

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, Christopher Noel Cantey and Brooke T. Cantey 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:

**PARCEL C**  
BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N27°25'43"E, 307.03 FEET TO A POINT; THENCE N59°22'16"E, 252.71 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 37.49 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S53°52'38"W, 220.20 FEET; THENCE S37°54'21"W, 296.54 FEET TO THE POINT OF BEGINNING.


SAID PARCEL LYING IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 0.42 ACRES, MORE OR LESS.

**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.


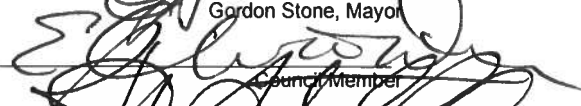


**Section 4.** The territory described in this ordinance shall become a part of the corporate limits of Town of Pike Road, Alabama, upon publication of this ordinance as set forth in Section 3, above.

ADOPTED AND APPROVED, this the 28<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

Attest:   
Town Clerk - Treasurer

  
\_\_\_\_\_  
Gordon Stone, Mayor  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member



Ordinance 2024-0560  
Date Passed- 6-28-2024

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:

Lot No. 18, Block B, according to the Map of Foxwood Subdivision Plat No 2, in Plat Book 21, at Page 152.

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 10<sup>th</sup> day of June, 2024

NAME(S) AS RECORDED: Chris and Brooke Cantey

ADDRESS OF PROPERTY: 301 Hunter Trail, Pike Road, AL 36064

SIGNATURE(S):

Chris Cantey  
Brooke Cantey

TOWN OF PIKE ROAD  
PETITION FOR ANNEXATION

NAME Brooke Cantey  
ADDRESS 301 Hunter Trail, Pike Road, AL 36064  
PHONE 334-549-1797  
EMAIL brooke.cantey@gmail.com

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 10<sup>th</sup> DAY OF June, 2024.

SIGN Brooke Cantey SIGN [Signature]

WITNESSED A. Gittig

DO YOU OWN THIS PROPERTY? Yes ACREAGE 8.1  
DO YOU LIVE ON THIS PROPERTY? Yes

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

<u>* Chris Cantey</u>	<u>* Brooke Cantey</u>
<u>✓ Noah Cantey</u>	<u>✓ Hannah Cantey</u>

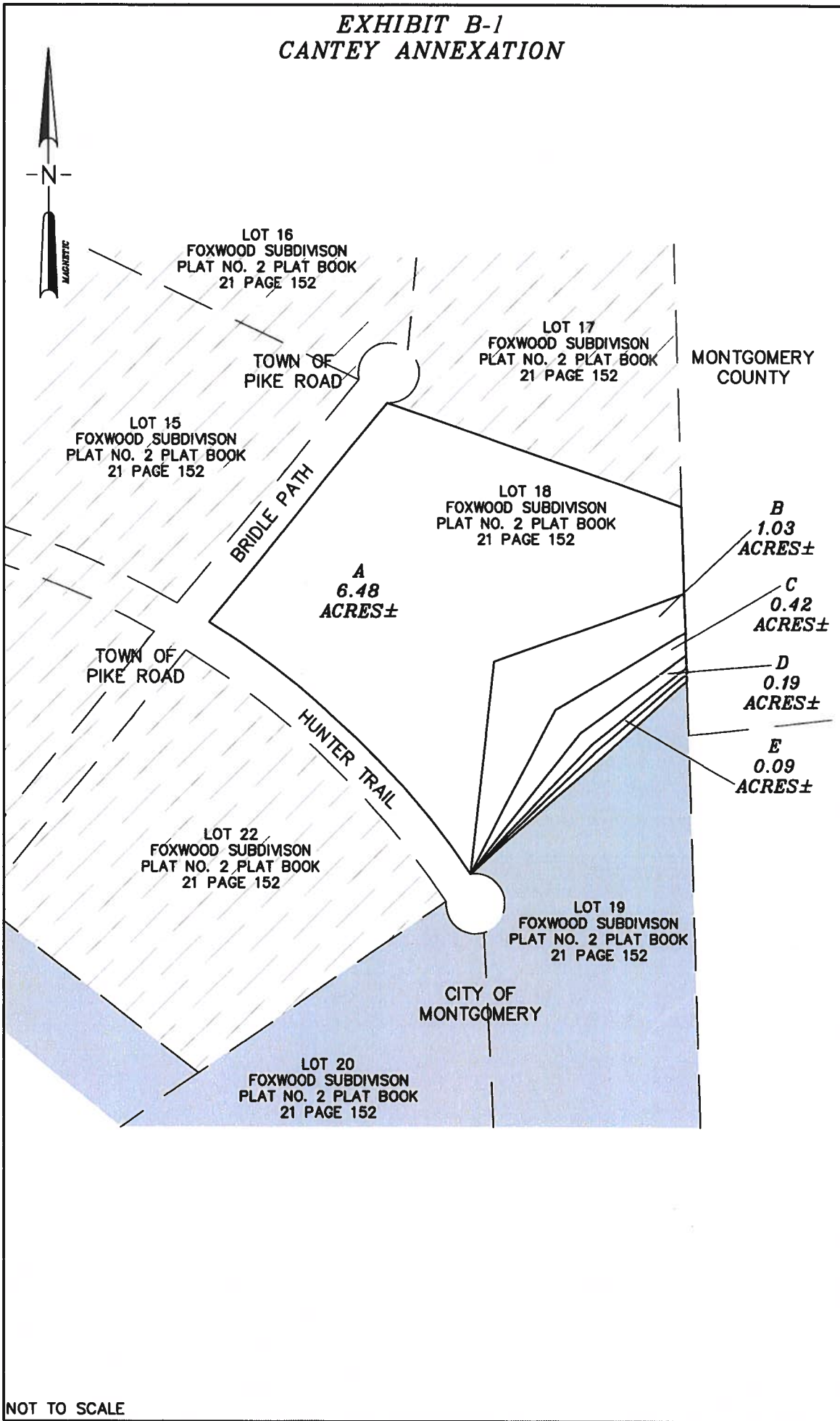
PLEASE SIGNIFY THE REGISTERED VOTERS WITH AN \* AND PLACE A ✓ BESIDE SCHOOL AGE CHILDREN RESIDING AT THIS ADDRESS

PLEASE PROVIDE A COPY OF DEED, INCLUDING LEGAL DESCRIPTION, WITH THIS APPLICATION.

PARCEL ID#: 09 07 36 0 000 006.000

EMAIL, HAND DELIVER, or MAIL TO:  
TOWN OF PIKE ROAD  
9575 VAUGHN ROAD  
PIKE ROAD, AL 36064  
(334) 272-9883  
Email: TOWNCLERK@PIKEROAD.US

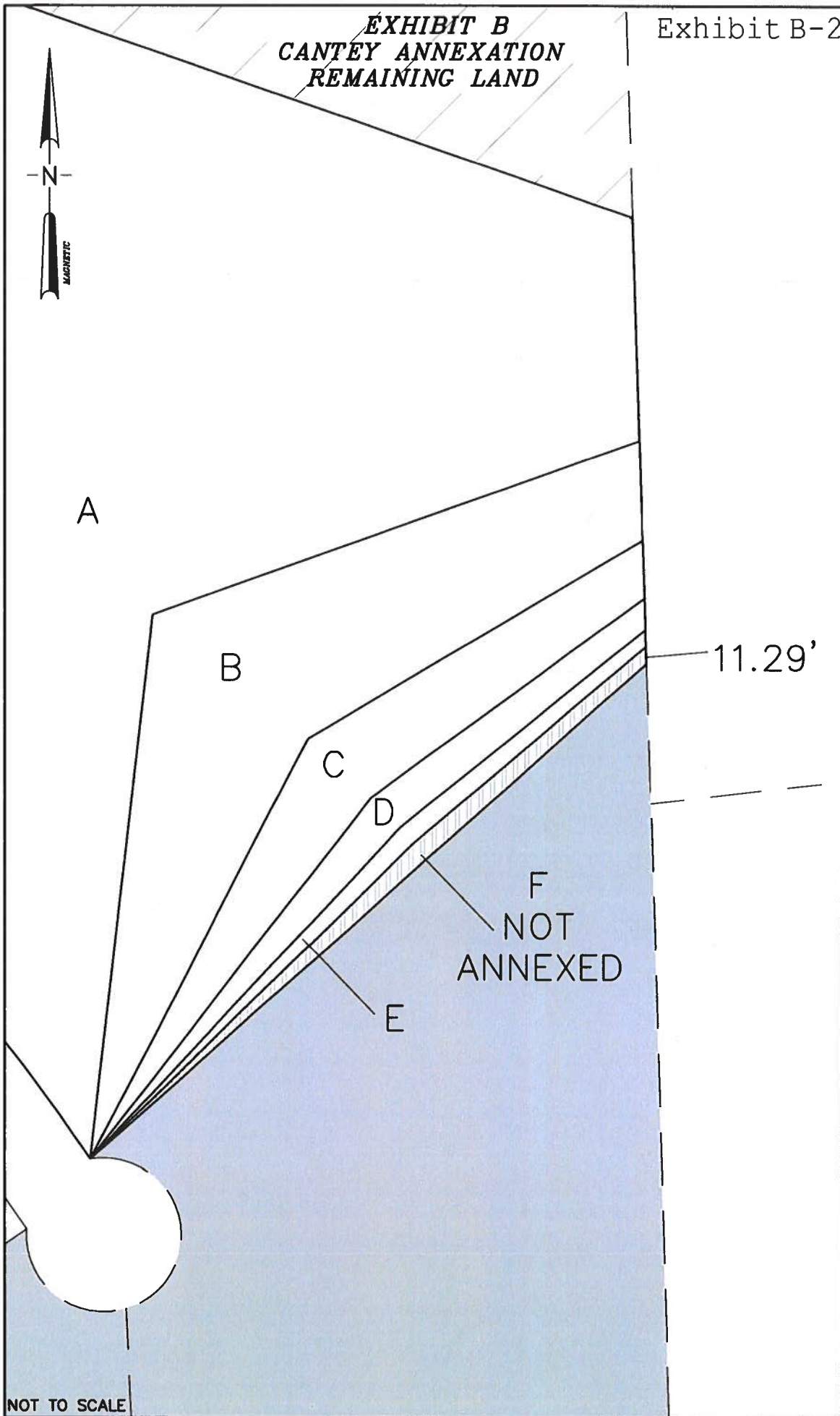
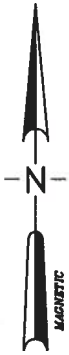
**EXHIBIT B-1  
CANTEY ANNEXATION**



NOT TO SCALE

**EXHIBIT B  
CANTEY ANNEXATION  
REMAINING LAND**

Exhibit B-2



NOT TO SCALE

**301 Hunter Trail Annexation – Christopher Noel Cantey and Brooke T. Cantey**

**PARCEL A**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE ALONG RIGHT OF WAY AND CURVE TO THE LEFT, A RADIUS OF 1485.56 FEET, CHORD BEING N46°11'46"W, 603.80 FEET TO A POINT AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF HUNTER TRAIL AND BRIDLE PATH (60.6' RIGHT OF WAY); THENCE LEAVING HUNTER TRAIL, ALONG THE EASTERN RIGHT OF WAY OF BRIDLE PATH, N39°07'00"E, 469.70 FEET TO A POINT; THENCE LEAVING BRIDLE PATH, S70°47'00"E, 520.83 FEET TO A POINT AT THE NE CORNER OF LOT 18; THENCE ALONG THE EAST LINE OF SAID LOT 18, S01°47'00"E, 145.02 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S70°21'32"W, 336.40 FEET TO A POINT; THENCE S06°28'27"W, 355.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 6.48 ACRES, MORE OR LESS.

**PARCEL B**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N06°28'27"E, 355.18 FEET TO A POINT; THENCE N70°21'32"E, 336.40 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 64.75 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S59°22'16"W, 252.71 FEET TO A POINT; THENCE S27°25'43"W, 307.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 1.03 ACRES, MORE OR LESS.

**PARCEL C**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N27°25'43"E, 307.03 FEET TO A POINT; THENCE N59°22'16"E, 252.71 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 37.49 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S53°52'38"W, 220.20 FEET; THENCE S37°54'21"W, 296.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 0.42 ACRES, MORE OR LESS.

#### **PARCEL D**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N37°54'21"E, 296.54 FEET TO A POINT; THENCE N53°52'38"E, 220.20 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 20.60 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S51°07'49"W, 205.05 FEET TO A POINT; THENCE S43°08'40"W, 294.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 0.19 ACRES, MORE OR LESS.

#### **PARCEL E**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N43°08'40"E, 294.00 FEET; THENCE N51°07'49"E, 205.05 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 10.86 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S49°45'24"W, 197.61 FEET TO A POINT; THENCE S45°45'50"W, 293.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 0.09 ACRES, MORE OR LESS.

**PARCEL F – NOT ANNEXED / REMAINING LAND**

BEGIN AT A POINT LOCATED AT THE SE CORNER OF LOT 18 OF FOXWOOD SUBDIVISION PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 21, PAGE 152, SAID POINT ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HUNTER TRAIL (60' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, N45°45'50"E, 293.37 FEET TO A POINT; THENCE N49°45'24"E, 197.61 FEET TO A POINT LYING ON THE EAST LINE OF LOT 18; THENCE ALONG SAID EAST LINE, S01°47'00"E, 11.29 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTHEASTERN MOST LINE OF SAID LOT 18, S48°23'00"W, 483.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE EAST ½ OF THE NW ¼ OF SECTION 36, T-16-E, R-19-E, MONTGOMERY, COUNTY, ALABAMA, AND CONTAINS 0.09 ACRES, MORE OR LESS.



# Annexation Case No. AX 24.08



**Legend**

- Roads
- Parcel Boundary
- Montgomery City Limits
- Pike Road Town Limits
- Subject Property

Parcels in consideration for annexation:  
09 07 36 0 000 006.000  
Christopher & Brooke Cantey  
301 Hunter Trail

State of Alabama  
Montgomery County  
Town of Pike Road  
Exhibit B  
Ordinance 2024- 0560  
Date Passed 8-20-2024

A certified true and correct copy  
of the original document.

Ball, Ball, Matthews & Novak, P.A.

Exhibit C

Ordinance 2024-0561

8-28-2024

Grantee(s) Address:  
301 Hunter Trail  
Pike Road, AL 36064

Grantor(s) Address:  
8142 Wyndridge Drive  
Montgomery, AL 36117

## 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 **ONE MILLION TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$1,240,000.00)**, and verified by a sales contract between Grantor(s) and Grantees, and other valuable consideration to the undersigned Grantor(s) in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **K. Scott Griffin and Janice H. Griffin, husband and wife** (herein referred to as "Grantor(s)"), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Christopher Noel Cantey and Brooke T. Cantey** (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 Montgomery County, Alabama, to wit:

**Lot No. 18, Block B, according to the Map of Foxwood Subdivision Plat No. 2, as said Map appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 21, at Page 152.**

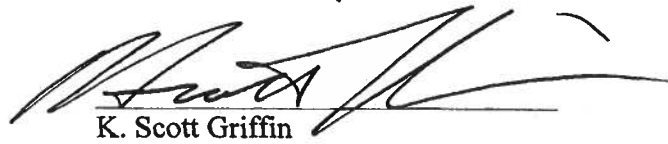
Property Address: 301 Hunter Trail, Pike Road, AL 36064

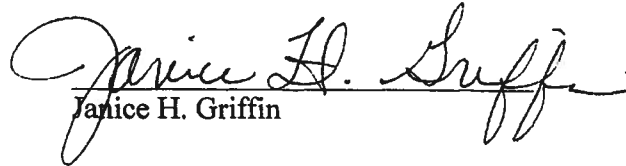
This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said 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, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor(s) do(es) for themselves and for their heirs, executors and administrators, covenant(s) with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of aforementioned premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that Grantor(s) will and their heirs, executors and administrators shall, warrant(s) and defend(s) the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as provided above.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 2nd day of April, 2024.

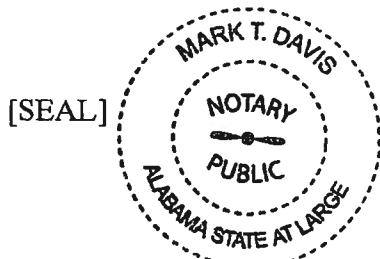
  
K. Scott Griffin


  
Janice H. Griffin

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **K. Scott Griffin and Janice H. Griffin**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2024.



  
NOTARY PUBLIC  
My Commission expires: 7/17/2027

THIS INSTRUMENT PREPARED BY:  
Mark T. Davis, Esq.  
Ball, Ball, Matthews & Novak, P.A.  
445 Dexter Avenue, Suite 9045  
Montgomery, Alabama 36104  
(334) 387-7680  
BBMN File No. 2024-2932