'25"-E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 850.31 FEET TO A POINT ON SAID LINE AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH LINE, N-89°54'25"-E, 240.32 FEET; THENCE DEPARTING SAID SOUTH LINE, N-01°31'47"-E, 1,897.66 FEET TO A POINT LYING 564.13 FEET NORTH OF AND 237.05 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S-63°30'-W, (BEARING OF RECORD), 276.67 FEET; THENCE S-01°24'03"-W, 1,774.45 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, WHICH IS THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL ALL LYING IN EAST 1/2 OF SAID SECTION 24 AND CONTAINS 10.213 ACRES, MORE OR LESS.

that there are no encroachments by buildings of adjoining property; that there are no rights of way, easements, or driveways over or across said land visible on the surface, except as shown; that there are no electric or telephone wires (including poles and guy wires, visible on or over said land, except as shown); or structures or supports therefor, including poles, anchors and guy wires, visible on or over said land, except as shown;

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

According to my survey, this the 28TH day of APRIL, 2005.
SCALE 1" = 200'

Southern Survey & Design
6013 East Shirley Lane
Montgomery, Alabama 36117
334 272 1382

Job No.	Book
2005018P	237



WARRANTY DEED

Tribune, Tallassee, Ala

The State of Alabama, Elmore County

KNOW ALL MEN BY THESE PRESENTS

RLPY 2005 86514

That we, Max Rucker and wife, Eve Rucker

for and in consideration of the sum of Five Dollars and other valuable consideration Dollars to us in hand paid by Leon Rucker the receipt whereof do hereby acknowledge, have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the said Leon Rucker, his

heirs and assigns, our one-half undivided interest in and to the following described real estate, situated in the County of Elmore and State of Alabama, to-wit: The Southeast quarter of the Southeast quarter of Section 24, Township 18, Range 17, also the East half of the Northwest quarter of the Northeast quarter of Section 21, Township 18, Range 17, containing 60 acres more or less.

This deed is made for the purpose of effecting a division of the lands devised to Leon Rucker and Max Rucker under the will of Tyra A. Cowling, deceased.

RLPY 2024 6814



To Have and to Hold, the aforesaid premises to the said Leon Rucker, his

heirs and assigns forever.

And we do covenant with the said Leon Rucker, his

heirs and assigns, that we are lawfully seized in fee of the aforegranted premises, that they are free from all encumbrance that we have a good right to sell and convey the same to the said Leon Rucker, his

heirs and assigns, and that we will warrant and defend the premises to the said Leon Rucker, his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof we have hereunto set our hands and seals, this 23rd day of November, in the year of our Lord, One Thousand, Nine Hundred and Fifty-Nine

Signed, sealed and delivered in the presence of

Max Rucker
Eve Rucker

The State of Alabama
ELMORE COUNTY

WARRANTY DEED

Max Rucker and wife, Eva Rucker

TO
Leon Rucker

Leon Rucker

The State of Alabama, Elmore County

I hereby certify that the within

was filed in this office for record

at 11:15 A.M., 23

at 11:15 A.M., and recorded in

Record Book 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

Exhibit 130, Page 197 and

RLPY 2005 86515

THE STATE OF ALABAMA, ELMORE COUNTY.

I, _____ a Notary Public

in and for said County in said State, hereby certify that Max Rucker and wife, Eva Rucker, whose name is ara signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of November, A. D., 1959.

Notary Public

THE STATE OF ALABAMA, ELMORE COUNTY.

I, _____ a Notary Public in and for said County in said State do hereby certify that on the 23 day of November, A. D., 1959.

came before me the within named Eva Rucker known to me to be the wife of the within named Max Rucker who, being examined separate and apart from the husband, touching her signature to the within deed she acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband.

In witness whereof, I have hereunto set my hand, this 23 day of November, 1959.

Notary Public

THE STATE OF ALABAMA, ELMORE COUNTY.

I,

in and for said State and County aforesaid, hereby certify that a subscribing witness to the foregoing conveyance, known to me appeared before me, on this date and being duly sworn, states that the grantor—in the conveyance, voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand this day of , A. D., 19

RLPY 2024 4815

