

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, Keith Newell and Triple N Holdings, LLC 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 65.51 acre parcel of land commonly known as 733 Flowers Road, Cecil, AL. 36013 (Parcel ID #: 17-01-12-0-000-059.000)

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 12th day of September, 2022.



Attest: Sra W Burke
Town Clerk – Treasurer

Gordon Stone, Mayor
Council Member
Council Member
Council Member
Council Member
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:

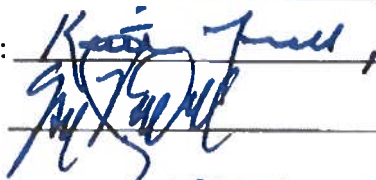
1. That the territory or property described above abuts upon and is contiguous to the corporate limits of the Town of Pike Road.
2. That the undersigned Petitioner is the sole owner of the territory or property described above and requested to be annexed.
3. This Petition is accompanied by a map or plat 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: Triple N Holdings, LLC.

ADDRESS OF PROPERTY: 733 Flowers Road
Cecil, AL. 36013

SIGNATURE: 

WITNESSED BY: Michelle Nunnell

TOWN OF PIKE ROAD
ANNEXATION FORM

NAME Triple N Holdings, LLC.
ADDRESS P.O. Drawer 241327
Montgomery, AL. 36124
PHONE 334-215-8000
EMAIL KNewell@wsnewell.com

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 3rd DAY OF Aug., 2022.

SIGN [Signature] SIGN [Signature]

WITNESSED [Signature]

DO YOU OWN THIS PROPERTY? Yes ACREAGE 65.51
DO YOU LIVE ON THIS PROPERTY? No

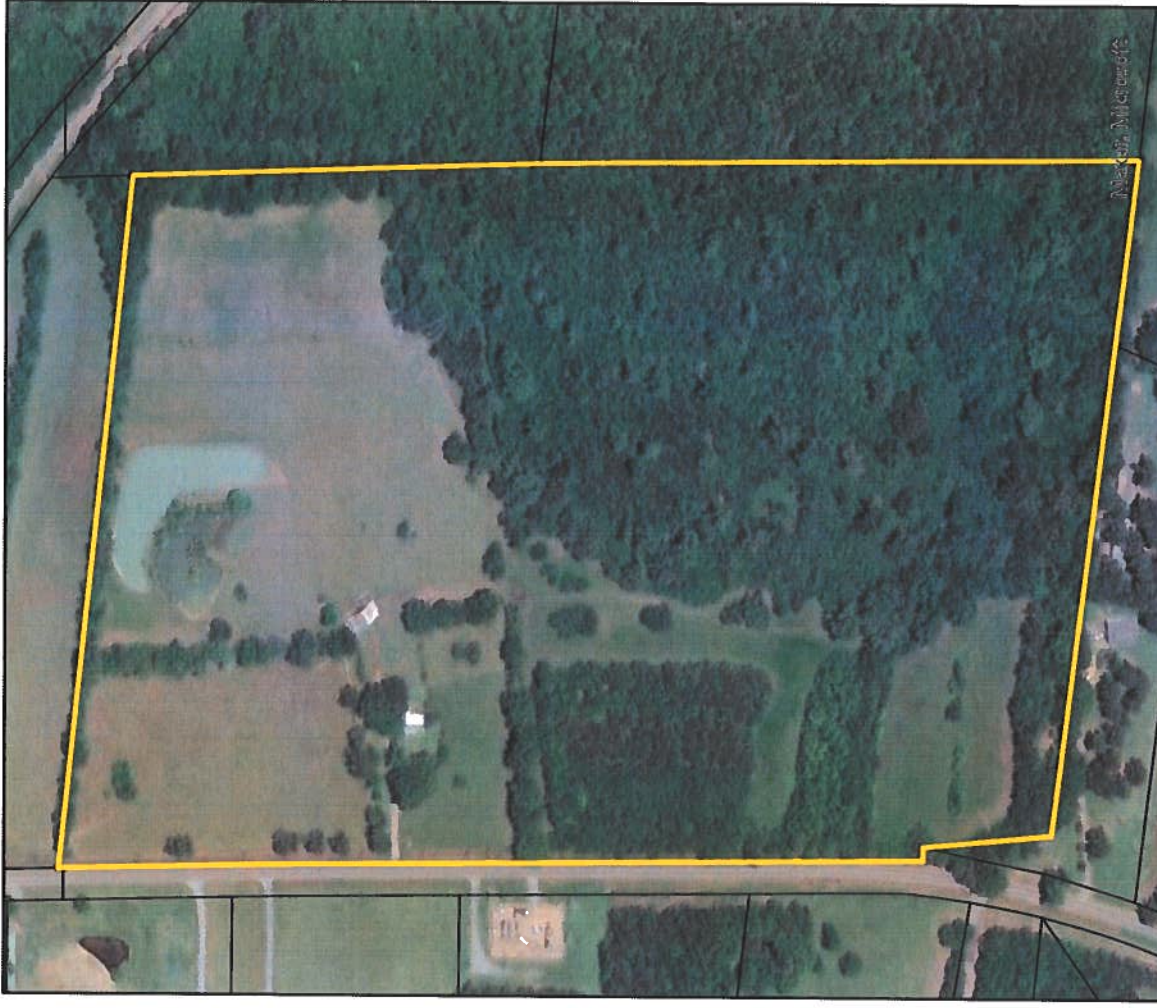
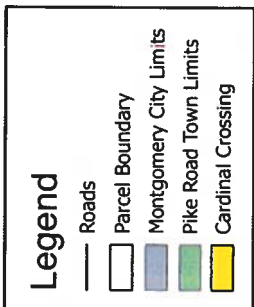
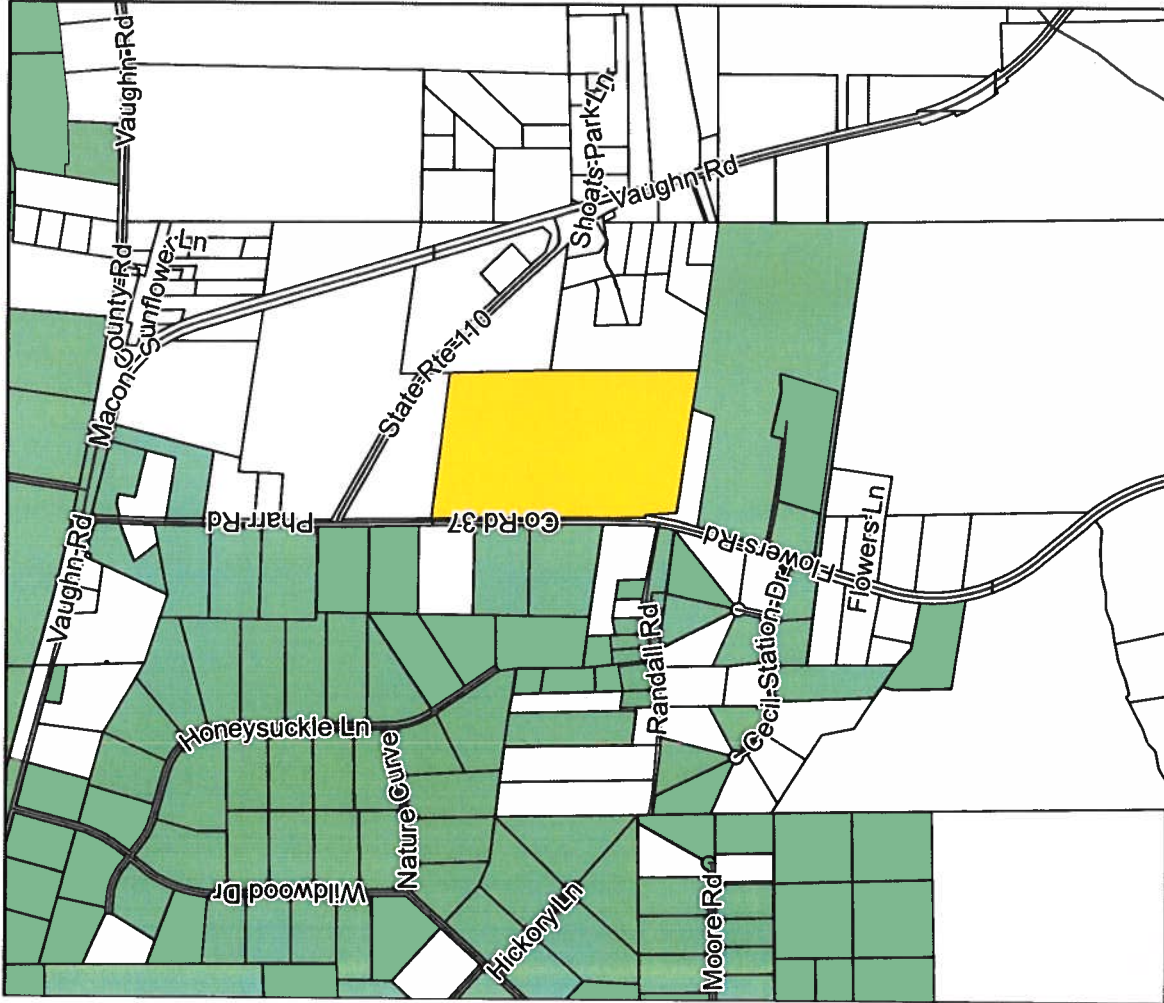
PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

PLEASE SIGNFY 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. 15-N, RNG 20-E, SECTION 12, 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 22.15



State of Alabama
 Montgomery County
 Town of Pike Road
Exhibit B
 Ordinance 2022- 0516
 Date Passed 9-12-2022

Parcels in consideration for annexation: 17-01-12-0-000-059.000

WARRANTY DEED

Exhibit C

Ordinance 2022-0516
9-12-2022

STATE OF ALABAMA
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS that the total purchase price of SIX HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND 25/100— (\$666,564.25) per the sales contract and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, **Louis C. Cardinal, IV and Ruth Cardinal Seawell, as Co-Personal Representatives of the Estate of Clare B. Cardinal, deceased** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Triple N Holdings, LLC** (herein referred to as GRANTEE), its successors and assigns, the following described real estate situated in Montgomery County, Alabama, to-wit:

As set forth on Exhibit "A" attached hereto and incorporated herein by reference.

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

For ad valorem tax purposes the property address is: LAND ONLY; 733 Flowers Road, Cecil, AL 36013.

The Grantor's mailing address is: 810 Pinewood Court, Daphne, AL 36526.

The Grantee's mailing address is: _____

The date of sale is December 29, 2021.

TO HAVE AND TO HOLD, the aforegranted premises, to the said GRANTEE, its successors and assigns, FOREVER.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of the said premises; that they are free from all encumbrances, except as hereinabove provided; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of December, 2021.

Estate of Clare B. Cardinal, deceased

By [Handwritten Signature]

Ruth Cardinal Seawell, Co-Personal Representative

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that is Ruth Cardinal Seawell, as Co-Personal Representative of the Estate of Clare B. Cardinal, deceased, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of December, 2021.

[Handwritten Signature]

NOTARY PUBLIC

Commission expires: 07/15/2025



THIS INSTRUMENT PREPARED BY:
Jackson and Scott, LLC
Bailey Jackson
6737 Taylor Circle
Montgomery, Alabama 36117

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
BEGIN AT AN ANGLE IRON AT THE SE
CORNER OF THE SW 1/4 OF SECTION 12,
T-15-N, R-20-E, MONTGOMERY COUNTY,
ALABAMA AND RUN N 05°59'28"W, 277.00
FEET TO A CAPPED "JEFFCOAT 9587"
IRON PIN ON THE EAST ROW OF FLOWERS
ROAD; THENCE ALONG SAID EAST ROW N
00°26'37"W, 1924.85 FEET TO A CAPPED
"JEFFCOAT 9587" IRON PIN; THENCE
LEAVING SAID EAST ROW ALONG AN
EXISTING FENCE S 81°55'17"E, 1314.33
FEET TO A CAPPED "JEFFCOAT 9587"
IRON PIN; THENCE S 00°44'52"E, 870.47
FEET TO AN ANGLE IRON; THENCE S
01°09'41"E, 1304.57 FEET TO A CAPPED
"JEFFCOAT 9587" IRON PIN; THENCE N
82°47'04"W, 371.95 FEET TO A MAGNAIL IN
THE BASE OF A TREE; THENCE N
83°04'53"W, 933.06 FEET TO THE POINT
OF BEGINNING. ALL LYING IN THE SW 1/4
AND THE SE 1/4 OF SECTION 12, T-15-N,
R-20-E, MONTGOMERY COUNTY, ALABAMA
AND CONTAINING 65.51 ACRES MORE OR
LESS.