

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, David and Emily Ledford 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:

A 5 acre parcel of land commonly known as 360 Vaughn Crossing (Parcel ID #: 17-02-03-0-000-002.005)

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 12 th day of September, 2022.



Attest: [Signature]
Town Clerk – Treasurer

[Signature]
Gordon Stone, Mayor
[Signature]
Council Member
[Signature]
Council Member
[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:



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 B.
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 _____ day of _____, 20__.

SIGNATURE PAGE ATTACHES TO THIS PETITION

NAME(S) AS RECORDED: David & Emily Hedford

ADDRESS OF PROPERTY: 360 Vaughn Crossing Rd
Pike Road, Az 85004

SIGNATURE: 


WITNESSED BY: _____

TOWN OF PIKE ROAD
ANNEXATION FORM

NAME David & Emily Ledford
ADDRESS 360 Vaughn Crossing Rd
Pike Road, Az 360624
PHONE 334-300-7946
EMAIL svcltch@gmail.com

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 22 DAY OF July, 2022.

SIGN [Signature] SIGN [Signature]

WITNESSED _____

DO YOU OWN THIS PROPERTY? Yes ACREAGE 5
DO YOU LIVE ON THIS PROPERTY? Yes

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

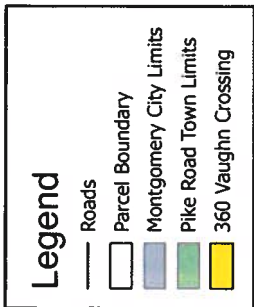
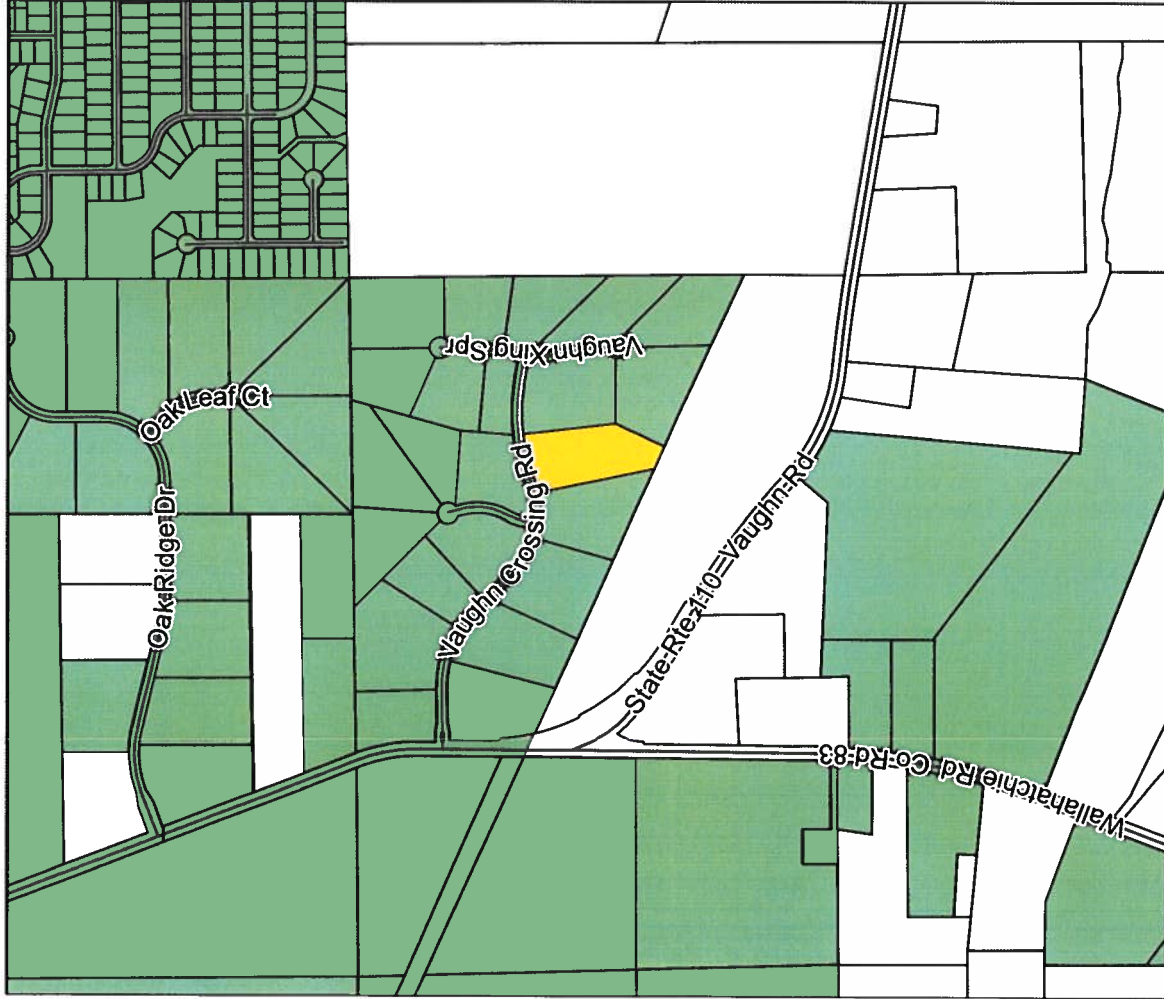
<u>David A. Ledford *</u>	<u>Sloan C. Ledford ✓</u>
<u>Emily D Ledford *</u>	<u>Isadora R. Ledford ✓</u>
<u>Brea M. D. Ledford ✓</u>	<u>Ryker L. Ledford ✓</u>

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. _____, RNG. _____, SECTION _____, PARCEL _____

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 22.12



Parcels in consideration for annexation: 17-02-03-0-000-002.005

State of Alabama
Montgomery County
Town of Pike Road
Exhibit B
Ordinance 2022- 0513
Date Passed 9-12-2022



Microsoft

Exhibit C

Ordinance 2022-0513
9-12-2022

This Instrument Prepared By:
Jon R. Moody
Garry S. McAnnally, LLC
Attorneys at Law
6847 Halcyon Park Drive
Montgomery, AL 36117
File No. 21-0851

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Twenty Five Thousand (\$725,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, **David L. Farmer and Bertie M. Farmer**, husband and wife (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **David A. Ledford and Emily D. Ledford** (herein referred to as GRANTEES), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Montgomery, Alabama, to wit:

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

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

\$652,427.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the said GRANTEES and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEES forever, against the lawful claims of all persons, except as hereinabove provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

File No. 21-0851

IN WITNESS WHEREOF we have hereunto set our hands and seals this 17 day of June, 2021.

Bertie M. Farmer
Bertie M. Farmer

STATE OF ALABAMA)
COUNTY OF Montgomery)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Bertie M. Farmer, 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of June, 2021.


[SEAL]

[Signature]
Notary Public
My Commission Expires: _____

Jon R. Moody
Notary Public
Alabama State at Large
My Commission Expires 09/05/2021

File No. 21-0851

IN WITNESS WHEREOF we have hereunto set our hands and seals this 17 day of June, 2021.



David L. Farmer

STATE OF ALABAMA)
COUNTY OF Montgomery)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that David L. Farmer, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of June, 2021.

[SEAL]



Notary Public
My Commission Expires: _____

Jon R. Moody
Notary Public
Alabama State at Large
My Commission Expires 09/05/2021

File No. 21-0851

EXHIBIT 'A'
Legal Description

Lot 15, according to the Corrected Map of Vaughn Crossing Plat No. 1, as the same appears of record in the Office of the Judge of probate of Montgomery County, Alabama, in Plat Book 43, at Page 191.

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>David L. Farmer</u> <u>Bertie M. Farmer</u>	Grantee's Name	<u>David A. Ledford</u> <u>Emily D. Ledford</u>
Mailing Address	<u>29 Brookwood Drive</u> <u>Wetumpka, AL 36093</u>	Mailing Address	<u>360 Vaughn Crossing Road</u> <u>Pike Road, AL 36064</u>
Property Address	<u>360 Vaughn Crossing Road</u> <u>Pike Road, AL 36064</u>	Date of Sale	<u>06/21/21</u>
		Total Purchase Price	<u>\$725,000.00</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)

Bill of Sale	_____	Appraisal	_____
Sale Contract	<u>X</u>	Other	_____
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 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 06/21/21

 Unattested

STATE OF ALA. MONTGOMERY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED ON
 RLPY 05633 PG 0908-0912 2021 Jul 13 08:33AM
 J C LOVE, III
 JUDGE OF PROBATE
 E-FILED

 (verified by)

Print Garry S. McAnnally, LLC
 Sign _____

 (Grantor/Grantee/Owner/Agent) circle one

INDEX \$5.00
 REC FEE \$12.50
 CERT \$1.00
 DEED TAX \$73.00
 ACH TOTAL \$91.50
 E-RECORDED 406836Clerk: #101 10:03AM