



CITY OF TUSCALOOSA
ANNEXATION REQUEST FORM

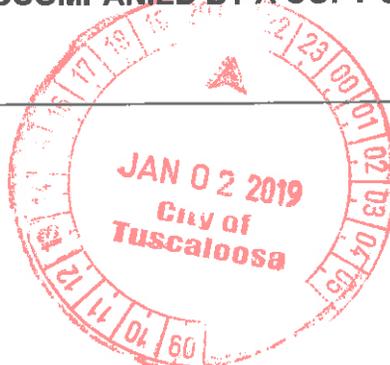
Urban Development has received the following petition for annexation:

DATE FILED: _____

- 1. NAME OF PETITIONER: Marty Howard (SunSouth Properties Tuscaloosa LLC)
2. NAMES (as they appear on deed), ADDRESSES and PHONE NUMBERS OF ALL PROPERTY OWNERS of property requested to be annexed: (Use back of form if needed.) SunSouth Properties Tuscaloosa LLC, 4100 Hartford Hwy Dothan, Al 36305, (334) 678-7861
3. NAME OF SUBDIVISION, ADDRESS, AREA OR OTHER IDENTIFYING NAME OF SUBJECT PROPERTY: 5017 Skyland Blvd. E., Parcel No. 63 30 08 34 2 001 004.006
4. Total number of residents living on property to be annexed, if any: None UNDER 5 YEARS OF AGE: N/A AGES 5 THROUGH 18: N/A OVER 18: N/A
5. Racial make-up of residents, if known: Caucasian: N/A African American: N/A Other: N/A (To be reported to and used for statistical purposes of the U.S. Justice Department under the Voting Rights Act only.)
6. Reasons cited by petitioner/advocates for annexation: Tie to city sanitary sewage and water
7. Total number of acres to be annexed: +/- 7.7 acres
8. Current use of area to be annexed: Vacant lot; previously manufactured home sales and rentals
9. Proposed use of area to be annexed: Deere Farm equipment and implement sales and service
10. Number of structures on property to be annexed: N/A

ALL REQUESTS FOR ANNEXATION MUST BE ACCOMPANIED BY A COPY OF DEED.

(Signature of Petitioner)



A parcel of land in the Southeast quarter of the Northwest quarter and in the Southwest quarter of the Northwest quarter of Section 34, Township 21 South, Range 9 West and being more particularly described as follows:

Commence at a concrete monument found at the Southwest corner of said Southeast quarter of the Northwest quarter; thence run Northwardly and along the West boundary of said quarter-quarter 577.03 feet to a 1/2" capped rebar set; thence, with a deflection angle left of 180 degrees 02 minutes 25 seconds, continue Northwardly 103.09 feet to a 1/2" pipe found at the Northwest corner of Woodland Trace Village, as recorded in the Probate Office of Tuscaloosa County, Alabama in Plat Book 21, at Page 30; thence, with a deflection angle right of 90 degrees 36 minutes 36 seconds, run Eastwardly and along the North boundary of said Woodland Trace 855.39 feet; thence, with a deflection angle left of 114 degrees 48 minutes 05 seconds, run Northwestwardly 96.43 feet to a 1/2" capped rebar set at the POINT OF BEGINNING; thence continue Northwestwardly along said course 494.02 feet to a 1/2" capped rebar set; thence, with an interior angle right of 202 degrees 27 minutes 18 seconds, run Northwardly 136.91 feet; thence, with an interior angle right of 93 degrees 53 minutes 45 seconds, run Westwardly 521.66 feet to a point on the East right-of-way of U.S. Highway 11, a variable-width right-of-way; thence with an interior angle right of 128 degrees 43 minutes 40 seconds, run Southwestwardly along said right-of-way, said right-of-way curving to the right and having a radius of 8355.11 feet, a chord distance of 254.41 feet; thence, with an interior angle right of 71 degrees 40 minutes 13 seconds run Southeastwardly along a curve to the right, said curve having a radius of 125.00 feet, a chord distance of 93.31 feet; thence, with an interior angle right of 201 degrees 54 minutes 54 seconds, run Southeastwardly 421.05 feet; thence, with an interior angle of 157 degrees 37 minutes 05 seconds, run Southeastwardly along a curve to the left, said curve having a radius of 285.00 feet, a chord distance of 217.04 feet; thence, with an interior angle right of 157 degrees 37 minutes 05 seconds, run Eastwardly 308.48 feet to the POINT OF BEGINNING, thus making a closing interior angle right of 65 degrees 50 minutes 47 seconds.

Recorded: 3/27/2017 3:22:14 PM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/JMCATEER
Tran: 1057307
Deed Tax \$432.00
Probate Judge Fee \$2.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.00
Total: \$444.00

THIS INSTRUMENT PREPARED BY:
Ryan R. Hendley, Esq.
who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.
REYNOLDS, REYNOLDS & LITTLE, LLC
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 1400.0055

SOURCE OF TITLE: Deed Book 2010, Page 11492

STATE OF ALABAMA §
 § STATUTORY WARRANTY DEED
TUSCALOOSA COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty-two Thousand and No/100 Dollars (\$432,000.00) and other good and valuable consideration, paid to the undersigned **Alabama One Credit Union**, an Alabama chartered credit union, herein referred to as GRANTOR, whose mailing address is 1215 Veterans Memorial Parkway, Tuscaloosa, Alabama 35404 by **SunSouth Properties Tuscaloosa, LLC**, an Alabama limited liability company, herein referred to as GRANTEE, whose mailing address is 4100 Hartford Highway, Dothan, Alabama 36305, the receipt and sufficiency of which is acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land in the Southeast quarter of the Northwest quarter and in the Southwest quarter of the Northwest quarter of Section 34, Township 21 South, Range 9 West and being more particularly described as follows:

Commence at a concrete monument found at the Southwest corner of said Southeast quarter of the Northwest quarter; thence run Northwardly and along the West boundary of said quarter-quarter 577.03 feet to a 1/2" capped rebar set; thence, with a deflection angle left of 180 degrees 02 minutes 25 seconds, continue Northwardly 103.09 feet to a 1/2" pipe found at the Northwest corner of Woodland Trace Village, as recorded in the Probate Office of Tuscaloosa County, Alabama in Plat Book 21, at Page 30; thence, with a deflection angle right of 90 degrees 36 minutes 36 seconds, run Eastwardly and along the North boundary of said Woodland Trace 855.39 feet; thence, with a deflection angle left of 114 degrees 48 minutes 05 seconds, run Northwestwardly 96.43 feet to a 1/2" capped rebar set at the POINT OF BEGINNING; thence continue Northwestwardly along said course 494.02 feet to a 1/2" capped rebar set; thence, with an interior angle right of 202 degrees 27 minutes 18 seconds, run Northwardly 136.91 feet; thence, with an interior angle right of 93 degrees 53 minutes 45 seconds, run Westwardly 521.66 feet to a point on the East right-of-way of U.S. Highway 11, a variable-width right-of-way; thence with an interior angle right of 128 degrees 43 minutes 40 seconds, run Southwestwardly along said right-of-way, said right-of-way curving to the right and

having a radius of 8355.11 feet, a chord distance of 254.41 feet; thence, with an interior angle right of 71 degrees 40 minutes 13 seconds run Southeastwardly along a curve to the right, said curve having a radius of 125.00 feet, a chord distance of 93.31 feet; thence, with an interior angle right of 201 degrees 54 minutes 54 seconds, run Southeastwardly 421.05 feet; thence, with an interior angle of 157 degrees 37 minutes 05 seconds, run Southeastwardly along a curve to the left, said curve having a radius of 285.00 feet, a chord distance of 217.04 feet; thence, with an interior angle right of 157 degrees 37 minutes 05 seconds, run Eastwardly 308.48 feet to the POINT OF BEGINNING, thus making a closing interior angle right of 65 degrees 50 minutes 47 seconds.

Said property being located at 5017 Skyland Blvd., Tuscaloosa, AL 35405.

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, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, if any, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successor or assigns forever, together with every contingent remainder and right of reversion. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 23 day of March, 2017.

ALABAMA ONE CREDIT UNION

By: [Signature]
William C. Wells
Its President

By: [Signature]
Barry Mixon
Its Treasurer and Secretary

STATE OF ALABAMA §
 §
TUSCALOOSA COUNTY §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William C. Wells, whose name as President of Alabama One Credit Union, an Alabama chartered credit union, 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, he did execute the same voluntarily as such officer with full authority for and as the act of said credit union on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2017.

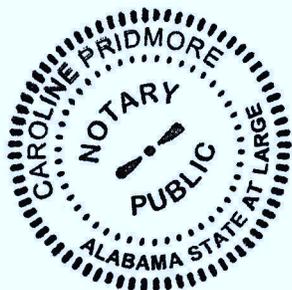


[Signature]
Notary Public
My Commission Expires: My Commission Expires
9/8/2018

STATE OF ALABAMA §
 §
TUSCALOOSA COUNTY §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Barry Mixon, whose name as Treasurer and Secretary of Alabama One Credit Union, an Alabama chartered credit union, 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, he did execute the same voluntarily as such officer with full authority for and as the act of said credit union on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2017.

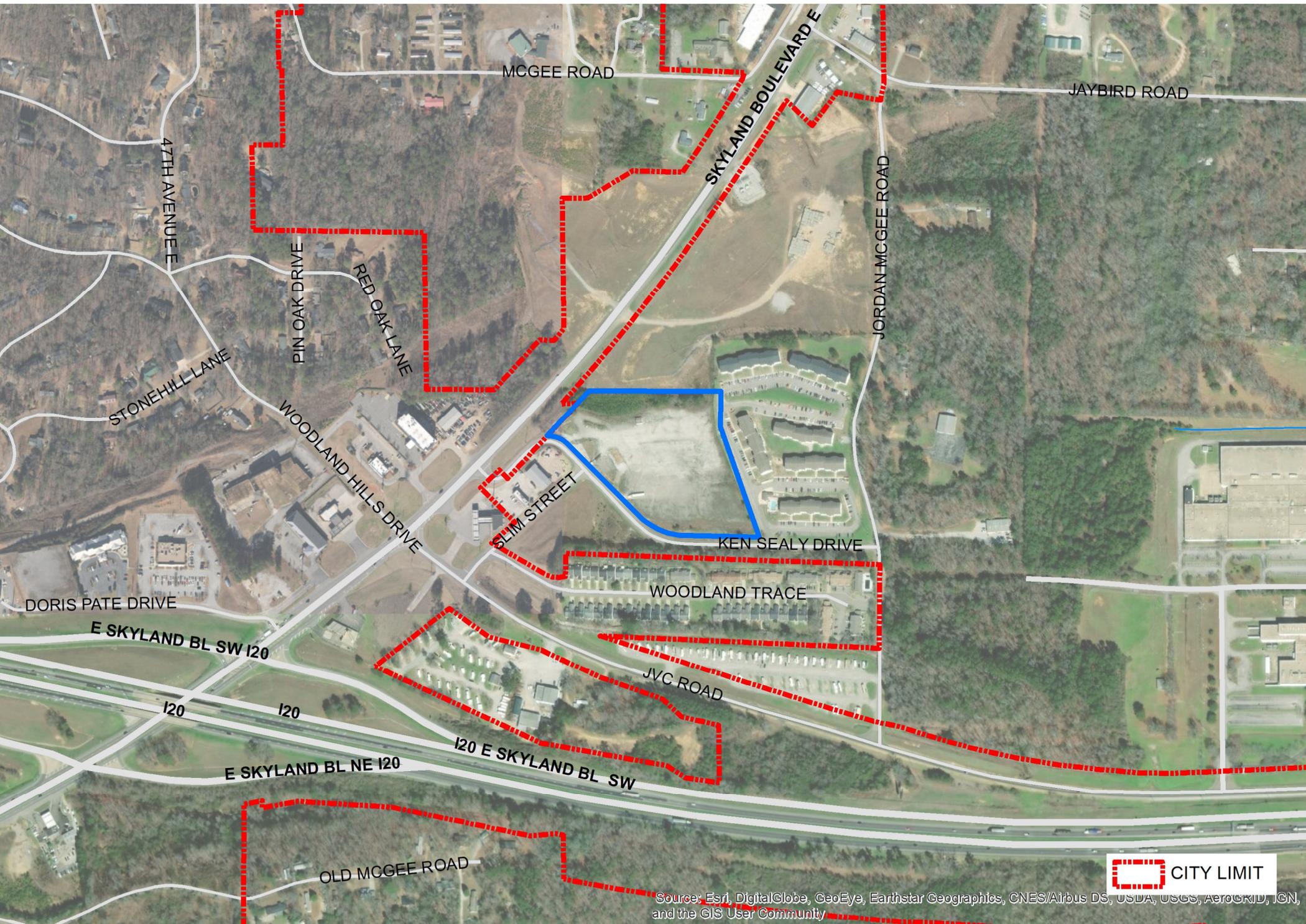
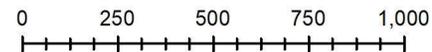


[Signature]
Notary Public
My Commission Expires: My Commission Expires
9/8/2018

Exhibit "A" AN-2019-01

Census Block 3008342001004006

1 inch = 500 feet



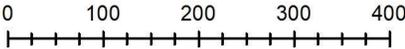
 CITY LIMIT

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit "A" AN-2019-01

Census Block 3008342001004006

1 inch = 200 feet



SKYLAND BOULEVARDE

SLIM STREET

JVC ROAD

KEN SEALY DRIVE

WOODLAND TRACE

MCGEE ROAD

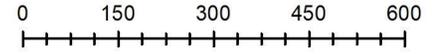
CITY LIMIT

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

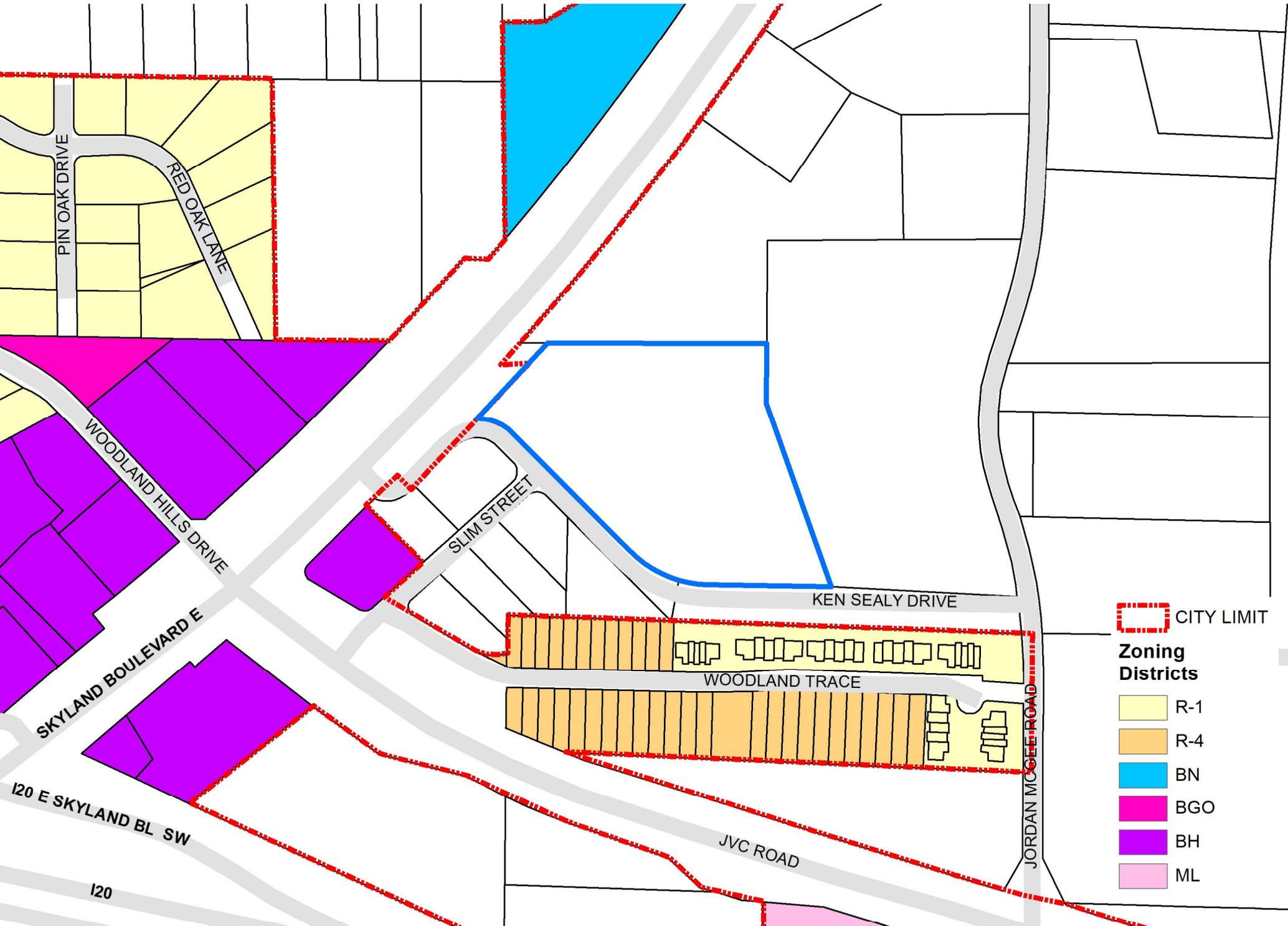
Exhibit "A" AN-2019-01

Census Block 3008342001004006

1 inch = 300 feet



N



CITY LIMIT

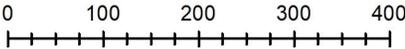
Zoning Districts

- R-1
- R-4
- BN
- BGO
- BH
- ML

Exhibit "A" AN-2019-01

Census Block 3008342001004006

1 inch = 200 feet



 CITY LIMIT

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community