

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, Abdul Kochi and Aya Zaied 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 7.8 acre parcel of land commonly known as 346 Mason Mill Road, Pike Road, AL, 36064 (Parcel ID #: 08-08-27-0-002-010.005)

**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 8<sup>th</sup> day of August, 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\_\_.

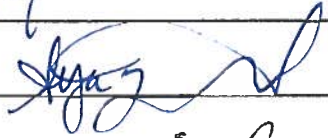
**SIGNATURE PAGE ATTACHES TO THIS PETITION**

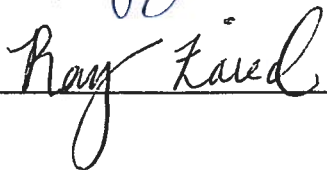
NAME(S) AS RECORDED; Abdul W. Kochi & Aya M. Zaid

ADDRESS OF PROPERTY; 346 Mason Mill Rd.

Pike Road, AL 36064

SIGNATURE: 



WITNESSED BY: 

**TOWN OF PIKE ROAD  
ANNEXATION FORM**

NAME Aya M. Zaid & Abdul W. Kochi

ADDRESS 346 Mason Mill Road

Pike Road, AL 36064

PHONE (334) 224-7599

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 24<sup>th</sup> DAY OF June, 2022.

SIGN [Signature] SIGN [Signature]

WITNESSED Ray Zaid

DO YOU OWN THIS PROPERTY? yes ACREAGE ±7.8

DO YOU LIVE ON THIS PROPERTY? move-in Aug. 1st

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

Abdul W. Kochi

Aya M. Zaid \*

Zain A. Kochi ✓

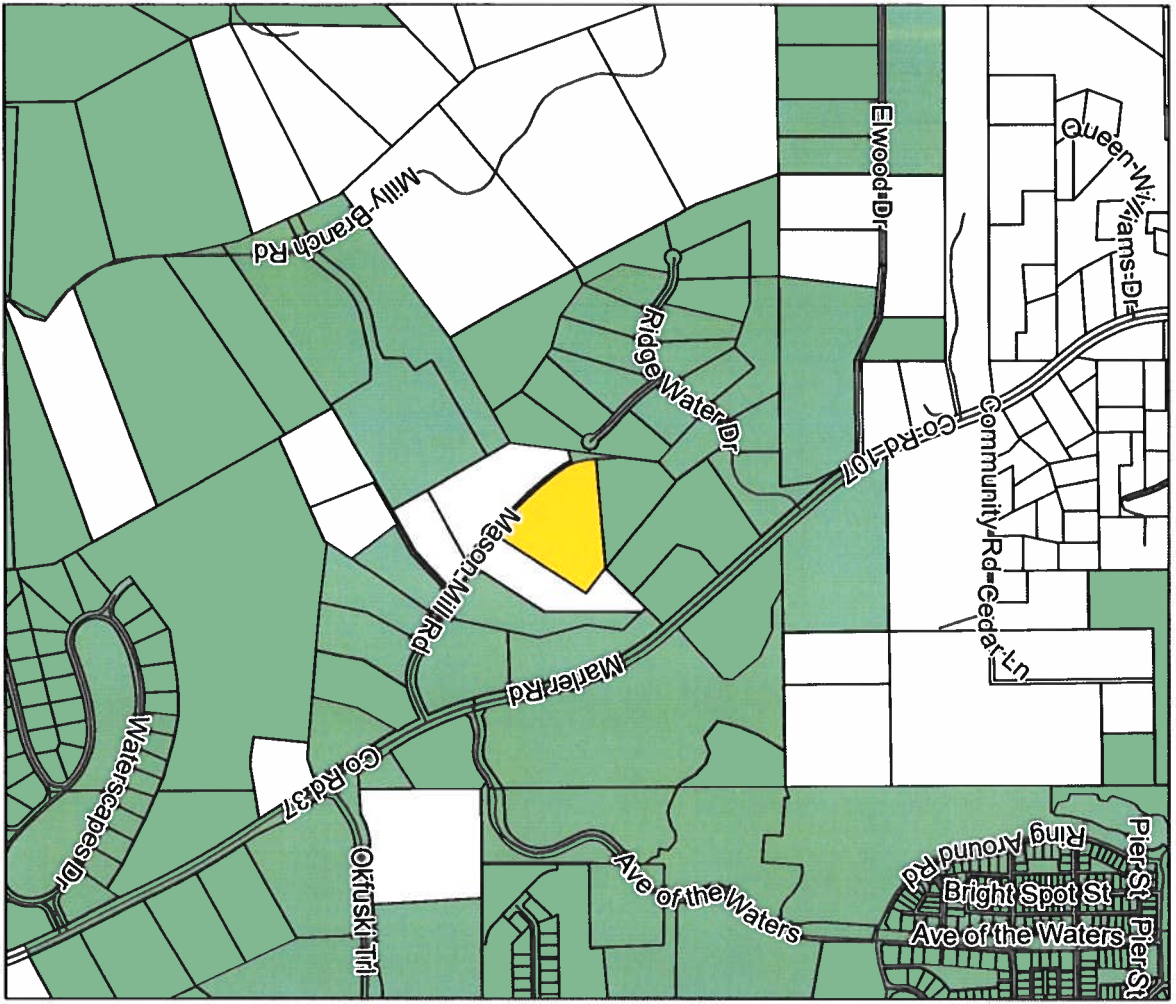
PLEASE SIGNIFY THE REGISTERED VOTERS WITH AN \* AND PLACE A CHECK MARK BESIDE SCHOOL AGE CHILDREN RESIDING AT THIS ADDRESS

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 22.07



**Legend**

- Roads
- Montgomery City Limits
- Pike Road Town Limits
- Parcel Boundary
- 346 Mason Mill Road

Parcel in consideration for annexation: 08-08-27-0-002-010.005

State of Alabama  
 Montgomery County  
 Town of Pike Road  
**Exhibit B**  
 Ordinance 2022- 0509  
 Date Passed 8-8-2022

Exhibit C

Ordinance 2022-050  
8-8-2022

Commitment Number: 190881557  
Seller's Loan Number: 1264045

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**08-08-27-0-002-010.005**

**SPECIAL/LIMITED WARRANTY DEED**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, whose mailing address is 380 DATA DR. #110, DRAPER, UT 84020, hereinafter grantor, for \$159,950.00 (One Hundred Fifty Nine Thousand Nine Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ABDUL W. KOCHI and AYA M. ZAIED, hereinafter grantees, whose tax mailing address is 346 MASON MILL RD, PIKE ROAD, AL 36064, the following real property:**

**All that certain parcel of land situate in the County of Montgomery and State of Alabama being known and designated as follows: commence at the southwest corner of the southeast 1/4 of the northeast 1/4 of section 34, T16N, R20E, Montgomery county, Alabama; thence run n 06 deg. 03' 18" w, 740.13 feet; thence run n 28 deg. 08' 13" w, 2,017.92 feet; thence run n 61 deg. 51' 47" e, 765.93 feet; thence run n 28 deg. 08' 13" w, 252.12 feet; thence run n 61 deg. 51' 29" e, 501.99 feet; thence run n 51 deg. 04' 35" w, 169.93 feet; thence run n 42 deg. 39' 36" w, 111.59 feet; thence run n 35 deg. 24' 03" e, 20.10 feet to a point in a curve in a proposed county right of way and the point of beginning; thence from said point of beginning and along a curve (concave northeasterly the radius being 1,670.18 feet) the chord being n 43 deg. 05' 45" w, 328.04 feet to the point of tangency; thence run 192.61 feet; thence run n 86 deg. 40' 50" e, 681.93 feet; thence run s 49 deg. 58' 34" e, 197.00 feet; thence run s 34 deg.**

13' 54" w, 638.76 feet to a point on a curve in the north side of a proposed county right of way; thence along said curve (southerly and having a radius of 60.00 feet) the chord being s 81 deg. 00' 54" w, 70.48 feet to the point of beginning. the above described parcel lying in the southeast 1/4 of section 27, t16n, r20e, Montgomery county, Alabama and containing 7.81 acres more or less. Being the same property as conveyed from DLJ Mortgage Capital, Inc to Wilmington Savings Fund Society FSB, D/B/A Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as described in book 05278, page 0638, dated 6/18/2019, recorded 8/29/2019 in MONTGOMERY county records. tax id: 08-08-27-0-002-010.005

Property Address is: 346 MASON MILL RD, PIKE ROAD, AL 36064

**BEING THE SAME PROPERTY TRANSFERRED FROM DLJ MORTGAGE CAPITAL, INC. TO WILMINGTON SAVINGS FUND SOCIETY FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST BY QUITCLAIM DEED RECORDED ON 08/29/2019 AS OFFICIAL RECORDS BOOK 05278, PAGE 0638.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on July 14, 2020:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,  
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE  
ACQUISITION TRUST**

**BY: ALTA RESIDENTIAL SOLUTIONS, LLC AS ATTORNEY IN FACT**

By: 2

Name: Rory Hyde

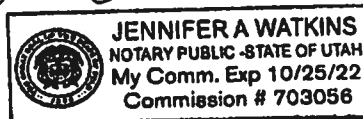
Its: Authorized Person

STATE OF Utah  
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Rory Hyde its Authorized Person, on behalf of the Grantor **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, BY ALTA RESIDENTIAL SOLUTIONS, LLC AS ATTORNEY IN FACT** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Authorized Person and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 14 day of July, 2020

*Jennifer A. Watkins*  
Notary Public  
*Jennifer A. Watkins*





Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Wilmington Savings Fund Society
Grantees' Name: Abdul W. Kochi & Aya M. Zaled
FBS, DBA Christiana Trust, not individually but as Trustee
For Pretium Mortgage Acquisition Trust
Mailing Address: c/o ServLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mailing Address: 8410 Ryan Road
Montgomery, AL 36117

Date of Sale: 07/30/20

Property Address:
346 Mason Mill Road
Pike Road, AL 36064

Total Purchase Price: \$159,950.00
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
X Sales Contract
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 pers and their current mailing address.

Grantee's name and mailing address - Provide the name of the pers being conveyed.

Property address - The physical address of the property being conve

Date of Sale - The date on which interest to the property was conve

Total Purchase Price - The total amount paid for the purchase of pr 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 40-22-1 (h).

Date: 7/30/20

Print: Terry P. Wilson, Closing Agent

Unattested (verified by)

Sign: (Grantor/Grantee/Owner/Agent) circle one



STATE OF ALA. MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
RLPY 05421 PG 0560-0563 2020 Aug 03 11:18AM
J C LOVE, III
JUDGE OF PROBATE

Table with 2 columns: Fee Type and Amount. Includes INDEX, REC FEE, CERT, DEED TAX, CHECK TOTAL, and Clerk #107 11:18AM.