

RLPY 2024 11934  
Recorded In Above Book and Page  
03/15/2024 09:26:04 AM  
JOHN THORNTON  
PROBATE JUDGE  
Elmore County, AL

# **Ordinance 24-753 Annexation of 180 Coosada Lane**

WHEREAS, on the 9<sup>th</sup> day of February 2024, Jason E. & Ashley R. Gessler, 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 07 26 0 004 005.001

## **Description:**

**Commence at the Southwest corner of Lot 1 of the Coosada Estates Subdivision as the same is recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 7 at Page 5, and run thence North 00°57'W, 210.90 feet to the Point of Beginning. From said P.O.B. thence continue North 00°57'W, 121.00 feet; thence North 89°03'E, 358.00 feet; thence South 00°07'E, 121 feet; thence South 89°03'W, 250.00 feet; thence South 00°57'E, 15.00 feet; thence South 89°03'W, 15.00 feet; thence North 00°57'W, 15.00 feet; thence South 89°03'W, 93.00 feet to the P.O.B.**

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 27<sup>th</sup> day of February, 2024.

Bryona R. McCall

Town Clerk

Jason P. Gessler

Recording Mayor  
TOTAL

33.00  
33.00

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: Jason E & Ashley R Gessler

Location: 180 Coosada LN, Coosada, AL 36020

Parcel Number: 15 07 26 0 004 005.001

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 9 day of February, 2024.

PROPERTY OWNER SIGNATURE:

Jason Gessler

Ashley Gessler

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

etc.



**LEE MACON**  
**REVENUE COMMISSIONER'S OFFICE**  
**ASSESSMENT RECORD - 2023**

RLPY

2024

11936

100 E.COMMERCE STREET  
 WETUMPKA AL 36092-1147  
 Tel: (334) 567-1184  
 Printed On: 2/7/2024

PARCEL: 15 07 26 0 004 005.001 LAND VALUE 10% \$15,000  
 CORPORATION: I LAND VALUE 20% \$0  
 OWNER: GESSLER JASON E & GESSLER ASHLEY R CU VALUE [DEACTIVATED] \$0  
 LV 10% WITH CU [DEACTIVATED] \$0

ADDRESS: 180 COOSADA LANE  
 COOSADA, AL 36020

EXEMPT CODE: 1 [ ]  
 OVER 65 CODE: DISABILITY CODE: MUN CODE: 01 COUNTY  
 PROP. CLASS: 3 [ ] EXM OVERRIDE AMT: \$0  
 OVR ASD VALUE: SCHOOL DIST: 0A HS YEAR: 2018  
 CLMNT:

**CLASS 2**  
**CLASS 3**  
 BLDG 1 111 \$182,800

TOTAL MARKET VALUE: \$197,800

CLASS USE CIII  
 FOREST ACRES: 0 TAX SALE:  
 LAND USE CODE: 0 TIF DIST:  
 PREV. YEAR VALUE: \$184,200  
 NBH: 1501  
 PARENT PARCEL:

ASSMT. FEE:  
 PVT CODE:

Assessment Override:  
 MARKET VALUE:  
 CU VALUE:  
 PENALTY:  
 ASSESSED VALUE:

REMARKS: 2018 O/S & H/S--2007 CHANGED ADDRESS PER VALUATION  
 NOTICE CALLED JASON (SON) SAID HE IS DECEASED AS OF  
 MARCH 2006 PUT IN C/O SON++ \*\*REMOVED HS FOR 2007

Last Modified: 8/3/2022 4:55:59 PM LETTERS

FIRE FEE AMT: \$50.00 DIST: 15

Property Address: 180 COOSADA LANE COOSADA AL 36020

Contiguous Parcels:

CURR ASSMT: [NONE] PRINT MTG CODE: - LOAN: ACCOUNT NO : 35720

**ASSESSMENT/TAX**

|             | CLASS | MUNCODE | ASSD. VALUE | TAX      | EXEMPTION | TAX EXEMPTION | TOTAL TAX |
|-------------|-------|---------|-------------|----------|-----------|---------------|-----------|
| STATE       | 3     | 01      | \$19,780    | \$128.57 | \$4,000   | \$26.00       | \$102.57  |
| COUNTY      | 3     | 01      | \$19,780    | \$168.13 | \$2,000   | \$17.00       | \$151.13  |
| SCHOOL      | 3     | 01      | \$19,780    | \$79.12  | \$0       | \$0.00        | \$79.12   |
| DIST SCHOOL | 3     | 01      | \$19,780    | \$59.34  | \$0       | \$0.00        | \$59.34   |
| CITY        | 3     | 01      | \$19,780    | \$0.00   | \$0       | \$0.00        | \$0.00    |
| FOREST      | 3     | 01      | \$0         | \$0.00   | \$0       | \$0.00        | \$0.00    |
| AMD778      | 3     | 01      | \$19,780    | \$59.34  | \$0       | \$0.00        | \$59.34   |

ASSD. VALUE: \$19,780.00 TAXABLE VALUE: \$197,800.00 OTHER FEES: \$50.00  
 EXMT. TAX: \$43.00 TOTAL MILLAGE: 25 \$494.50 ESTIMATED TOTAL: \$501.50

**INSTRUMENTS**

**SALES INFORMATION**

| INST NUMBER   | DATE       | SALE DATE  | SALE PRICE | SALE TYPE       | RATIOABLE | BOOK:MLS     | PAGE:       |
|---------------|------------|------------|------------|-----------------|-----------|--------------|-------------|
| 2016-055352   | 10/28/2016 | 10/31/2016 | \$85,000   | Land & Building | NO        | BOOK:MLS     | PAGE:403116 |
| 2016-055348   | 9/6/2016   | 9/5/2013   | \$105,000  | Land & Building | NO        | BOOK:MLS2013 | PAGE:301521 |
| 2013-053498   | 9/5/2013   |            |            |                 |           |              |             |
| 2006-095915 * | 12/21/2006 |            |            |                 |           |              |             |
| R89F-654      | 4/7/1989   |            |            |                 |           |              |             |
| R89F-654      | 4/7/1989   |            |            |                 |           |              |             |

**LEGAL DESCRIPTION**

MAP NUMBER: CODE1: CODE2:

SUB DIVISON1:

SUB DIVISON2:

MAP BOOK: PAGE:

MAP BOOK: PAGE:

PRIMARY LOT:

PRIMARY BLOCK:

SECONDARY LOT:

SECONDARY BLOCK:

SECTION1 26 TOWNSHIP1 T18N  
 SECTION2 TOWNSHIP2  
 SECTION3 TOWNSHIP3  
 SECTION4 TOWNSHIP4  
 LOT DIM1 121.00 LOT DIM2 358.00

RANGE1 R17E  
 RANGE2  
 RANGE3  
 RANGE4  
 ACRES 0.000 SQ FT 0.000

ME AND BOUNDS:  
 RE KS:

PART OF LOT 1 COOSADA ESTATES (121 X 358 IRR)  
 2018 O/S (REF#:2016-055352)

| Tax Year | Entity Name.                       | Assmt Class | Exempt Code | Mailing Address                      |
|----------|------------------------------------|-------------|-------------|--------------------------------------|
| 2023     | GESSLER JASON E & GESSLER ASHLEY R | 3           | 1           | 180 COOSADA LANE, COOSADA AL - 36020 |
| 2022     | GESSLER JASON E & GESSLER ASHLEY R | 3           | 1           | 180 COOSADA LANE, COOSADA AL - 36020 |
| 2021     | GESSLER JASON E & GESSLER ASHLEY R | 3           | 1           | 180 COOSADA LANE, COOSADA AL - 36020 |

*Coosada Mun.  
 030*

RLPY

2024 11937

This Instrument was Prepared by:  
Garry S. McAnnally  
Garry S. McAnnally, LLC  
50 Wisteria Place  
Millbrook, AL 36054  
File No.: 72687

Send Tax Notice To: Jason E. Gessler  
143 Sedgewick Drive  
Owens Crossing Roads, AL 35763

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Elmore

That in consideration of the sum of Eighty Five Thousand Dollars and No Cents (\$85,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, 315 Shadyside Lane, LLC, an Alabama Limited Liability Company and Antonio Williams, an unmarried man, whose mailing address is 8370 Timber Creek Road, Pike Road, AL 36064 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jason E. Gessler and Ashley R. Gessler, whose mailing address is 143 Sedgewick Drive, Owens Crossing Roads, AL 35763 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Elmore, County, Alabama, the address of which is 180 Coosada Lane, Coosada, AL 36020; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$113,068.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

SIGNATURES TO FOLLOW ON NEXT PAGES

RLPY 2016 55352  
Recorded In Above Book and Page  
11/03/2016 03:02:19 PM  
JOHN E. ENSLEN  
PROBATE JUDGE  
Elmore County, AL

|               |       |
|---------------|-------|
| Recording Fee | 21.00 |
| TOTAL         | 21.00 |

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of October, 2016.

315 Shadyside Lane, LLC

Franklin A. Saliba

By: Franklin A. Saliba  
Its: Managing Member

RLPY 2016 55353

State of Alabama

County of Emory

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Franklin A. Saliba, whose name as Managing Member of 315 Shadyside Lane, LLC, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, with full authority and capacity as Managing Member, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2016.

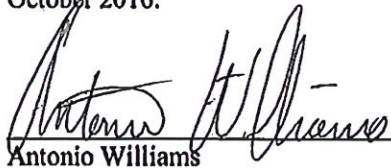
Nicole Bean  
Notary Public, State of Alabama  
Emory County  
My Commission Expires: 11-12-18

Nicole Bean  
Notary Public  
State of Alabama at Large  
My Commission Expires:  
November 12, 2018



File No. 72687

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of October 2016.

  
Antonio Williams

State of MichiganCounty of Saginaw

I, Diane Lynn Burrill, a Notary Public in and for the said County, in said State, hereby certify that Antonio Williams, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of October 2016.

  
Notary Public

My Commission Expires: 08.25.2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot No. 1 of the Coosada Estate Subdivision, as shown by plat made by Richard F. Kluge, Registered Land Surveyor, dated September 15, 1970, and recorded in the Office of the Judge of Probate of Elmore County, Alabama in Plat Book 7 at Page 5.

More particularly described as follows:

Commence at the Southwest corner of Lot 1 of the Coosada Estates Subdivision as the same is recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 7 at Page 5, and run thence North 00°57'W, 210.90 feet to the Point of Beginning. From said P.O.B. thence continue North 00°57'W, 121.00 feet; thence North 89°03'E, 358.00 feet; thence South 00°07'E, 121 feet; thence South 89°03'W, 250.00 feet; thence South 00°57'E, 15.00 feet; thence South 89°03'W, 15.00 feet; thence North 00°57'W, 15.00 feet; thence South 89°03'W, 93.00 feet to the P.O.B.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name 315 Shadyside Lane, LLC  
Antonio Williams  
 Mailing Address 8370 Timber Creek Road  
Pike Road, AL 36064  
 Property Address 180 Coosada Lane  
Coosada, AL 36020

Grantee's Name Jason E. Gessler  
 Mailing Address 143 Sedgewick Drive  
Owens Crossing Roads, AL 35763  
 Date of Sale <sup>orig</sup> October 31  
November 04, 2016  
 Total Purchase Price \$85,000.00  
 or  
 Actual Value \_\_\_\_\_  
 or  
 Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale  
 \_\_\_\_ Sales Contract  
xx Closing Statement

\_\_\_\_ Appraisal  
 \_\_\_\_ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10.31.16

Print E. Nicole Bean  
 Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

\_\_\_\_ Unattested  
 (verified by)



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME REAL PROPERTY PERSONAL PROPERTY DELINQUENT

|           |      |
|-----------|------|
| • Search  | 1942 |
| • Pay Tax |      |
| • Forms   |      |
| 2024      |      |

|           |                                      |
|-----------|--------------------------------------|
| PARCEL #: | 15 07 26 0 004 005.001               |
| OWNER:    | GESSELER JASON E & GESSELER ASHLEY R |
| ADDRESS:  | 180 COOSADA LANE COOSADA AL 36020    |
| LOCATION: | 180 COOSADA LANE COOSADA AL 36020    |

|              |                        |                |
|--------------|------------------------|----------------|
| [ 111-D+ ]   | Baths: 2.0             | H/C Sqt: 2,450 |
| 1501         | Bed Rooms: 0           | Land Sch: GM   |
| Land: 15,000 | Imp: 182,800           | Total: 197,800 |
| Acres: 0.000 | Sales Info: 10/31/2016 | \$85,000       |

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

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS  
Tax Year : 2023

|        |                                  |                                  |        |                                              |                                      |                                     |                                      |
|--------|----------------------------------|----------------------------------|--------|----------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Report | <input type="checkbox"/> Measure | <input type="checkbox"/> Aerials | Recent | <input checked="" type="checkbox"/> Previous | <input type="checkbox"/> Nbrhd Sales | <input type="checkbox"/> Show Sales | <input type="checkbox"/> Clear Sales |
|--------|----------------------------------|----------------------------------|--------|----------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|

QUICK LINKS

- Property Tax
- Assessment
- Collection
- Millage Rate
- Contact Us
- County Site
- News

Disclaimer: Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

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

