



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: 68 Ventures, LLC

Date Filed: 3-15-24

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

Table with 3 columns for property owner information: Name, Address, City/State, ZIP Code, Phone, Email.

Property Petitioned to be Annexed

Subdivision Name, Address, Area, or Other Identifier:

Stipe property North of Ol' Colony Road and South of Forest Oaks Lane.

Reason(s) cited by Petitioner advocating for annexation: R-1 PUD

Total number of Acres: 57.0 Number of Structures: 0

Current Land Use: vacant Proposed Land Use: Residential

Current Population (If known)

Table for population statistics: Count by Age (Under 5, 5 To 18, Over 18, Total) and 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.

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

Signature: [Handwritten Signature] Date: 3/13/24

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

Office of Urban Development Planning Division

2201 University Boulevard, Annex III, 3rd Fl Tuscaloosa, AL 35401

planningcommission@tuscaloosa.com

\$ 500,000

Send tax notice to:
Stipe Properties, LLC
1025 Canyon Road North
Tuscaloosa, AL 35406

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

2008 23285
Recorded in the Above
DEED Book & Page
11-03-2008 10:07:49 AM
Source Of Title: DEED 549 / 201
W. Hardy McCollum - Probate Judge

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Sara Hall Stipe, a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Stipe Properties, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of my undivided interest in and to the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

^{DEED}
SOURCE OF TITLE: Book 549 Page 201

Together will all and singular the tenements, hereditaments, and appurtenances, thereto belonging 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 Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Tuscaloosa County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The above property does not constitute the homestead of the Grantor.

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 said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on October 23, 2008.

Sara Hall Stipe
Sara Hall Stipe

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Sara Hall Stipe, a married person, 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 on October 23, 2008.

Kelly Stipe Jenkins
Notary Public

Kelly Stipe Jenkins
Printed Name

(NOTARY SEAL)

My Commission Expires: 3/10/2009

2008 23286
Recorded in the Above
DEED Book & Page
11-03-2008 10:07:49 AM

Exhibit "A"

2008 23287
Recorded in the Above

PARCEL I: The Southwest Quarter of Section 31, in Township 20 South of Range 9 West, containing one hundred and sixty acres, more or less; this being the same land described in deed of John R. Dorsey and wife, Doris Dorsey, to Marvin Copeland and B. R. Copeland, dated September 27, 1943, filed November 19, 1943, in the Probate Office of Tuscaloosa County, Alabama, and recorded in Deed Book 226, Page 121, in Tuscaloosa County, Alabama. This land is also described in a deed from Marshall David Hamner and his wife, Lavada H. Hamner to Dr. G. W. Hall dated the 26th day of December, 1947, and recorded in Deed Book 270, Page 409, in Tuscaloosa County, Alabama.

PARCEL II: To find the point of beginning start at the SW corner of the SW 1/4 of NE 1/4, Section 31, Township 20 South, Range 9 West, Tuscaloosa County, Alabama. Run thence North 5 degrees 00 minutes along the West boundary of said Quarter a distance of 407 feet to a point; run thence East, through an angle of 93 degrees 04 minutes to the right 350 feet to a point on the West margin of Rice Valley Road; run thence North, along the West margin of said Rice Valley Road and through an angle of 106 degrees 30 minutes to the left 662 feet to a point; run thence Westerly, through an angle of 84 degrees 45 minutes to the left 178 feet to a point; run thence North, through an angle of 84 degrees 45 minutes to the right 240 feet to a point; run thence Westerly, through an angle of 84 degrees 45 minutes to the left 85.5 feet to a point; run thence Westerly, through an angle of 11 degrees 55 minutes to the left 278.5 feet to a point; run thence Southwesterly, through an angle of 6 degrees 25 minutes to the right 966.5 feet to a point on the West boundary of the SE 1/4 of NW 1/4 of said Section 31, run thence South 4 degrees 45 minutes East and through an angle of 76 degrees 35 minutes left 851.5 feet to the SW corner of said Quarter; run thence East along the South boundary to the SE corner of said SE 1/4 of NW 1/4; run thence North 5 degrees 00 minutes West 407 feet to the point of beginning; being 38.8 acres more or less in the SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4, Section 31, Township 20 South, Range 9 West, Tuscaloosa County, Alabama, LESS AND EXCEPT 11 acres in the Southwest corner of SE 1/4 of NW 1/4 of said Section 31. This Parcel II is intended to convey 27.8 acres, more or less being all of the land in said SE 1/4 of NW 1/4 and SW 1/4 of NE 1/4, West of Rice Valley Road and South of Hall Road except 11 acres in the SW corner and 1 acre in the NE corner of said plot. This being the same land described in deed dated the 11th day of February, 1952, from Joel Mills & Ione Mills to Dr. G. W. Hall & Annie M. Hall and recorded in Deed Book 361, Page 302, in Tuscaloosa County, Alabama.

PARCEL III: Begin at intersection of the Hall Road and Rice Mine Road, and the Southwest corner of Intersection, run thence West along a south boundary margin of the Hall Road, for a distance of 210 ft. thence turn south and run 210 ft. and being parallel distance 210 ft. from Rice Mine Road, thence turn and run East 210 ft. to Rice Mine Road, thence North along the West boundary 210 ft. to the point of beginning, being and lying in SE 1/4 of NW 1/4 and SW 1/4 of NE 1/4, Section 31, Township 20 South, Range 9 West, Tuscaloosa County, Alabama. Containing one acre, more or less. This being the same land as described in deed dated 23rd day of April, 1953, from Joel Mills and Ione Mills, Johnny Mills, and Jeanette Mills to Annie M. Hall and recorded in Deed Book 364, Page 80 in Tuscaloosa County Alabama.

PARCEL IV: Eleven acres of land situated in the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 31, in Township 20 South, of Range 9 West, more particularly described as follows: Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 31, in Township 20 South; of Range 9 West, and run thence North along the Western boundary line of said Southeast Quarter of the Northwest Quarter of Section 31 for a distance of three acres, then run East for a distance of one acre; thence run South for a distance of one acre; thence run East for a distance of one acre, thence run South for a distance of two acres, and thence run West for a distance of five acres, to the point of beginning. This being the same land described in deed of John R. Dorsey and wife, Doris Dorsey, and R. E. Hartman and Rosetta Hartman, to Marvin Copeland and B. R. Copeland dated September 27, 1943, filed November 19, 1943, in the Probate Office of Tuscaloosa County, Alabama, and recorded in Deed Book 226, page 123, in Tuscaloosa County, Alabama. This land is also described in a deed dated the 23rd day of March, 1948, from M. D. Hamner and wife, Lavada H. Hamner to G. W. Hall recorded in Deed Book 274, Page 318, in Tuscaloosa County, Alabama.

Book/Pg: 2008/23285
Term/Cashier: SCAN2 / white
Tran: 8494.546509.678275
Recorded: 11-03-2008 10:08:25
OFF Deed Tax
500.00
J.P. Probate Judge Fee
2.00
REC. Recording Fee
2.50
Sour. of Tax
1.00

PROPERTY DESCRIPTION

"STIPE PROPERTY"

PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA
SOURCE OF TITLE: DEED BOOK 2008 PAGE 23285

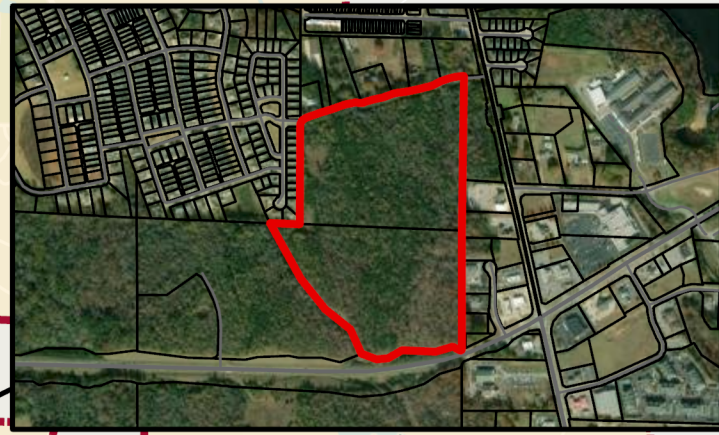
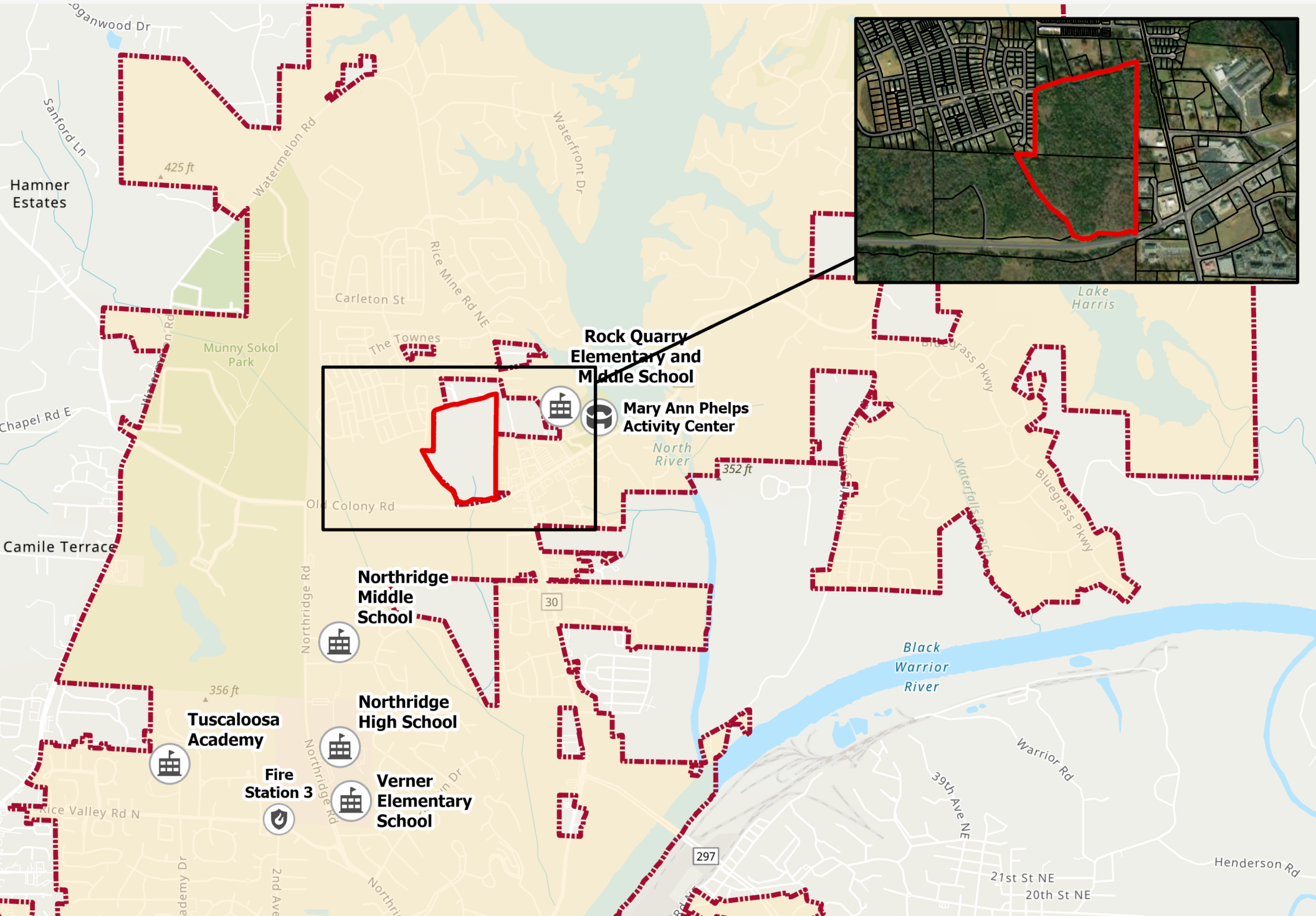
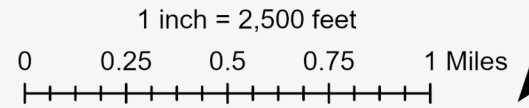
A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST, IN TUSCALOOSA COUNTY, ALABAMA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING, START AT A CAPPED REBAR FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST, SAID POINT ALSO MARKING THE SOUTHEAST CORNER OF LOT 130 THE TOWNES OF NORTHRIVER PHASE III, AS RECORDED IN PLAT BOOK 2009 AT PAGE 158 IN THE PROBATE RECORDS OF TUSCALOOSA COUNTY, ALABAMA; THENCE RUN IN A NORTHERLY DIRECTION AND ALONG THE EAST BOUNDARY OF SAID THE TOWNES OF NORTHRIVER PHASE III, AND A PROLONGATION THEREOF ALONG THE EAST BOUNDARY OF THE TOWNES OF NORTHRIVER PHASE III SECTION II, AS RECORDED IN PLAT BOOK 2011 AT PAGE 15 IN THE PROBATE RECORDS OF TUSCALOOSA COUNTY, ALABAMA, FOR A DISTANCE OF 780.65' TO A CAPPED REBAR FOUND (CA0047LS) MARKING THE NORTHEAST CORNER OF AN OPEN SPACE LOT, SAID POINT ALSO LYING ON THE PROPOSED SOUTHERN RIGHT-OF-WAY (30' FROM CENTERLINE) OF FOREST OAKS LANE, AN EXISTING 30' PRESCRIPTIVE RIGHT-OF-WAY; THENCE WITH AN INTERIOR ANGLE OF 88°47'16" TO THE LEFT, RUN IN AN EASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A DISTANCE OF 9.03' TO A CAPPED REBAR FOUND (CA0032); THENCE WITH AN INTERIOR ANGLE OF 198°24'01" TO THE LEFT, RUN IN A NORTHEASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A DISTANCE OF 216.57' TO A CAPPED REBAR FOUND (CA0032) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, SAID CURVE HAVING A DELTA OF 2°22', A RADIUS OF 2,941.59', AND A TANGENT LENGTH OF 60.68'; THENCE WITH AN INTERIOR ANGLE OF 178°14'03" TO THE LEFT, RUN IN A NORTHEASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A CHORD DISTANCE OF 121.34' TO A CAPPED REBAR FOUND (CA0032) MARKING THE POINT OF TANGENCY OF THE AFOREMENTIONED CURVE; THENCE WITH AN INTERIOR ANGLE OF 178°16'36" TO THE LEFT, RUN IN A NORTHEASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A DISTANCE OF 691.16' TO A CAPPED REBAR FOUND (CA0032) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, SAID CURVE HAVING A DELTA OF 9°59', A RADIUS OF 718.70' AND A TANGENT LENGTH OF 62.73'; THENCE WITH AN INTERIOR ANGLE OF 184°28'56" TO THE LEFT, RUN IN A NORTHEASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A CHORD DISTANCE OF 124.98' TO A CAPPED REBAR FOUND (CA0032) MARKING THE POINT OF TANGENCY OF THE AFOREMENTIONED CURVE; THENCE WITH AN INTERIOR ANGLE OF 184°30'02" TO THE LEFT, RUN IN A NORTHEASTERLY DIRECTION AND ALONG SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE FOR A DISTANCE OF 53.01' TO A CAPPED REBAR FOUND (CA0032); THENCE WITH AN INTERIOR ANGLE OF 79°29'51" TO THE LEFT, DEPARTING FROM SAID PROPOSED SOUTHERN RIGHT-OF-WAY OF FOREST OAKS LANE, RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 772.12' TO A CAPPED REBAR FOUND (CA0032) MARKING THE CENTER OF SECTION 31; THENCE WITH AN INTERIOR ANGLE OF 166°56'00" TO THE LEFT, RUN IN A SOUTHERLY DIRECTION AND ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 964.78' TO A CAPPED REBAR (LS12709) FOUND ON THE NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD, SAID ROAD HAVING A VARIABLE RIGHT-OF-WAY; THENCE WITH AN

INTERIOR ANGLE OF 116°06'38" TO THE LEFT, RUN IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 7.75' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 123°23'18" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 75.26' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 227°09'22" TO THE LEFT, RUN IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 144.68' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 160°19'27" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 269.94' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 213°13'52" TO THE LEFT, RUN IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 128.91' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 154°46'46" TO THE LEFT, RUN IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 95.72' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 154°30'36" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 128.49' TO A CONCRETE MONUMENT FOUND; THENCE WITH AN INTERIOR ANGLE OF 222°23'30" TO THE LEFT, RUN IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD FOR A DISTANCE OF 26.46' TO A CAPPED REBAR SET (LS1197); THENCE WITH AN INTERIOR ANGLE OF 93°16'20" TO THE LEFT, DEPARTING FROM SAID NORTHERN RIGHT-OF-WAY OF OL' COLONY ROAD, RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 231.85' TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE WITH AN INTERIOR ANGLE OF 206°54'54" TO THE LEFT; RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 259.27' TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE WITH AN INTERIOR ANGLE OF 167°16'47" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 315.40' TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE WITH AN INTERIOR ANGLE OF 170°06'33" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 260.66' TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE WITH AN INTERIOR ANGLE OF 180°04'41" TO THE LEFT, RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 248.13' TO A CAPPED REBAR SET (LS1197) ON THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT ALSO LYING ON THE SOUTH BOUNDARY OF SAID THE TOWNES OF NORTHRIVER PHASE III; THENCE WITH AN INTERIOR ANGLE OF 58°25'34" TO THE LEFT, RUN IN AN EASTERLY DIRECTION AND ALONG SAID SOUTH BOUNDARY OF THE TOWNES OF NORTHRIVER PHASE III FOR A DISTANCE OF 256.79' TO THE POINT OF BEGINNING, AT WHICH POINT THE ANGLE OF CLOSURE IS 271°53'48"; SAID PARCEL CONTAINING 57.00 ACRES, MORE OR LESS.



North of Old Colony Road





North of Old Colony Road

1 inch = 542 feet

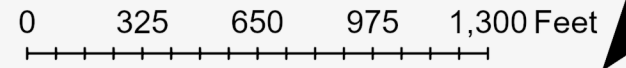
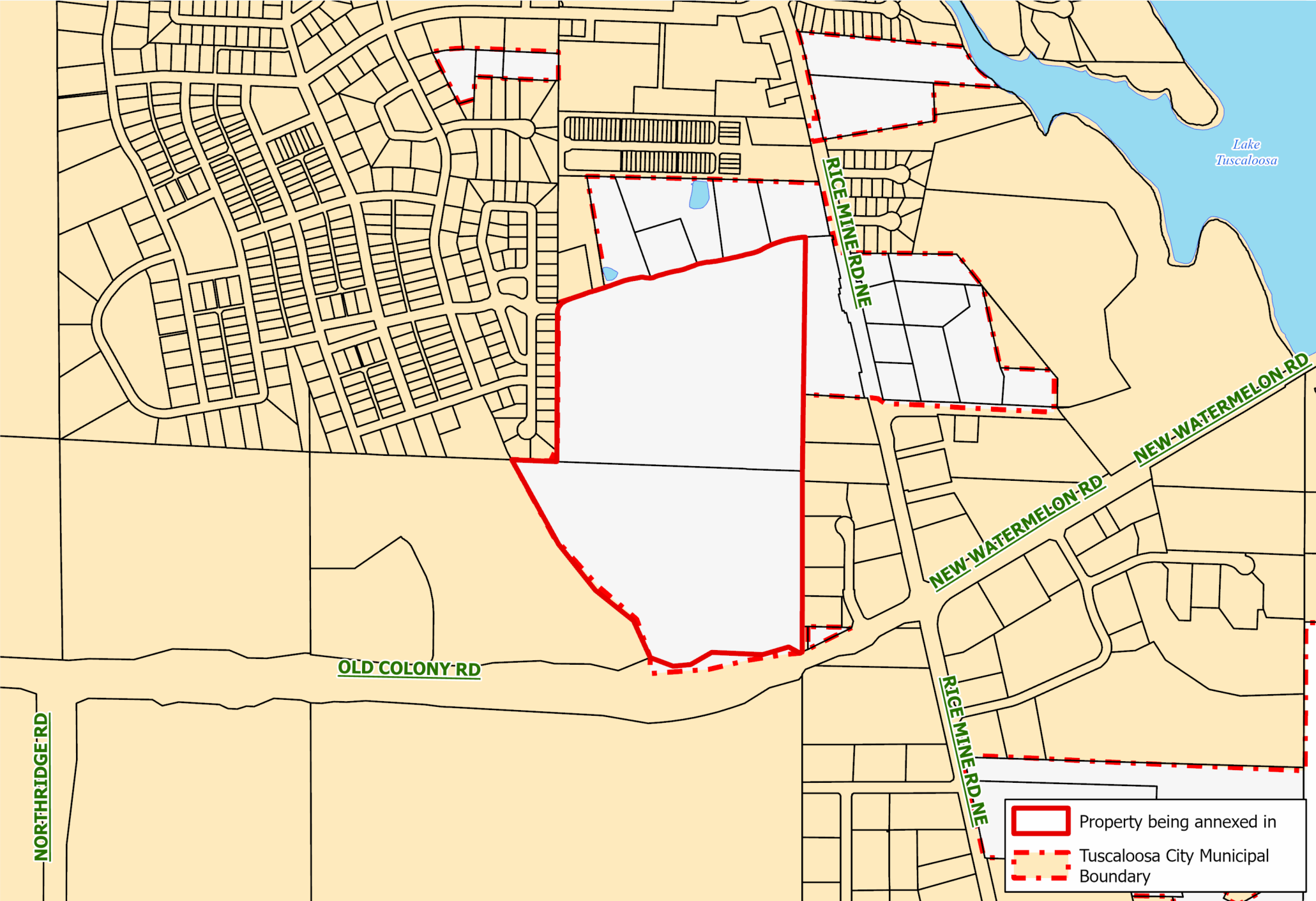
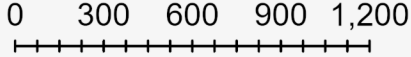


Exhibit "A" North of Old Colony Road

Census Block & Tract: 1065010405, 1070010405

1 inch = 650 feet



	Property being annexed in
	Tuscaloosa City Municipal Boundary