

Ordinance 24-759 Annexation of Jim & Frances Griffith

WHEREAS, on the 22nd day of February 2024, Jim and Frances Griffith, 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 0 001 024.000
Parcel Number #: 15 06 23 0 001 028.000
Parcel Number #: 15 06 23 0 001 030.000
Parcel Number #: 15 07 26 0 001 008.000
Parcel Number #: 15 07 26 0 001 008.001
Parcel Number #: 15 07 26 0 001 029.000

Recording Fee	42.00
TOTAL	42.00

Description:

Commencing at an iron pin at the Southwest corner of the Southwest Quarter of the Northeast Quarter, Section 26, Township 18 North, Range 17 East, Elmore County, Alabama; thence North 87 degrees 12 minutes East, along the South line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 52.35 feet to an iron pin; thence North 0 degrees 03 minutes East, parallel to the West line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 25.00 feet to an iron pin and the Point of Beginning of the parcel to be described. thence continue North 0 degrees 03 minutes East, parallel to the West line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 200.00 feet to an iron pin; thence North 87 degrees 12 minutes East, parallel to the South line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 250.00 feet to an iron pin; thence South 00 degrees 03 minutes West, parallel to the West line of the said Southwest Quarter of the Northeast Quarter,

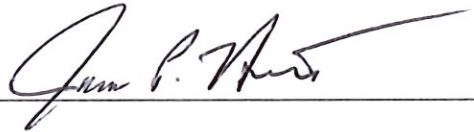
Section 26, a distance of 200.00 feet to an iron pin; thence South 87 degrees 12 minutes West, parallel to the South line of the Southwest Quarter of the Northeast Quarter, Section 26, a distance of 250.00 feet to an iron pin and the Point of beginning. Said above described parcel of land lying in the Southwest Quarter of the Northeast Quarter, Section 26, Township 18 North, Range 17 East, Elmore County, Alabama.

Together with an easement more particularly described as follows: it is expressly agreed that the party of the first part, being the grantors and to their successors and assigns, shall forever have the right to use the adjoining driveway which runs approximately 400 feet by 52.25 feet to the North and West of Lots 1 and 2, more particularly described as the Hitson Lot and the Seal Lot which is described on the attached Exhibit "A", also agreed is for the grantors and their successors and assigns shall forever have the right to use the adjoining 25 feet by 250 feet, which right of way runs to the South and West of Lot 1, which is more particularly described as the Hitson Lot and more particularly described on the attached Exhibit "A". The use of this right of way is for the purpose of Ingress and Egress. Said easement shall be kept open and passable perpetually for the free use of the owners of said Lots 1 and 2. Title to said easements for driveway purposes for ingress and egress shall be held in common ownership with the owners of the lots and adjoining said property.

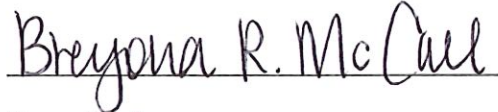
Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Elmore County, Alabama.

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

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: Jim Griffith & Frances Griffith

Location: 430 Coosada Lane Coosada, AL 36020

Parcel Number: 15 06 23 0 001 024.000

Parcel Number: 15 06 23 0 001 028.000

Parcel Number: 15 06 23 0 001 030.000

Parcel Number: 15 07 26 0 001 008.000

Parcel Number: 15 07 26 0 001 008.001

Parcel Number: 15 07 26 0 001 029.000

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 22nd day of February, 2024.

PROPERTY OWNER SIGNATURE:

Jim W Griffith
Frances W. Griffith

RLPY 2013 28442
 Recorded In Above Book and Page
 05/17/2013 03:45:16 PM
 JOHN E. ENSLEN
 PROBATE JUDGE
 Elmore County, AL

Deed Tax	87.00
Recording Fee	15.00
TOTAL	102.00

Texas
 STATE OF ~~ALABAMA~~

Benton
 COUNTY OF ~~ELMORE~~

SPECIAL WARRANTY DEED

This Indenture, made on the 9 day of May, 2013 by and between the Secretary of Veterans Affairs, an Office of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Jim W. Griffith, whose address is 430 Coosada Lane, Coosada, Alabama 36020 and Frances W. Griffith, whose address is 430 Coosada Lane, Coosada, Alabama 36020, husband and wife, hereinafter referred to as Grantees. *87,000.00*

Property address: 400 Coosada Lane, Coosada, AL 36020

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantees the following described real estate situated and being located in Elmore County, Alabama, to-wit:

Commencing at an iron pin at the Southwest corner of the Southwest Quarter of the Northeast Quarter, Section 26, Township 18 North, Range 17 East, Elmore County, Alabama; thence North 87 degrees 12 minutes East, along the South line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 52.35 feet to an iron pin; thence North 0 degrees 03 minutes East, parallel to the West line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 25.00 feet to an iron pin and the Point of Beginning of the parcel to be described. thence continue North 0 degrees 03 minutes East, parallel to the West line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 200.00 feet to an iron pin; thence North 87 degrees 12 minutes East, parallel to the South line of the said Southwest Quarter of the Northeast Quarter, Section 26, a distance of 250.00 feet to an iron pin; thence South 00 degrees 03 minutes West, parallel to the West line of the said Southwest Quarter of the Northeast Quarter,

Ret: Paul G. Deloitche, P.C.
6737 Tayler Circle

Montgomery AL 36117

Section 26, a distance of 200.00 feet to an iron pin; thence South 87 degrees 12 minutes West, parallel to the South line of the Southwest Quarter of the Northeast Quarter, Section 26, a distance of 250.00 feet to an iron pin and the Point of beginning. Said above described parcel of land lying in the Southwest Quarter of the Northeast Quarter, Section 26, Township 18 North, Range 17 East, Elmore County, Alabama.

Together with an easement more particularly described as follows: it is expressly agreed that the party of the first part, being the grantors and to their successors and assigns, shall forever have the right to use the adjoining driveway which runs approximately 400 feet by 52.25 feet to the North and West of Lots 1 and 2, more particularly described as the Hitson Lot and the Seal Lot which is described on the attached Exhibit "A", also agreed is for the grantors and their successors and assigns shall forever have the right to use the adjoining 25 feet by 250 feet, which right of way runs to the South and West of Lot 1, which is more particularly described as the Hitson Lot and more particularly described on the attached Exhibit "A". The use of this right of way is for the purpose of Ingress and Egress. Said easement shall be kept open and passable perpetually for the free use of the owners of said Lots 1 and 2. Title to said easements for driveway purposes for ingress and egress shall be held in common ownership with the owners of the lots and adjoining said property.

TO HAVE AND TO HOLD to said Grantees in fee simple.

This conveyance is subject to all easements, rights of way, and restrictions of record affecting said property.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 9 day of May, 2013

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R.
36.4343(f)

Printed Name and Title

Sheritta Moore, AVO

STATE OF Texas
COUNTY OF Denton

Sheritta Moore, A/P

On this date, before me personally appeared _____, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

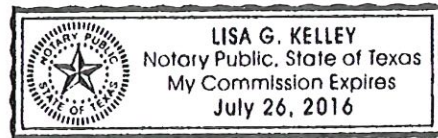
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 9 day of May, 2013.

NOTARY PUBLIC

My Term Expires: _____

GRANTEES' ADDRESS:

Jim W. Griffith and Frances W. Griffith
400 Coosada Lane
Coosada, Alabama 36020



PREPARED BY:

Jeramie J. Fortenberry, Esq.
P.O. Box 3479
Gulfport, Mississippi 39505
Phone: (228) 206-4939



RLPY 2024 11968

ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME REAL PROPERTY PERSONAL PROPERTY DELINQUENT

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PARCEL #: 15 06 23 0 001 024.000
OWNER: GRIFFITH JIM W & FRANCES
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION: RT 1

1501 Baths: 0.0 H/C Sqft: 0
 Land: 26,480 Bed Rooms: 0 Land Sch: LT/AC2/A
 Acres: 8.000 Imp: 0 Total: 26,480
 Sales Info: \$0

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Tax Year : 2023 ▼

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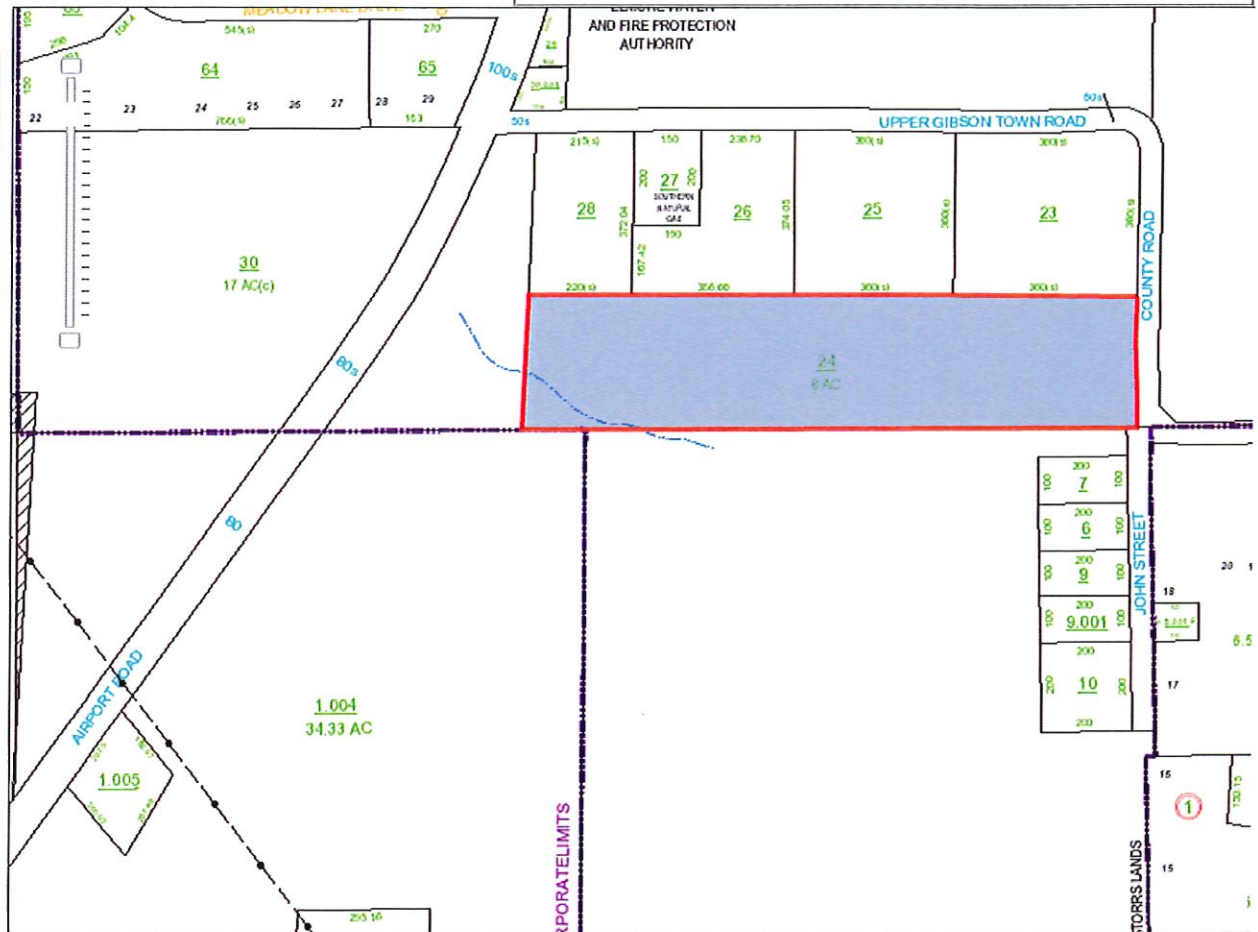
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 REVENUE
 COMMISSIONER
 ELMORE COUNTY
 100 E. COMMERCE
 STREET, ROOM 207
 WETUMPKA, AL 36092-
 1147
 : (334) 567-1184



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PARCEL #: 15 06 23 0 001 028.000
OWNER: GRIFFITH JIM W & FRANCES
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION: RT 1

1501 Baths: 0.0 H/C Sqft: 0
 Land: 2,590 Bed Rooms: 0 Land Sch: LT/AC1/A
 Acres: 1.800 Imp: 0 Total: 2,590
 Sales Info: \$0

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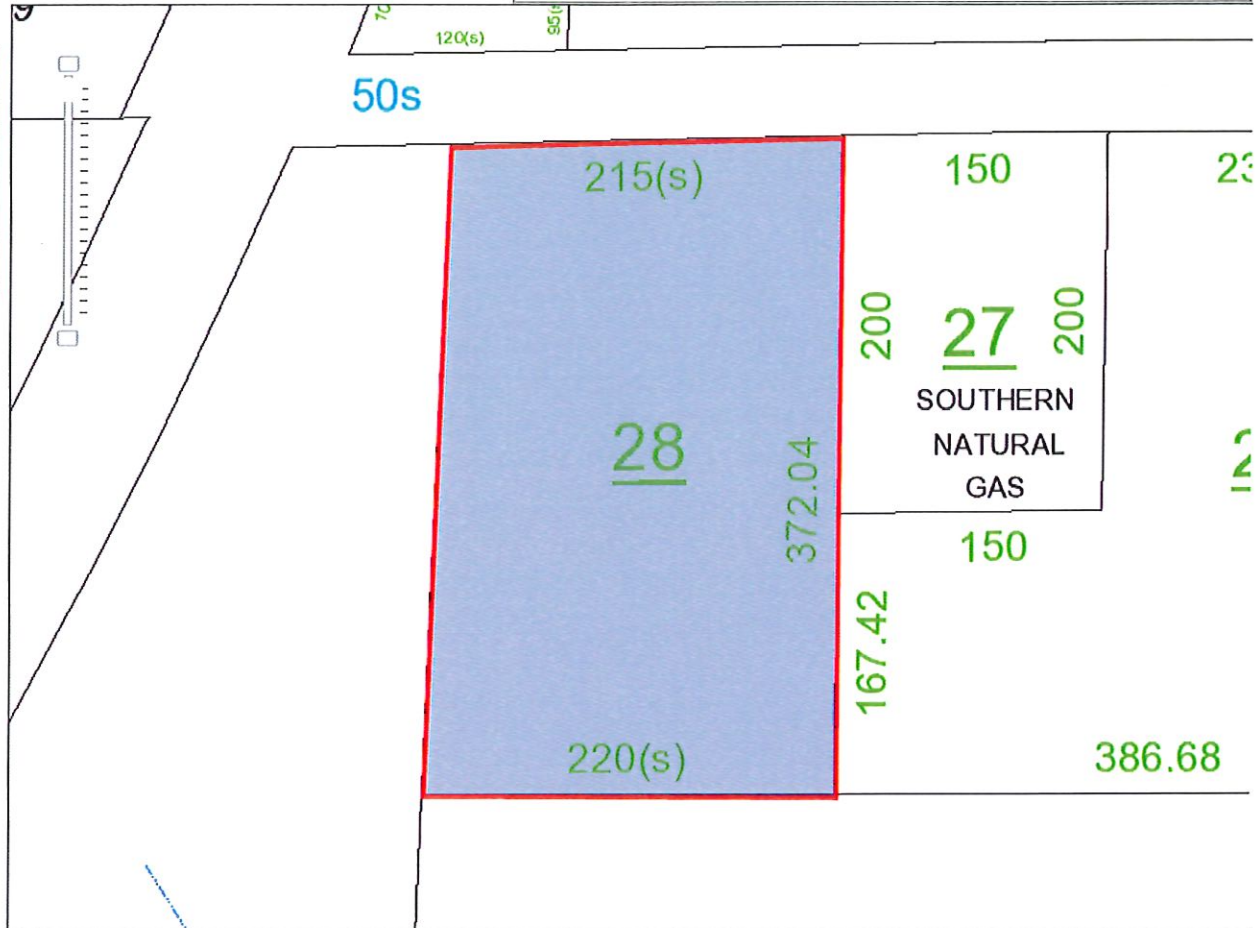
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PARCEL #: 15 06 23 0 001 030.000
OWNER: GRIFFITH JIM W & FRANCES
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION: CO RD 17 AIRPORT RD (E&)

1501 Baths: 0.0 H/C Sqft: 0
 Land: 59,690 Bed Rooms: 0 Land Sch: LT/AC2/A
 Acres: 17.000 Imp: 0 Total: 59,690
 Sales Info: \$0

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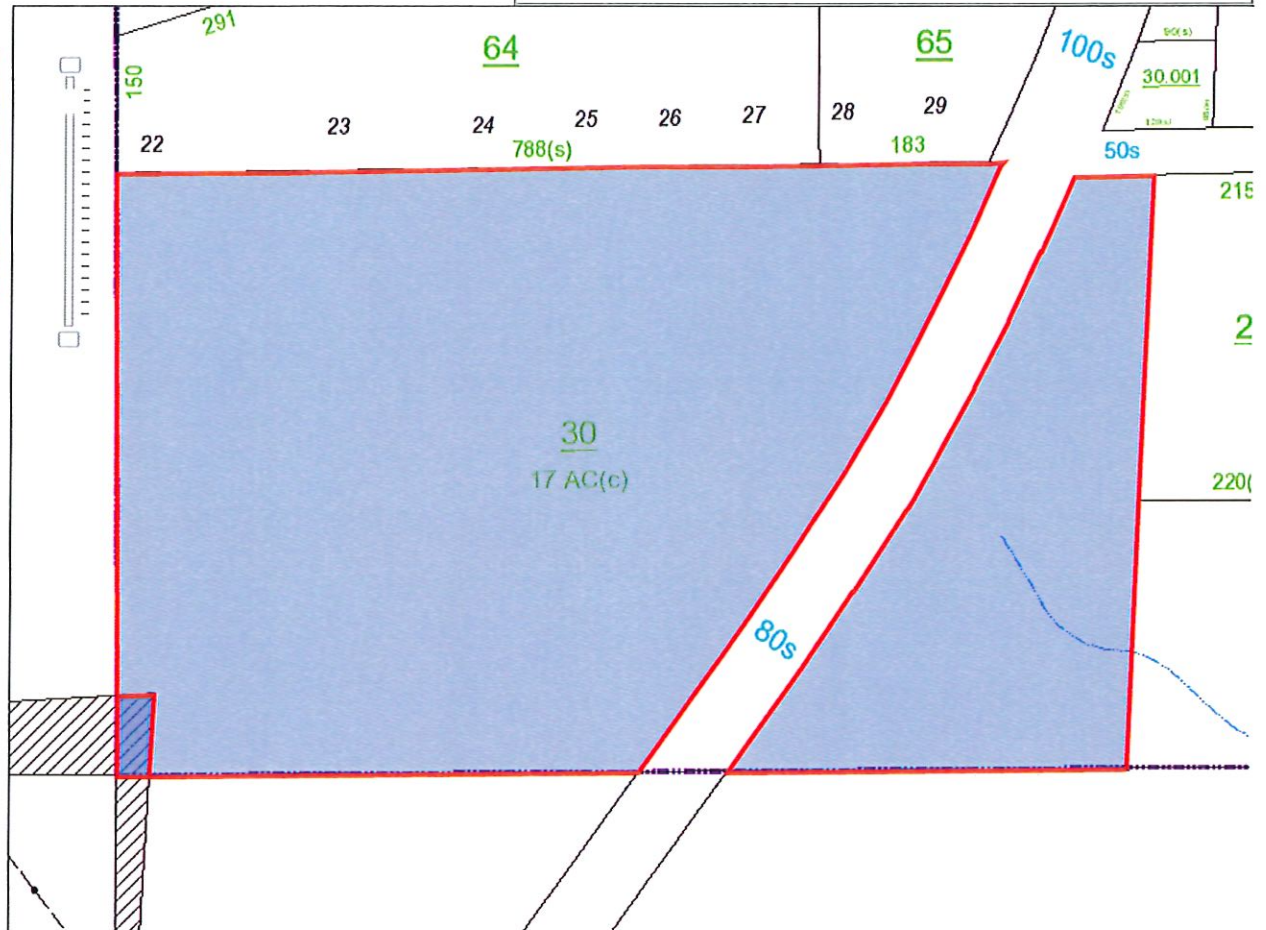
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PARCEL #: 15 07 26 0 001 008.000
OWNER: GRIFFITH JIM W & FRANCES
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION:

[MISCIMP-A0]
1501
 Land: 226,500
 Acres: 74.000

Baths: 0.0
 Bed Rooms: 0
 Imp: 20,390
 Sales Info: \$0

H/C Sqft: 0
 Land Sch: AM
 Total: 246,890

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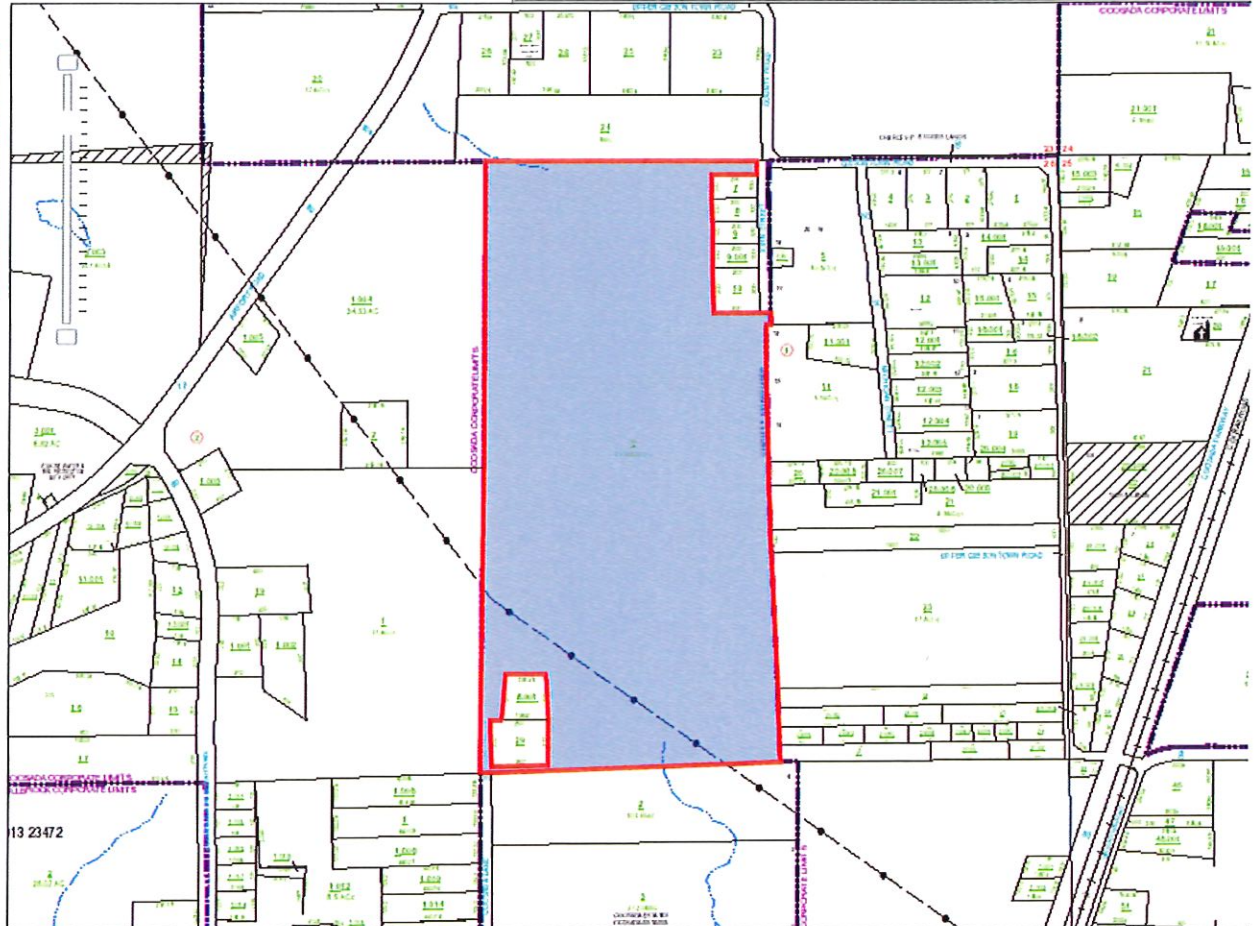
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PARCEL #: 15 07 26 0 001 008.001
OWNER: GRIFFITH JIM W & FRANCES W
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION: 430 COOSADA LN COOSADA AL 36020

[111-D+] Baths: **2.5** H/C Sqft: **2,110**
1501 Bed Rooms: **0** Land Sch: **GM**
Land: **15,000** Imp: **179,400** Total: **194,400**
Acres: **0.880** Sales Info: **\$0**

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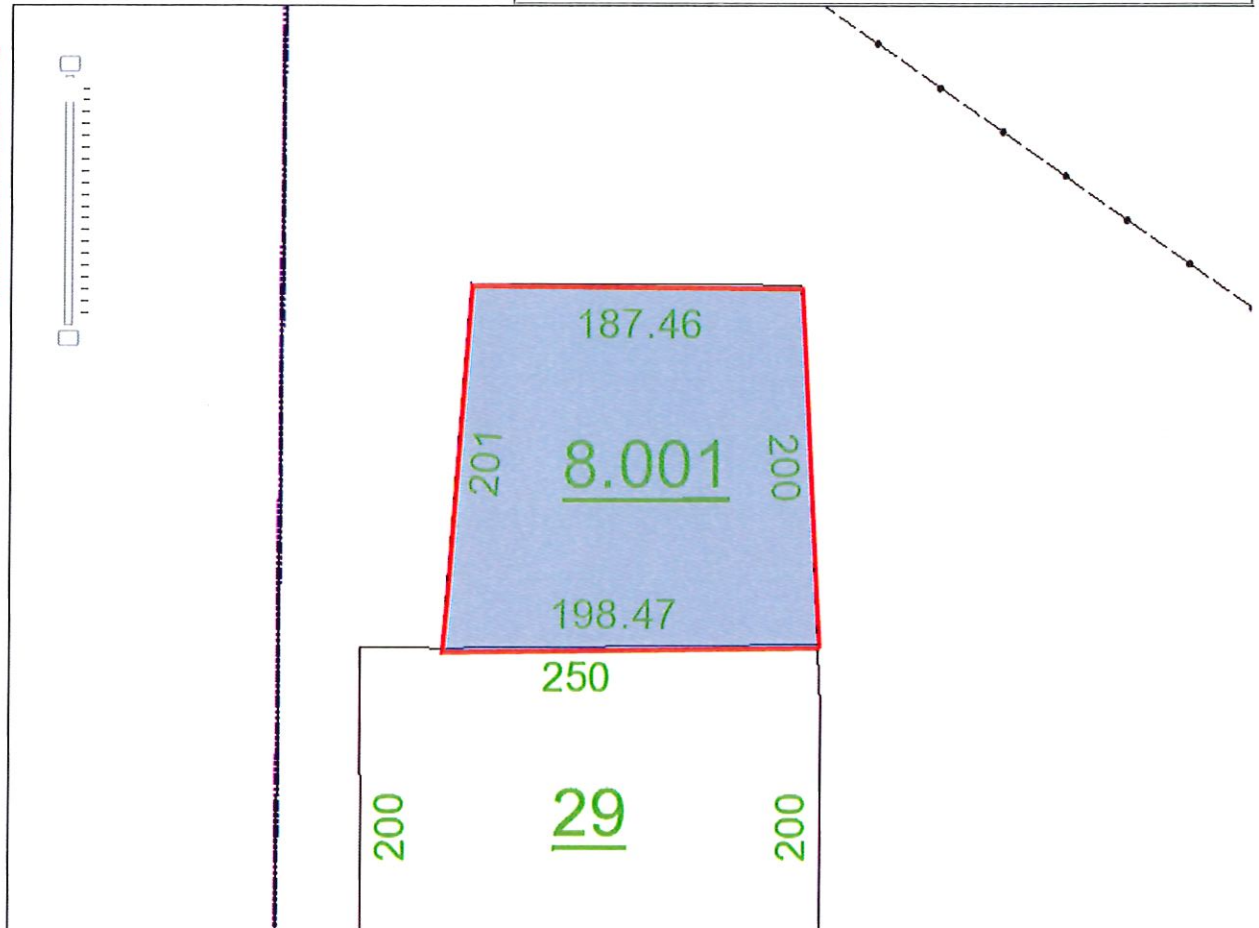
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PARCEL #: 15 07 26 0 001 029.000
OWNER: GRIFFITH JIM W & FRANCES W
ADDRESS: 430 COOSADA LN COOSADA AL 36020
LOCATION: 400 COOSADA LANE COOSADA AL 36020

[111-C0] Baths: 2.0 H/C Sqft: 2,453
1501 Bed Rooms: 0 Land Sch: GM
Land: 20,000 Imp: 217,920 Total: 237,920
Acres: 1.200 Sales Info: 06/07/2011 \$137,482

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