

Ordinance 24-757 Annexation of 4203 Airport Road

WHEREAS, on the 12th day of February 2024, Shawn Koenig & Lisa Atchison, 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 08 34 0 005 044.000

Commence at the Northwest Corner of Lot 39 of the Chapmanor Subdivision as shown by plat recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 3, at page 79, and run thence East along the North line of said Lot 39, a distance of 160 feet to the point of beginning. From said point of beginning and continue East 144.3 feet, more or less, to the West right of way line of the Airport Road, thence North 3 deg. 05 min. West along said right of way line 130 feet, thence in a Westerly direction 144.3 feet, thence South 2 deg.

Description: 55 min. East 123.5 feet, more or less, to the point of beginning.

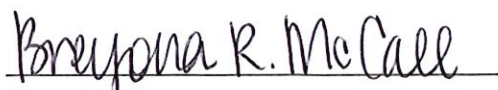
Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Elmore County, Alabama.

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 27th day of February, 2024.



Mayor



Town Clerk

Recording Fee	24.00
TOTAL	24.00

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: Shawn Koenig & Lisa Atchison

Location: 4203 Airport Rd. Millbrook, AL. 36054

Parcel Number: 15 08 340 005 044.000

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 12th day of February, 2024.

PROPERTY OWNER SIGNATURE:

Shawn Koenig

Lisa Atchison

etc.



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME

REAL PROPERTY

PERSONAL PROPERTY

DELINQUENT

- Search
- Pay Tax
- Forms

PARCEL #: 15 08 34 0 005 044.000
OWNER: KOENIG SHAWN & ATCHISON LISA
ADDRESS: 4203 AIRPORT RD MILLBROOK AL 36054
LOCATION: 4203 AIRPORT RD MILLBROOK AL 36054

[MANFHOMED0]
1501
 Land: 15,870
 Acres: 0.000

Baths: 0.0 H/C Sqft: 0
 Bed Rooms: 0 Land Sch: LM
 Imp: 26,840 Total: 42,710
 Sales Info: \$0

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

Tax Year: 2023 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

Report

☐ Measure ☐ Aerials

 Recent ☒ Previous ☐

Nbhd Sales

Show Sales

Clear Sales

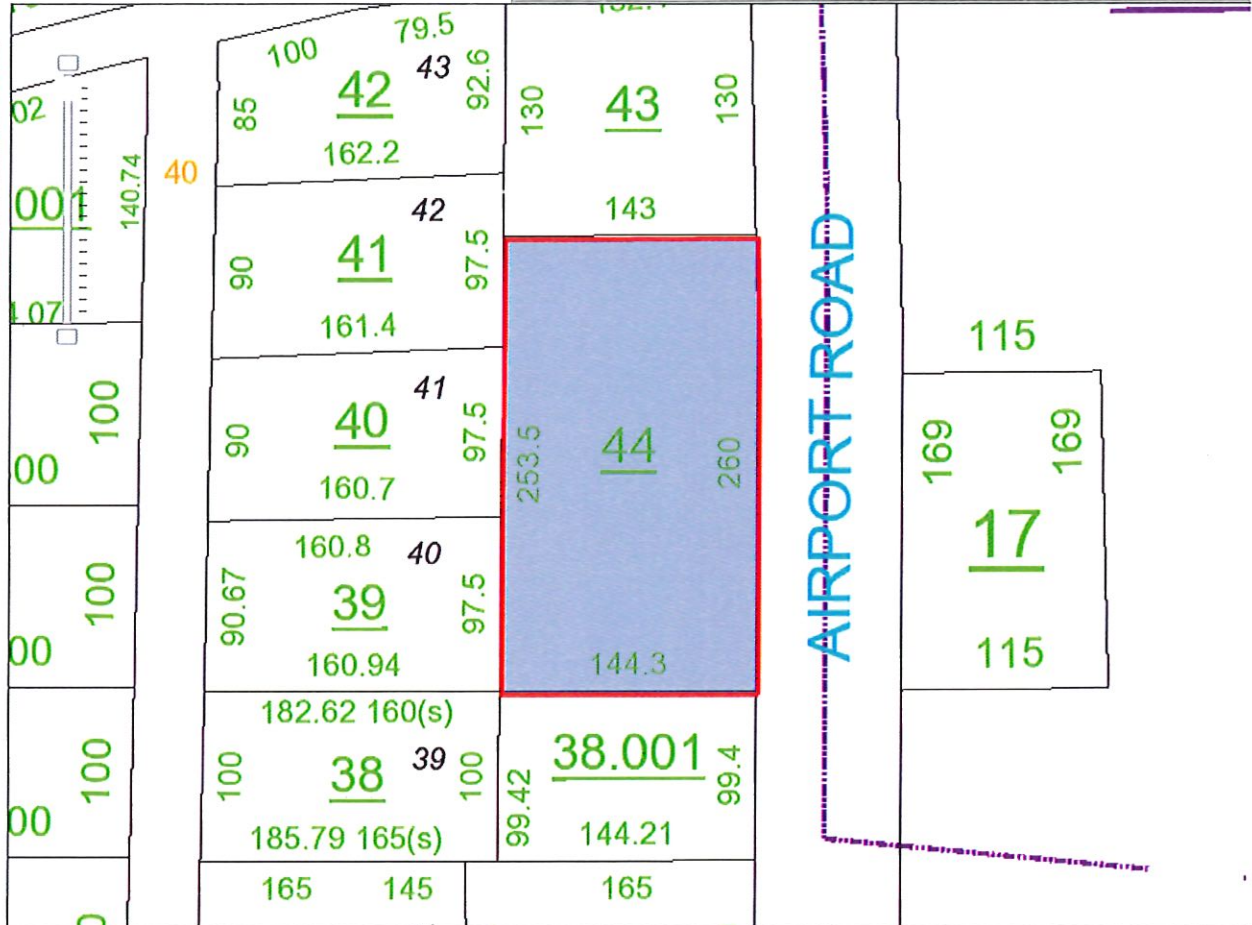
QUICK LINKS

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- Assessment
- Collection
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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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REAL ESTATE SALES VALIDATION INFORMATION

Property Address: 4231 Airport Road, Millbrook, Alabama 36054
 Grantee(s) Address: 1845 Tara Drive, Prattville, Alabama 36066
 Grantor(s) Address: 39 South Fleahop Road, Eclectic, Alabama 36024
 Tax Assessor's Value: \$24,750.00

RLPY 2014 17707
 Recorded In Above Book and Page
 05/09/2014 10:05:22 AM
 JOHN E. ENSLEN
 PROBATE JUDGE
 Elmore County, AL

The undersigned Grantor or Grantors certify that the foregoing information is true and correct.
 The Purchase/Sales price or Value claimed above can be verified in the following Documentary Evidence.

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal
☒ Tax Assessment ☐ Other _____

EXECUTOR'S DEED

Recording Fee 15.00
 TOTAL 15.00

STATE OF ALABAMA
 COUNTY OF ELMORE

WHEREAS, on or about the 23rd day of April, 2013, Kenneth A. Jones, died a resident of Elmore County, Alabama, leaving a Last Will and Testament which was duly admitted to Probate and recorded in the Probate Court of Elmore County, Alabama, on September 17, 2013 (Case No.: 2013-283); AND,

WHEREAS, the undersigned Al McCrackin was duly appointed as Executor of the Estate of Kenneth A. Jones by the Probate Court of Elmore County, Alabama, on September 17, 2013, and said Estate is presently pending therein; AND,

WHEREAS, under the terms of the Last Will and Testament of the said Kenneth A. Jones the following described property was devised to Shawn Koenig and Lisa Atchison.

WHEREAS, the said Kenneth A. Jones was the owner of the following described real estate at the time of his death.

NOW THEREFORE, in consideration of the premises and in the further consideration of the sum of One and 00/100 Dollar (\$1.00), and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned **AL McCrackin, in his capacity as Executor of the Estate of Kenneth A. Jones, as Grantor**, do by these presents, grant, bargain, sell and convey unto the said **Shawn Koenig and Lisa Atchison**, their heirs and assigns, all interests of Kenneth A. Jones, in the following described real estate at the time of his death, situated in the County of Elmore, State of Alabama, to-wit:

Parcel I:

Commence at the Northeast corner of Lot 43-B of the Resubdivision of Lots 40,

41, 42 and 43 of the Chapmanor Subdivision as shown by plat made by P.J. Jennings, Registered Land Surveyor, dated December 2, 1964, and recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 5, at Page 68, and run thence South 5 deg. 09 min. East along the west right of way line of a County Paved Road 130 feet to the point of beginning. From said point of beginning run thence West 143 feet, more or less, to the East line of Lot 42-A of said subdivision, thence South 2 deg. 55 min East 130 feet, thence East 144 feet, more or less, to the West right of way line of said road, thence North 5 deg. 09 min. West along said road 130 feet to the point of beginning.

Parcel II:

Commence at the Northwest Corner of Lot 39 of the Chapmanor Subdivision as shown by plat recorded in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 3, at page 79, and run thence East along the North line of said Lot 39, a distance of 160 feet to the point of beginning. From said point of beginning and continue East 144.3 feet, more or less, to the West right of way line of the Airport Road, thence North 3 deg. 05 min. West along said right of way line 130 feet, thence in a Westerly direction 144.3 feet, thence South 2 deg. 55 min. East 123.5 feet, more or less, to the point of beginning.

Deed Reference: Roll 53, Frame 1343

This conveyance is made subject to all restrictions, reservations, easements and covenants of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said Shawn Koenig and Lisa Atchison, their heirs and assigns, FOREVER.

(SEE FOLLOWING PAGE FOR SIGNATURES AND ACKNOWLEDGEMENTS)

IN WITNESS WHEREOF, the undersigned, Al McCrackin, in his capacity as Executor of the Estate of Kenneth A. Jones, have hereunto set their hands and seals, this the 30 day of April, 2014.

Al McCrackin
AL McCrackin, EXECUTOR

STATE OF ALABAMA
COUNTY OF ELMORE

I, the undersigned authority, a Notary Public in and for said State and County hereby certify that Al McCrackin, in his capacity as Executor of the Estate of Kenneth A. Jones, 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, as such Executor and with full authority, executed the same voluntarily for and as the act of the Estate of Kenneth A. Jones

Given under my hand and seal this 30 day of April, 2014.

Robert B. Reneau
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/14/18

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION BY:
ROBERT B. RENEAU, ESQ.
RENEAU & THORNTON
ATTORNEYS AT LAW
P. O. BOX 160
WETUMPKA, AL 36092
(334) 567-8488

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY
THE PARTIES AND THE PREPARER OF THIS INSTRUMENT MAKES NO
WARRANTIES OR REPRESENTATIONS AS TO TITLE TO THE PROPERTY
CONVEYED HEREIN.