



PLANNING COMMISSION

ANNEXATION REQUEST FORM

Last Updated April 2022

The Office of Urban Development Planning Division has received the following petition for annexation:

Petitioner

Name: _____ Date Filed: _____

Names (as they appear on deed) of Property Owner(s) (complete one (1) column per owner; use backside as needed)

Name	HINTON MARY TABITHA ET AL (Ann Hinton Tinsley)	_____	_____
Address	_____	_____	_____
City / State	_____ / _____	_____ / _____	_____ / _____
ZIP Code	_____	_____	_____
Phone	_____	_____	_____
Email	_____	_____	_____

Property Petitioned to be Annexed

Subdivision Name, Address, Area, or Other Identifier:

Reason(s) cited by Petitioner advocating for annexation: _____

Total number of Acres: _____ Number of Structures: _____

Current Land Use: _____ Proposed Land Use: _____

Current Population (If known)

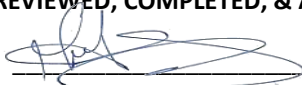
Count by Age	Under 5 _____	5 To 18 _____	Over 18 _____	Total _____
Count by Race	Caucasian _____	African American _____	Other _____	Total _____

(To be reported to and used for statistical purposes of the U.S. Justice Department under the Voting Rights Act only.)

Certification of Applicant

NOTICE: All requests for annexation must be accompanied by a copy of deed; along with a digital version (in .docx format) of the legal description of the property to be annexed. By signing below, you certify that the legal description submitted is accurate and understand that you are solely responsible for the accuracy of the description submitted. Planning will not independently verify the accuracy of the legal description. Petitioner has requested to annex into the City of Tuscaloosa and understands and agrees that property when annexed into the corporate limits of the City of Tuscaloosa is intended to be *permanently annexed*. Requests to deannex are strongly disfavored by the City Council and requests to deannex will not be granted on the grounds that the property owner no longer deems it beneficial to live in the corporate limits of the City of Tuscaloosa.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION

Signature:  Mark Gonzalez / Gonzalez-Strength & Assoc Inc. Date: _____

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ANY NECESSARY SUPPORTING MATERIALS TO:

Parcel IDs for proposed subdivision:

63 36 06 14 0 005 006.000

63 36 06 14 0 005 003.005

63 36 06 14 0 005 003.000

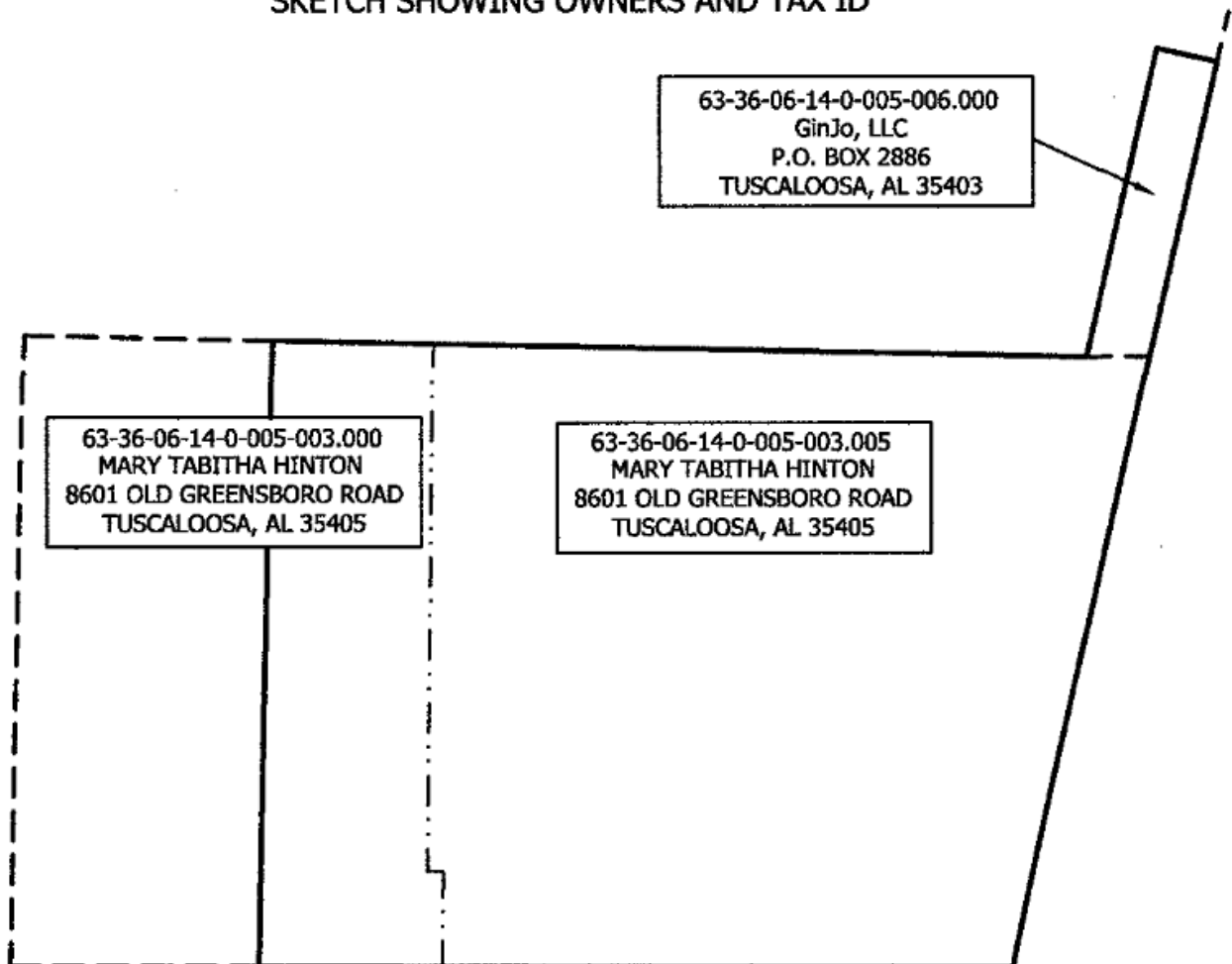
Property Owner Contact Information for Parcel ID: 63 36 06 14 0 005 006.000

GINJO LLC
PO BOX 2886
TUSCALOOSA, AL 35403
Virginia Underwood
hunderwood@delview.com
205-345-4600 ext.315

Property Owner Contact Information for Parcel IDs: 63 36 06 14 0 005 003.005 & 63 36 06 14 0 005 003.000

HINTON MARY TABITHA ET AL
(Ann Hinton Tinsley)
8601 OLD GREENSBORO RD
TUSCALOOSA, AL 35405
205-799-4646
ah10sley@gmail.com

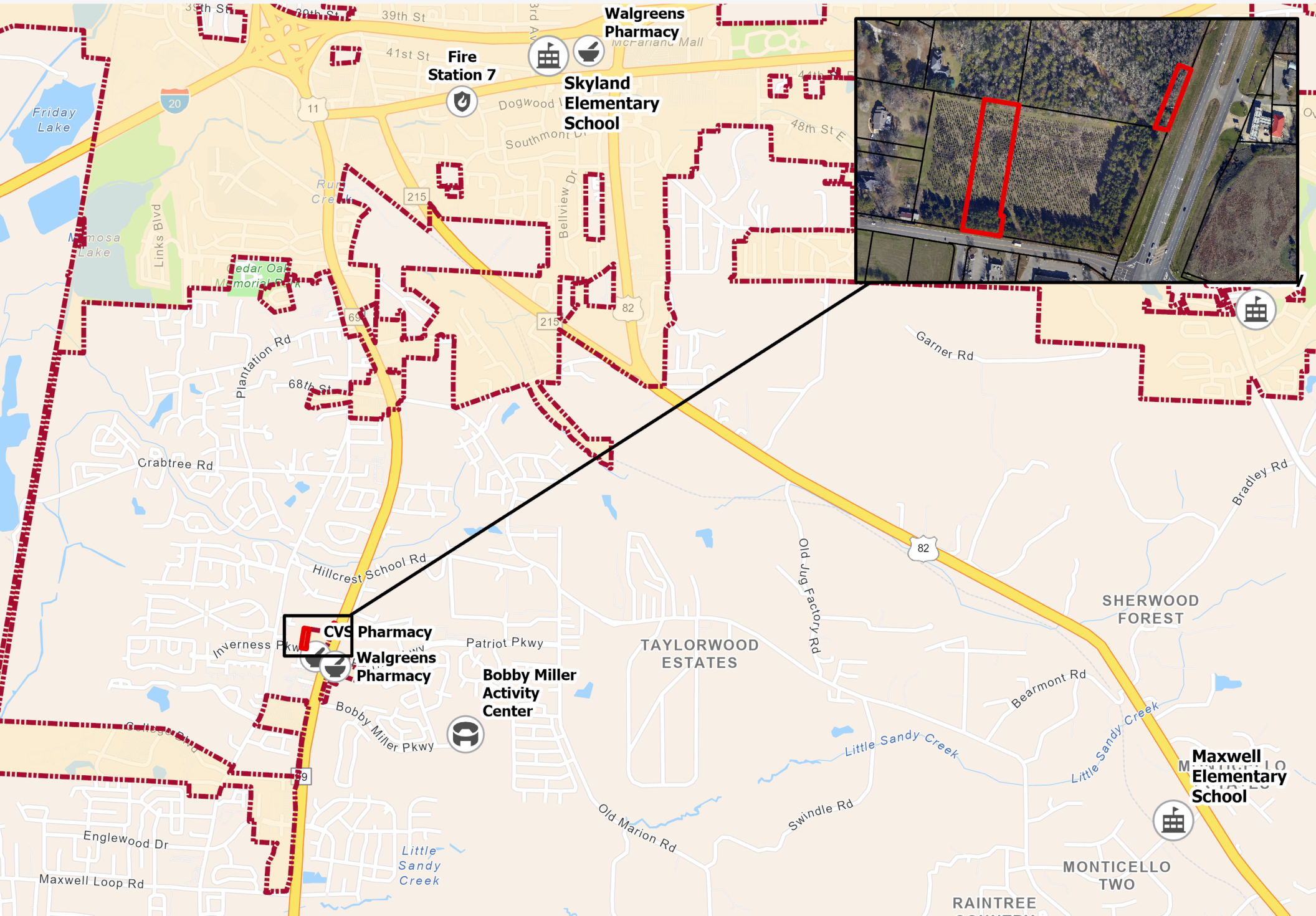
SKETCH SHOWING OWNERS AND TAX ID





8600 Highway 69S

1 inch = 3,000 feet
0 0.25 0.5 0.75 1 Miles



CVS Pharmacy
Walgreens Pharmacy

Bobby Miller Activity Center

Skyland Elementary School

Fire Station 7

Walgreens Pharmacy

SHERWOOD FOREST

TAYLORWOOD ESTATES

Maxwell Elementary School

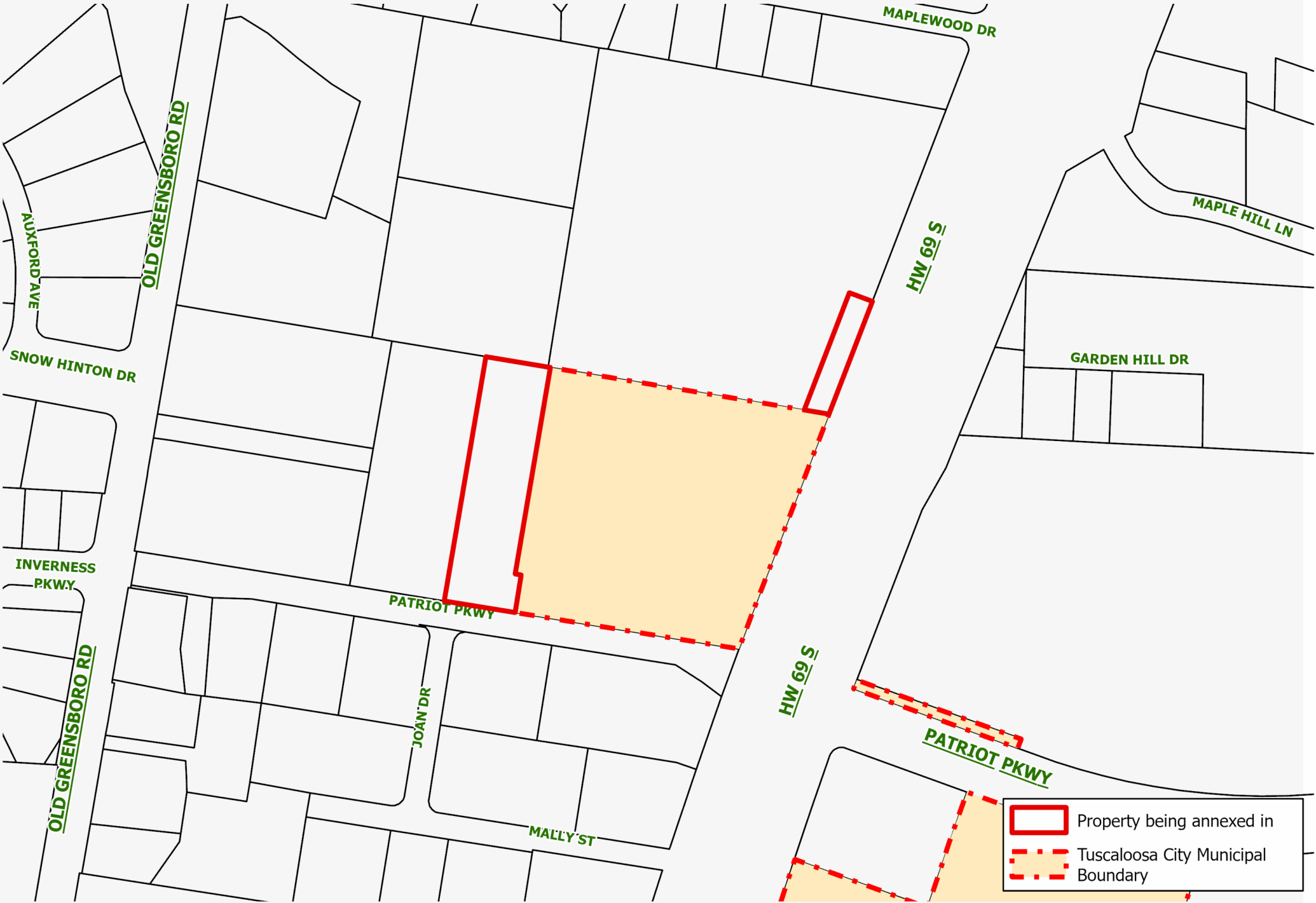
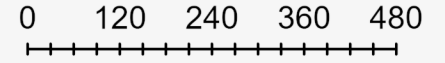
MONTICELLO TWO



RAINTREE SQUARES

Exhibit "A" 8600 Highway 69S

Census Block & Tract: 1020012505

1 inch = 250 feet



	Property being annexed in
	Tuscaloosa City Municipal Boundary



8600 Highway 69S

1 inch = 167 feet
0 90 180 270 360 Feet



Recorded: 4/26/2017 8:40:13 AM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/JMCATEER
Tran: 1074692
Probate Judge Fee \$2.00
Deed Tax \$80.00
Recording Fee - By Page Count \$12.00
Source of Title \$1.50
Total: \$95.50

This instrument was prepared by:
Wilbor J. Hust, Jr. (HUS001)
Zeanah, Hust, Summerford, Williamson & Cox
8th Floor, 2330 University Boulevard
Tuscaloosa, Alabama 35401

SOURCE OF TITLE

Deed Book 0730 Page 0309
Deed Book 0730 Page 0307
Deed Book 2010 Page 2541

STATE OF ALABAMA

TUSCALOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable consideration and the sum of One Hundred and No/100 (\$100.00) Dollars, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Jo Puryear Rutledge, a married woman, and Virginia Puryear Underwood, a married woman**, herein referred to as GRANTORS, do hereby grant, bargain, sell and convey unto **GinJo, LLC, a Limited Liability Company**, herein referred to as GRANTEE, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land located in the southeast quarter of Section 14, Township 22 South, Range 10 West and being more particularly described as follows:

COMMENCE at the southwest corner of the northwest quarter of said southeast quarter of Section 14; thence run North 0 degrees, 23 minutes, 44 seconds East along the west boundary of said quarter-quarter 128.00 feet; thence run South 80 degrees, 13 minutes, 19 seconds East 43.73 feet; thence run South 80 degrees, 10 minutes, 02 seconds East 200.69 feet; thence run South 80 degrees, 16 minutes, 53 seconds East 130.12; thence continue South 80 degrees, 16 minutes, 53 seconds East 496.00 feet; thence run South 80 degrees, 15 minutes, 08 seconds East 31.24 feet to the POINT OF BEGINNING; thence run North 21 degrees, 16 minutes, 02 seconds East 257.39 feet; thence run South 68 degrees, 43 minutes, 58 seconds East 50.00 feet to a point on the west right-of-way of Alabama Highway 69; thence run South 21 degrees, 16 minutes, 02 seconds West along said right-of-way 247.20 feet; thence run North 80 degrees, 15 minutes, 08 seconds West 51.03 feet to the POINT OF BEGINNING.

Said parcel containing 12,615 square feet or 0.290 acres, more or less.

A parcel of land located in the northwest quarter of the southeast quarter of Section 14, Township 22 South, Range 10 West and being more particularly described as follows:

COMMENCE at the southwest corner of said northwest quarter of the southeast quarter of said Section 14; thence run North 00 degrees, 23 minutes, 44 seconds East along the west boundary of said quarter-quarter 128.00 feet; thence run South 80 degrees, 13 minutes, 19 seconds East 43.73 feet; thence run South 80 degrees, 10 minutes, 02 seconds East 200.69 feet; thence run South 80 degrees, 16 minutes, 53 seconds East 130.12 feet to the POINT OF BEGINNING; thence run North 9 degrees, 05 minutes, 15 seconds East 656.72 feet; thence run South 79 degrees, 21 minutes, 07 seconds East 717.41 feet to a point on the west right-of-way of Alabama Highway 69; thence run South 21 degrees, 16 minutes, 02 seconds West along said right-of-way 411.21 feet; thence run North 68 degrees, 43 minutes, 58 seconds West 50.00 feet; thence run South 21 degrees, 16 minutes, 02 seconds West 257.39 feet; thence run North 80 degrees, 16 minutes, 53 seconds West 496.000 feet to the POINT OF BEGINNING.

Said parcel containing 409,379 square feet or 9.40 acres, more or less.

Subject to all easements, restrictions and rights-of-way of record and current ad valorem taxes.

The Grantors are married women, but this property is not the homestead of the Grantors or their spouses.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27th day of April, 2017.

Jo Puryear Rutledge
Jo Puryear Rutledge

Virginia Puryear Underwood
Virginia Puryear Underwood

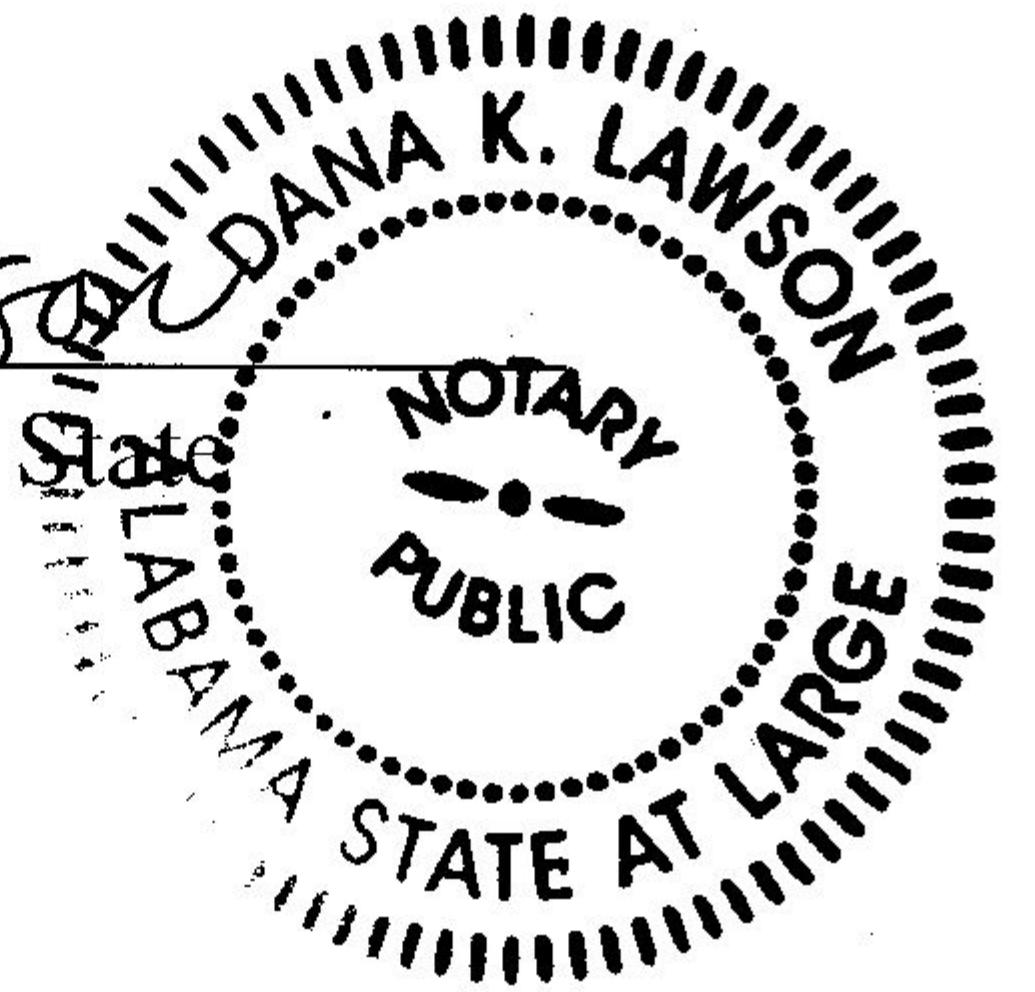
STATE OF ALABAMA

TUSCALOOSA COUNTY

I, Dana K. Lawson, a Notary Public in and for the State of Alabama at Large, hereby certify that **Jo Puryear Rutledge**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 27th day of April, 2017.

Dana K. Lawson
Notary Public in and for the State
of Alabama at Large



My Commission Expires:

03/29/2021

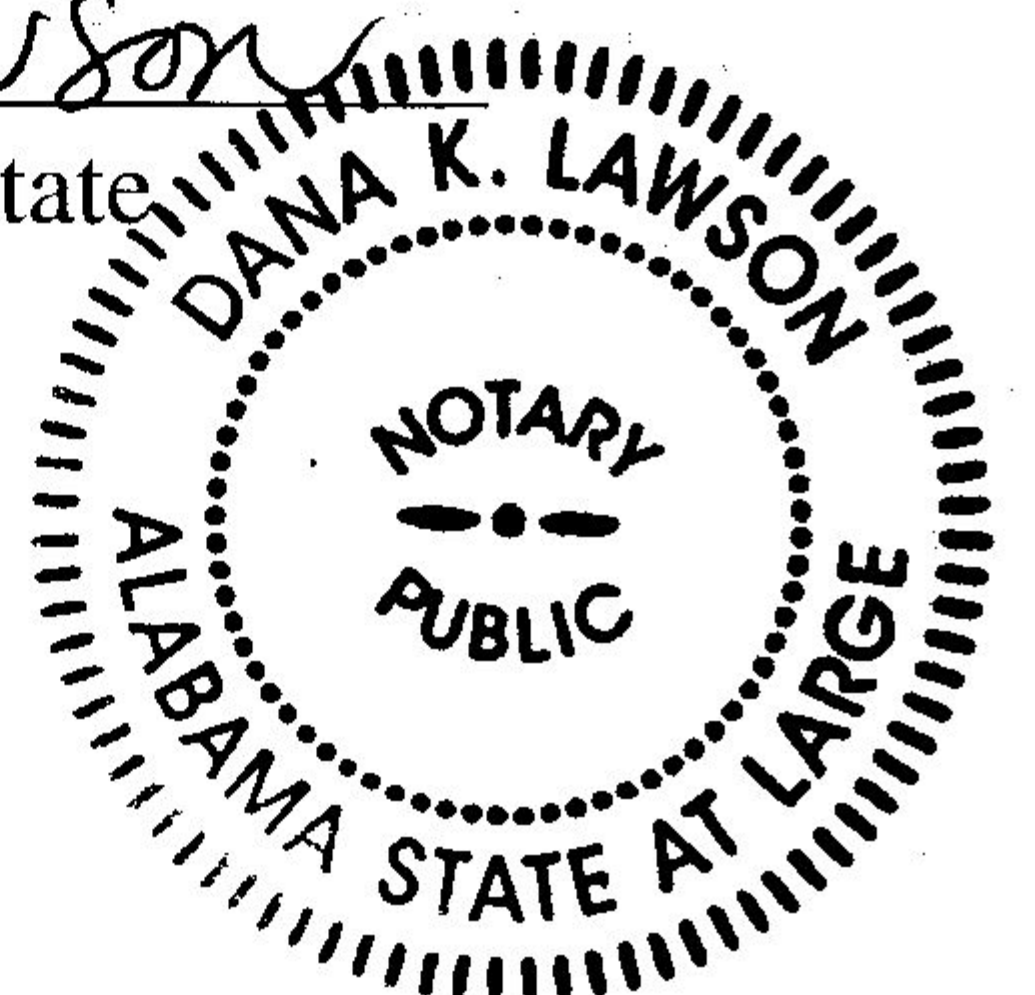
STATE OF ALABAMA

TUSCALOOSA COUNTY

I, Dana K. Lawson, a Notary Public in and for the State of Alabama at Large, hereby certify that **Virginia Puryear Underwood**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 27th day of April, 2017.

Dana K. Lawson
Notary Public in and for the State
of Alabama at Large



My Commission Expires:

03/29/2021

Real Estate Sales Validation Form

Tuscaloosa County, Alabama

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

Grantor's Name Jo. P. Rutledge Grantee's Name Gin Jo LLC
Mailing Address Virginia P. Underwood Mailing Address P.O. Box 2886
P.O. Box 2886 Tuscaloosa, AL 35403
Tuscaloosa, AL

Property Address 8301 Old Greensboro Rd Date of Sale 4/27/17
8401 Old Greensboro Rd Total Purchase Price \$ 0
8431 Old Greensboro Rd or
Tuscaloosa, AL Actual Value \$ _____
or
Assessor's Market Value \$ 80,000.00

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
 Sales Contract Other Tax Assessor
 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.

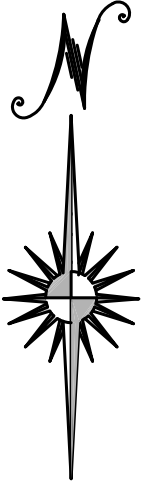
Instructions

- 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).

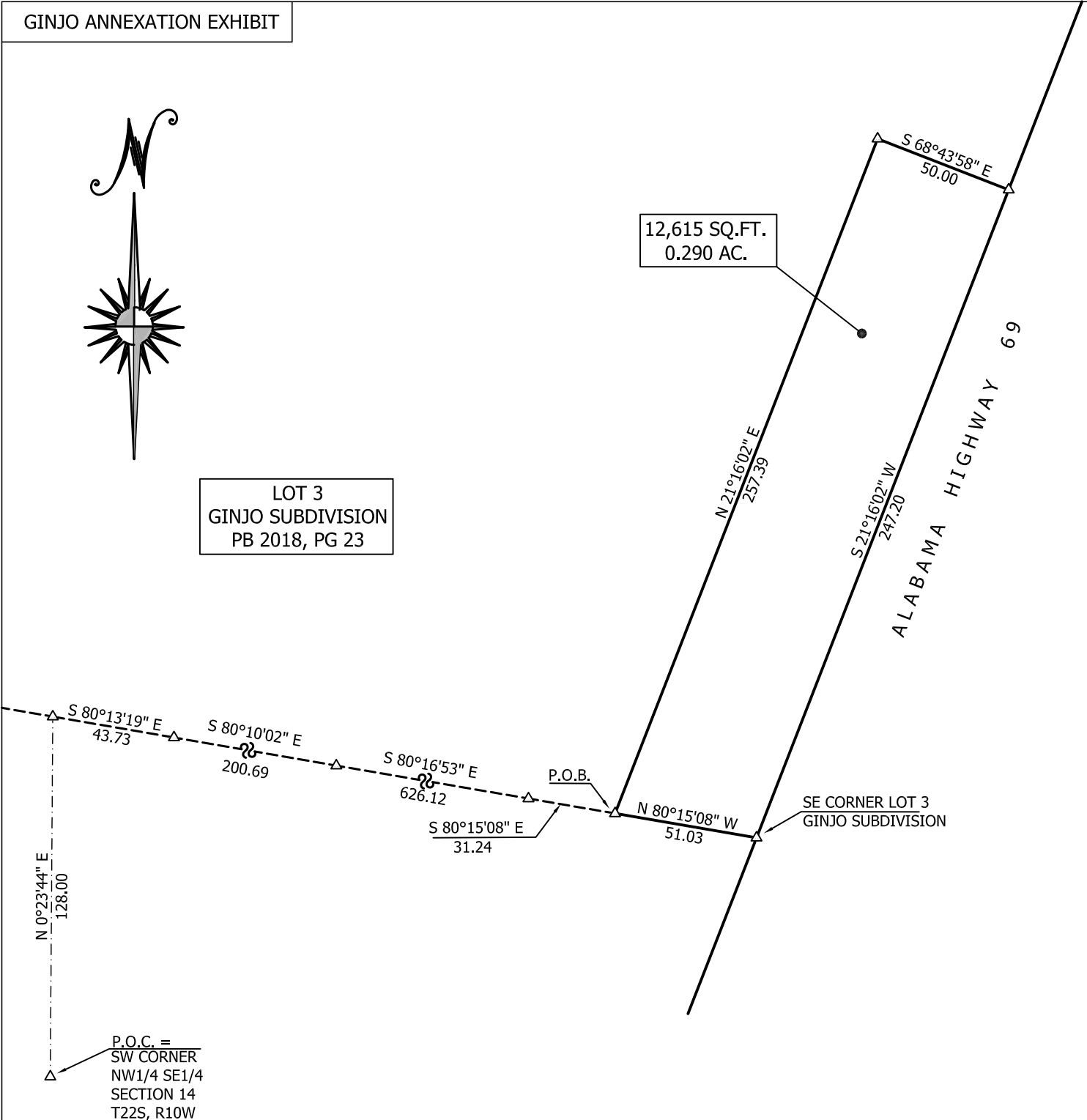
Date _____ Print Hugh W. Underwood
____ Unattested _____ Sign Hugh W. Underwood
(verified by) (Grantor/Grantee/Owner/Agent) circle one

GINJO ANNEXATION EXHIBIT



LOT 3
GINJO SUBDIVISION
PB 2018, PG 23

12,615 SQ.FT.
0.290 AC.



SKETCH ONLY - NOT A SURVEY

SEE ATTACHED DESCRIPTION



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476

Phone (205) 333-0003

mike@hhasurveyors.com

Drawn By

JMH

Scale

1"=50'

Date

1-26-24

Drawing No.

2309-021 GINJO

Job No.

2309-021

GINJO PARCEL

STATE OF ALABAMA
TUSCALOOSA COUNTY

A parcel of land located in the northwest quarter of the southeast quarter of Section 14, Township 22 South, Range 10 West and being a portion of Lot 3, GINJO Subdivision as recorded in the Probate Office of said County in Plat Book 2018 at Page 23, said parcel being more particularly described as follows:

COMMENCE at the southwest corner of said northwest quarter of the southeast quarter of Section 14; thence run North 0 degrees, 23 minutes, 44 seconds East along the west boundary of said quarter-quarter 128.00 feet; thence run South 80 degrees, 13 minutes, 19 seconds East 43.73 feet; thence run South 80 degrees, 10 minutes, 02 seconds East 200.69 feet; thence run South 80 degrees, 16 minutes, 53 seconds East 626.12 feet; thence run South 80 degrees, 15 minutes, 08 seconds East 31.24 feet to the POINT OF BEGINNING; thence run North 21 degrees, 16 minutes, 02 seconds East 257.39 feet; thence run South 68 degrees, 43 minutes, 58 seconds East 50.00 feet to a point on the west right-of-way of Alabama Highway 69, also being the east boundary of said Lot 3, GINJO Subdivision; thence run South 21 degrees, 16 minutes, 02 seconds West along said right-of-way 247.20 feet to the southeast corner of said Lot 3; thence run North 80 degrees, 15 minutes, 08 seconds West along the south boundary of said Lot 51.03 feet to the POINT OF BEGINNING.

Said parcel containing 12,615 square feet or 0.290 acres, more or less.

This instrument was prepared by:

NAME John M. Puryear
ADDRESS Tuscaloosa County Courthouse

0722 0139

SOURCE OF TITLE deed from W.N. & Tabitha H. Hinton
BOOK 447 PAGE 340

BOOK _____ PAGE _____

Subdivision		Lot	Plat Bk	Page
QQ	Q	S	T	R
SW	SE	14	22 S	10 W

RECORDED IN ABOVE
DEED BOOK & PAGE NO.
FILED ON

'76 DEC 31 PM 12 03

JOHN M. PURYEAR
JUDGE OF PROBATE
TUSC. CO., ALA.

STATE OF ALABAMA
TUSCALOOSA COUNTY

KNOW ALL MEN BY THESE PRESENTS.

WARRANTY DEED

That in consideration of other good and valuable consideration, and the sum of One Hundred and No/100----- (\$ 100.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I (we)

herein referred to as GRANTOR(S), do (does) grant, bargain, sell and convey unto
Tabitha H. Hinton, Widow of W N Hinton Sr

Mary Tabitha Hinton, Ann Newton Hinton, and Nancy Jackson Hinton
herein referred to as GRANTEE(S), the following described real estate situated in Tuscaloosa County, Alabama to-wit:

CLAIMS LIST

Deed BK
BK 830 PG 101
O. N + M Lease
14-22-10
SW of SE

An undivided one-third (1/3) interest in a lot 200 feet by 400 feet, which lot was reserved to Tabitha H. Hinton, containing 1.83 acres in the following description. This property is the same property reserved to Tabitha H. Hinton in a deed from W. N. Hinton, Sr. and Tabitha H. Hinton to W. N. Hinton, Jr., which deed is recorded in Deed Book 447 at Page 340 in the Office of the Probate Judge of Tuscaloosa County, Alabama.

CLAIMS LIST

Deed BK
BK 923 PG 469
14-22-10

Start at the Northwest corner of Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 14, Township 22 South, Range 10 West and run North along One Eighth Section line 128 feet to the South line of Jane Puryear Home Place; thence turn right 99 degrees 21 minutes and run South 85 degrees 30 minutes East for a distance of 1090 feet; thence turn right 89 degrees 58 minutes and run 495 feet; thence turn right 89 degrees 02 minutes and run 1497 feet along James Bailey's line, being a fence; thence turn right 90 degrees 57 minutes and run 522 feet along East margin of Greensboro Road forty feet from center line; thence turn right 90 degrees 04 minutes and run 407 feet along the line of Jane Puryear to point of beginning;

CLAIMS LIST

Deed BK
BK 923 PG 472
SE of SW
14-22-10

The above lot has a lot in the Southwest corner 200 feet by 400 feet reserved by Mrs. Newt Hinton, Sr.; said lot faces 200 feet on the Greensboro Road. The above described lot contains 15.64 acres after the less and except 1.83 acres reserved by Mrs. Newt Hinton, Sr.

CLAIMS LIST

Deed BK
BK 923 PG 474
14-22-10

Said parcel containing 1.83 acres according to the drawing attached hereto as Exhibit A, and incorporated herein by reference.

CLAIMS LIST

Deed BK
BK 958 PG 574
SW of SW
14-22-10

0722 0140

RECORDED IN ABOVE
DEED BOOK & PAGE NO.
FILED ON

'76 DEC 31 PM 12 03

JOHN H. PURYEAR
JUDGE OF PROBATE
TUSC. CO., ALA.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor(s), of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE(S) their heirs or assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am (we are) entitled to the immediate possession thereof; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of December, 1976.

Tabitha H. Hinton (Seal)
Tabitha H. Hinton
a/k/a Mrs. Newt Hinton, Sr. (Seal)

STATE OF ALABAMA
TUSCALOOSA COUNTY

General Acknowledgment

I, Dolores L. Pesseau, a Notary Public in and for said County, in said State, hereby certify that Tabitha H. Hinton, a/k/a Mrs. Newt Hinton, Sr. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 30th day of December A. D., 19 76

My commission expires:
January 29, 1976

Dolores L. Pesseau
Notary Public in and for State of Alabama

STATE OF ALABAMA
COUNTY

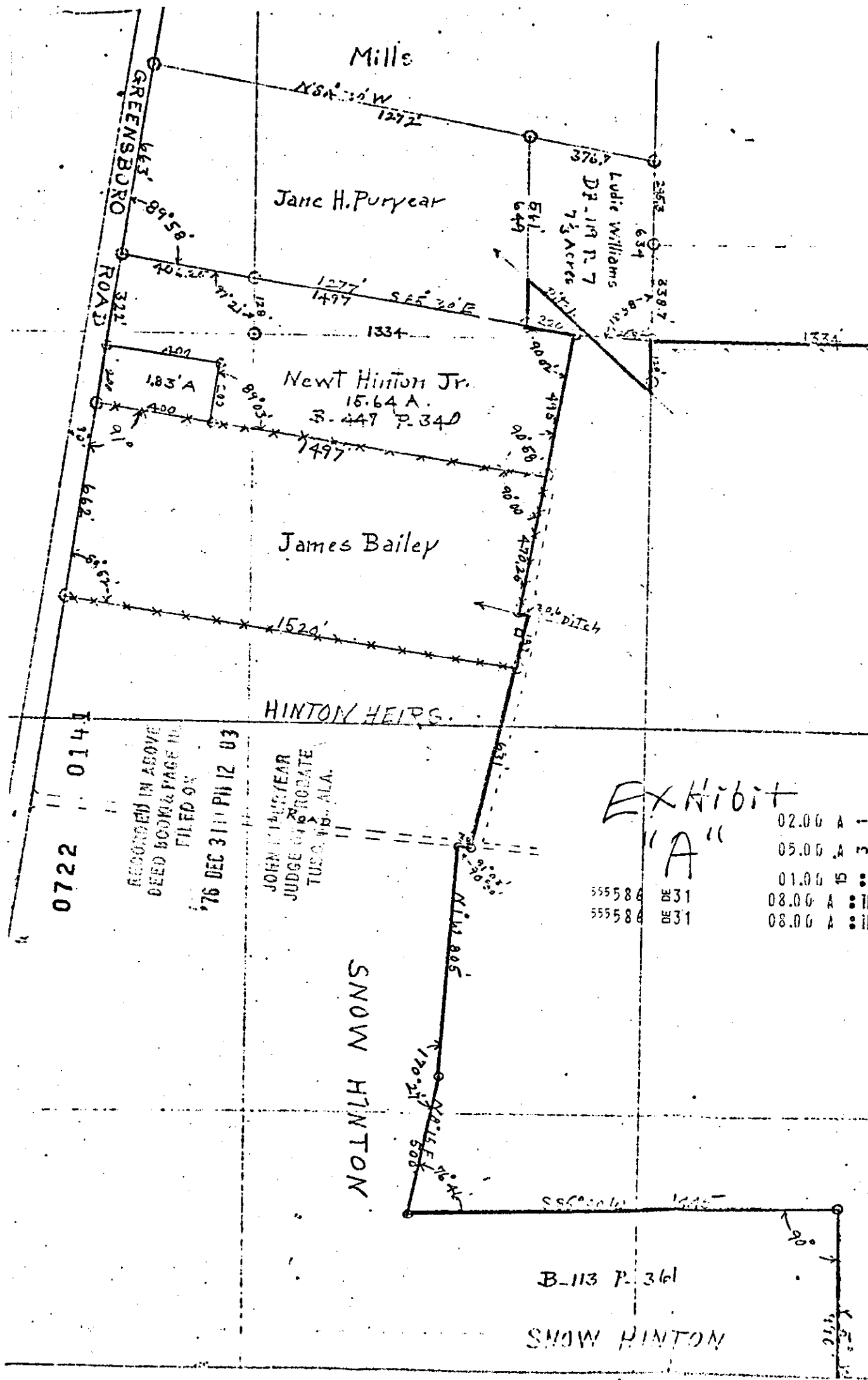
General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

My commission expires:

Notary Public in and for _____



0722 0141
 RECORDED IN ABOVE
 DEED BOOK & PAGE IN
 FILED ON
 '76 DEC 31 11 PM 12 03

JOHN PURYEAR
 JUDGE OF PROBATE
 TUSCALOOSA, ALA.

EXHIBIT
 "A"

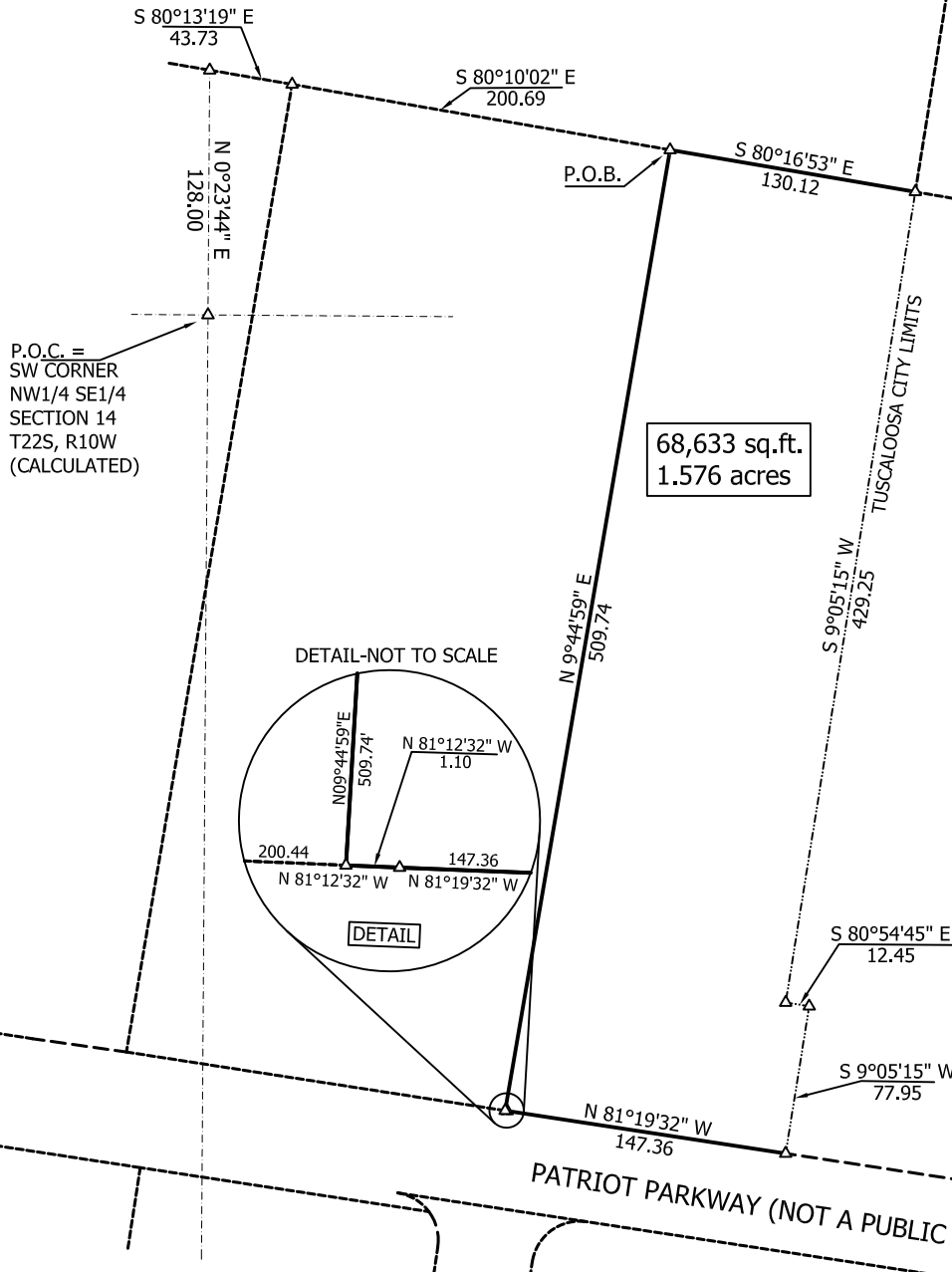
555586 DE 31
 555586 DE 31
 02.00 A -
 05.00 A -
 01.00 B -
 08.00 A - IL
 08.00 A - IL

NO LNH MONS

B-113 P. 361

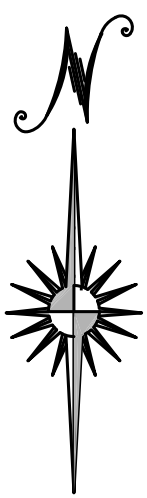
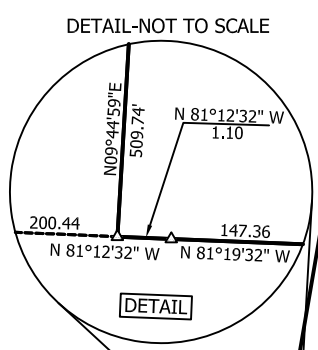
SNOW HINTON

MARY TABITHA HINTON BROWN
ANNEXATION EXHIBIT



P.O.C. =
SW CORNER
NW1/4 SE1/4
SECTION 14
T22S, R10W
(CALCULATED)

68,633 sq.ft.
1.576 acres



SKETCH ONLY - NOT A SURVEY
SEE ATTACHED DESCRIPTION

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

Drawn By	JMH
Scale	1"=100'
Date	01/26/2024
Drawing No.	2309-021 Hinton Exhibit
Job No.	2309-021

STATE OF ALABAMA
TUSCALOOSA COUNTY

A parcel of land located in the west half of the southeast quarter of Section 14, Township 10 West and being more particularly described as follows:

COMMENCE at the southwest corner of the northwest quarter of the southeast quarter of said Section 14; thence run North 00 degrees, 23 minutes, 44 seconds East along the west boundary of said quarter-quarter 128.00 feet; thence run South 80 degrees, 13 minutes, 19 seconds East 43.73 feet; thence run South 80 degrees, 10 minutes, 02 seconds East 200.69 feet to the POINT OF BEGINNING; thence run South 80 degrees, 16 minutes, 53 seconds East 130.12 feet; thence run South 09 degrees, 05 minutes, 15 seconds West 429.25 feet; thence run South 80 degrees, 54 minutes, 45 seconds East 12.45 feet; thence run South 09 degrees, 05 minutes, 15 seconds West 77.95 feet; thence run North 81 degrees, 19 minutes, 32 seconds West 147.36 feet; thence run North 81 degrees, 12 minutes, 32 seconds 1.10 feet; thence run North 090 degrees, 44 minutes, 59 seconds East 509.74 feet to the POINT OF BEGINNING.

Said parcel containing 68,633 square feet or 1.576 acres, more or less.