

STATE OF ALABAMA
MONTGOMERY COUNTY
TOWN OF PIKE ROAD

AN ORDINANCE ALTERING AND ENLARGING THE CORPORATE LIMITS OF THE TOWN OF PIKE ROAD BY INCLUDING WITHIN THE BOUNDARIES OF THE TOWN OF PIKE ROAD THAT TERRITORY OF REAL PROPERTY AS DESCRIBED HEREIN IN THIS ORDINANCE.

WHEREAS, AUTOMOTIVE AFTERMARKET FUND, are the owners of the real property hereinafter described, did file with the Town Clerk a petition asking that the said tracts or parcels of land be annexed to and become a part of the Town of Pike Road; and

WHEREAS, said petition (attached as Exhibit A) did contain the signatures of all the owners of the described territory and a map of said property (attached as Exhibit B) showing its relationship to the corporate limits of the Town of Pike Road; and

WHEREAS, a warranty deed is attached, containing a legal description of the property (attached as Exhibit C).

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the Town of Pike Road 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 THE TOWN OF PIKE ROAD, ALABAMA, AS FOLLOWS:

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

Section 2. The boundary lines of the Town of Pike Road, 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 Pike Road, Alabama, and in addition thereto the following described territory, to-wit:

LOTS 4 & 5 OF CHANTILLY PLACE PLAT NO. 1 AS RECORDED IN PB 49 AT PAGE 129 IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA

Lot 4: A 0.82 +/- acre tract of land commonly known as 11245 Chantilly Pkwy Ct. (Parcel ID #: 09 06 23 1 000 002.010)

Lot 5: A 1.46 +/- acre tract of land commonly known as 11253 Chantilly Pkwy Ct. (Parcel ID #: 09 06 23 1 000 002.009)

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 Montgomery County, Alabama.

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

ADOPTED AND APPROVED, this the 20th day of June, 2023.

Council Member

Council Member

Attest: [Signature]
Town Clerk – Treasurer

[Signature]
Gordon Stone, Mayor

[Signature]
Council Member

[Signature]
Council Member

[Signature]
Council Member



PETITION FOR ANNEXATION

TO: The Mayor and Town Council of the Town of Pike Road, Alabama, a municipal corporation, located in Montgomery County, State of Alabama.

The undersigned Petitioners, pursuant to §11-42-20 through §11-42-24, Code of Alabama 1975, as amended, respectfully petition the Mayor and Town Council of the Town of Pike Road, Alabama for annexation to the Town of Pike Road of the following described unincorporated territory or property in the County of Montgomery, State of Alabama, to wit:

LEGAL DESCRIPTION: Lots 4 & 5 of Chantilly Place Plat No. 1 as recorded in PB 49 at Page 129 in the Office of the Judge of Probate, Montgomery County, Alabama.

That the territory or property described above lies within the police jurisdiction of the Town of Pike Road.

1. That the territory or property described above abuts upon and is contiguous to the corporate limits of the Town of Pike Road.
2. That the undersigned Petitioner is the sole owner of the territory or property described above and requested to be annexed.
3. This Petition is accompanied by a map or plat of the said territory to be annexed, showing with reasonable certainty the territory to be annexed, the boundaries thereof, and its relationship to the established corporate limits of the Town of Pike Road. The maps are attached as Exhibit A.
4. WHEREFORE, Petitioner respectfully request that the territory or property described above be annexed to the Town of Pike Road, Alabama and that the governing body of said Town of Pike Road adopt an ordinance assenting to this annexation and take such action as is appropriate in the premises.

Adopted on this 22nd day of May, 2023.

SIGNATURE PAGE ATTACHES TO THIS PETITION

NAME(S) AS RECORDED; Automotive Aftermarket Fund

ADDRESS OF PROPERTY; 11245 & 11253 Chantilly Parkway Court, Pike Road, AL 36064

SIGNATURE: Randal H. Ward
Randal H. Ward, President of Automotive Aftermarket Fund

WITNESSED BY: Matt Ward

**TOWN OF PIKE ROAD
ANNEXATION FORM**

NAME Automotive Aftermarket Fund (Randal H. Ward-President)

ADDRESS 11245 Chantilly Parkway Court, Pike Road, AL 36064

PHONE 334-303-6979

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN
OF PIKE ROAD, AL. ON THIS THE 22nd DAY OF May, 20 23.

SIGN Randal H. Ward **SIGN** _____

WITNESSED Matt Ward

DO YOU OWN THIS PROPERTY? Yes **ACREAGE** 2.28 ac
DO YOU LIVE ON THIS PROPERTY? No

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

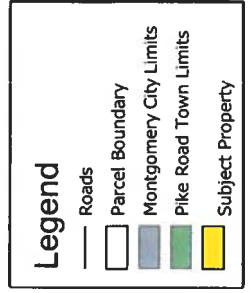
PLEASE SIGNIFY THE REGISTERED VOTERS WITH AN * AND PLACE A CHECK
MARK BESIDE SCHOOL AGE CHILDREN RESIDING AT THIS ADDRESS

PLEASE PROVIDE LEGAL DESCRIPTION. (IF AVAILABLE)

TWP. 24, RNG. 16, SECTION 19, PARCEL 09 06 23 1 000 002.009 & 09 06 23 1 000 002.010

**FAX OR MAIL TO
TOWN OF PIKE ROAD
9575 VAUGHN ROAD
PIKE ROAD, AL 36064
334-272-9883 FAX- 334-272-9884**

Annexation Case No. AX 23.07



Parcels in consideration for annexation:
09 06 23 1 000 002.009 & 09 06 23 1 000 002.010
11245 & 11253 Chantilly Parkway Court

State of Alabama
Montgomery County
Town of Pike Road
Ordinance 2023- **0535**
Date Passed **05-26-2023**

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Warranty Deed

RLPY 03569 PAGE 0471

Rlpy 3569 Pg 471

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Automotive Aftermarket Association Southeast, Inc. (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto Automotive Aftermarket Fund (herein referred to as "Grantee") and undivided One Third Interest in the following described real estate situated in ,Montgomery County, Alabama , to-wit:

Commence at an iron pin known as the NW Corner of the SW ¼ of Section 24, T-16-N, R-19-E, Montgomery County, Alabama; thence N 00 deg. 45'37" E 537.09 feet to an iron pin; thence N 59 deg. 25'18" W, 1336.84' to an iron pin; thence S 00 deg. 51'54" W 862.16 feet to the POINT OF BEGINNING for the herein described parcel of land; thence N 83 deg. 19'07" E 23.77 feet to an iron pin; thence S 01 deg. 06'32" W 35.48 feet to an iron pin; thence S 05 deg. 23'26" W 178.88 feet to an iron pin located on a Future Right-of-Way; thence along said Right-of-Way S 84 deg. 02'37" W 149.39 feet to an iron pin; thence leaving said Right-of-Way N 06 deg. 40' 53" W 208.19 feet to an iron pin; thence N 83 deg. 19'07" E 167.82 feet to the point of beginning. Containing 0.82 acre more or less, including any and all bulidings and improvements thereon.

Subject to any and all restrictions, reservations, rights of way, covenants, easements, setback lines, mineral and mining rights of record which affect the subject property.

To Have and To Hold the aforegranted premises to the said Grantee, her heirs and assigns forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 20 day of October, 2005.

Mikki Brasher
WITNESS

AUTOMOTIVE AFTERMARKET ASSOCIATION
SOUTHEAST, INC.

Randy Jones
WITNESS

Randal H. Ward (L.S.)
RANDAL H. WARD, PRESIDENT

STATE OF ALABAMA COUNTY OF MONTGOMERY

I, the undersigned notary public, in and for said county and state, hereby certify that RANDAL H. WARD AS PRESIDENT OF AUTOMOTIVE AFTERMARKET ASSOCIATION SOUTHEAST, INC., 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 said President and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of May, 2007.

13
24
31
32650

Sharon S. Ruett
Notary Public
My commission expires 4-24-2011

GRANTEE'S MAILING ADDRESS:

11245 Chantilly Pkwy Court Montgomery AL 36117

THIS INSTRUMENT PREPARED BY:

MONICA G. HAMMETT, P.C.
1712 PLATT PLACE MONTGOMERY AL 36117
File # 2007-96



STATE OF ALA. MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
RLPY 03569 PG 0471 2007 Jun 05 09:55AM
REESE MCKINNEY JR.
JUDGE OF PROBATE

INDEX	\$5.00
REC FEE	\$2.50
CERT	\$1.00
DEED TAX	\$318.00
CHECK TOTAL	\$328.50
61873	

Clerk: NANCY 09:58AM

WARRANTY DEED

**STATE OF ALABAMA
MONTGOMERY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **AUTOMOTIVE AFTERMARKET ASSOCIATION SOUTHEAST, INC., AN ALABAMA CORPORATION** (herein referred to as Grantor), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **AUTOMOTIVE AFTERMARKET FUND** (herein referred to as Grantee), its successors and assigns, its two-thirds (2/3) right, title, interest, and claim in and to the following described real estate, situated in Montgomery County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And Grantor does for itself and for its successors, executors and administrators, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of aforementioned premises, that it is free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that Grantor will and its successors, executors and administrators shall, Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as provided above.

IN WITNESS WHEREOF, GRANTOR, has hereunto set its hand and seal this the 17th
day of August 2020.

**AUTOMOTIVE AFTERMARKET
ASSOCIATION SOUTHEAST, INC.,**
an Alabama corporation

By: Randal H. Ward
Randal H. Ward
Its: President

**STATE OF ALABAMA
MONTGOMERY COUNTY**

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Randal H. Ward whose name as President of AUTOMOTIVE AFTERMARKET ASSOCIATION SOUTHEAST, INC., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of August 2020.

[SEAL]

Sharon Spewett
NOTARY PUBLIC
Commission expires: 05/02/2023

THIS INSTRUMENT PREPARED BY:
B. Saxon Main, Esquire
BALL, BALL, MATTHEWS & NOVAK, P.A.
445 Dexter Avenue, Suite 904
Montgomery, AL 36104
(334) 387-7680

SEND TAX NOTICE TO: Automotive Aftermarket Fund
11245 Chantilly Parkway Court
Montgomery, AL 36117

EXHIBIT "A"

Parcel 5:

Commence at an iron pin known as the NW Corner of the SW 1/4 of Section 24, T-16-N, R-19-E, Montgomery County, Alabama; thence N 00 deg. 45' 37" E 537.09 feet to an iron pin; thence N 59 deg. 25' 18" W 1336.84 feet to an iron pin; thence S 00 deg. 51' 54" W 752.16 feet; to the POINT OF BEGINNING for the herein described parcel of land; thence S 61 deg. 04' 27" E 364.70' to an iron pin located on a future Right-of-Way, thence along said Right-of-Way Chord Bearing S 16 deg. 26' 27" W, Chord Distance 120.00 feet, Radius 230.00' to an iron pin located at the intersection of two future Right-of-Ways; thence along 2nd future Right-of-Way S 84 deg. 02' 37" W 282.31 feet to an iron pin; thence leaving said Right-of-Way N 05 deg. 23' 26" E 178.88 feet to an iron pin; thence N 01 deg. 06' 32" E 35.48 feet to an iron pin; thence S 83 deg. 19' 07" W 23.77 feet to an iron pin; thence N 00 deg. 51' 54" E 110.00 feet to the point of beginning. Containing 1.46, acres more or less.

*Lot 5
Chantilly
Place Plat
No 1*

and

Commence at an iron pin known as the Northwest Corner of the SW 1/4 of Section 24, T16-N, R-19-E, Montgomery County, Alabama; thence N 00° 45' 37" E 537.09' to a point; thence N 59° 25' 18" W 1095.84' to a point; thence South 459.91' to the Point of Beginning for the herein described parcel of land; thence S 43° 15' 46" E 171.64' to an iron pin; thence S 16° 56' 57" E 49.09' to an iron pin located in a curve of the West right of way (60') of Chantilly Parkway Place; thence along said right of way the following two (2) comes: (1) Chord Bearing S 23° 55' 32" W Chord Distance of 61.65', Radius 50.00'; (2) Chord Bearing S 32° 41' 54" W, Chord Distance 9.12', Radius 230.00' to an iron pin; thence leaving said right of way N 61° 04' 27" W 264.32' to an iron pin; thence N 52° 13' 58" E 39.89' to an iron pin; thence N 53° 51' 04" E 37.18' to an iron pin; thence N 50° 25' 02" E 48.93' to an iron pin; thence N 44° 30' 12" E 42.88' to the point of beginning.

*Parcel
6?*

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

Grantor's Name	<u>Automotive Aftermarket Assoc. Southeast, Inc.</u>	Grantee's Name	<u>Automotive Aftermarket Fund</u>
Mailing Address	<u>11245 Chantilly Parkway Court</u> <u>Pike Road, AL 36064</u>	Mailing Address	<u>11245 Chantilly Parkway Court</u> <u>Pike Road, AL 36064</u>
Property Address	<u>11253 Chantilly Parkway Court and .66</u> <u>Aores +/- Chantilly Parkway Place,</u> <u>Pike Road, AL 36064</u>	Date of Sale	<u>August 17, 2020</u>
		Total Purchase Price	<u>\$250,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Closing Statement	

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 or 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 August 17, 2020

☐ Unattested

STATE OF ALA. MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
RLPY 05432 PG 0059-0062 2020 Aug 19 08:00AM
J O LOVE, III
JUDGE OF PROBATE
E-FILED (verified by)

INDEX \$5.00
REG FEE \$10.00
CERT \$1.00
DEED TAX \$250.00
ACT TOTAL \$266.00
E-RECORDED 378353 Clerk: #101 08:32AM

Print: Dana Broome, Agent

By: Dana Broome
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

HEARING DATE _____

CASE # _____

AUTHORIZATION TO ACT AS APPLICANT

TOWN OF PIKE ROAD
9575 Vaughn Road, Pike Road, AL 36064
PHONE (334) 272-9883/FAX (334) 272-9884

Date: May 9, 2023

To: Town of Pike Road
Planning Department
9575 Vaughn Road
Pike Road, AL 36064

RE: Agent Authorization for the following site location: 11253 Chantilly Pkwy Court, Pike Road, AL 36064
Section 24, T-16-N, R-19-E, Montgomery County, Alabama

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers (authorized representative) Gregory M. Gillian to act as agent to file application(s) for (described action requested) Annexation Petition, Rezoning Request & Final Plat Request for the above referenced property and in connections with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Ronald H. Ward
Property Owner Signature

May 22, 2023
Date

STATE OF ALABAMA

COUNTY OF MONTGOMERY

I, Courtney Sage Ward, a Notary Public in and for said County and State, hereby certify that Kandas Ward, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given under my hand and seal of office this 22 day of May, 20 23

Courtney Sage Ward
Notary Public Signature

My Commission Expires: February 24, 2027

(Seal)