

**ORDINANCE NO. 2020 - 5322**

**AN ORDINANCE TO ALTER, EXTEND AND  
REARRANGE THE CORPORATE LIMITS OF THE CITY  
OF PELL CITY, ALABAMA, TO INCLUDE ADDITIONAL  
PARTS OF ST. CLAIR COUNTY, ALABAMA.**

WHEREAS, all of the owners of the following described real estate situated in St. Clair County, Alabama, to-wit:

A parcel of property located in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 17 South, Range 4 East, being described as follows:

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{3}{4}$ , a distance of 673.36 feet to an existing  $\frac{1}{2}$ " rebar; thence leaving said South line run N 1°59'28" E, a distance of 767.33 feet to the POINT OF BEGINNING of the herein described 2.83 Acre Parcel; thence continue N 1°59'28" E, a distance of 534.15 feet to an existing  $\frac{5}{8}$ " rebar; thence run N 89°47'26" E, a distance of 137.00 feet to an existing fence post; thence run 76°29'01" E, distance of 99.39 feet to an existing  $\frac{1}{2}$ " rebar; thence run S 1°58'16" W, a distance of 378.11 feet to an existing 'A' rebar; thence continue S 1°58'16" W, a distance of 127.63 feet to a point; thence S 88°37'05" W, a distance of 234.87 feet to THE POINT OF BEGINNING; said described Parcel containing 2.83 Acres, more or less.

**SUBJECT TO A 60' INGRESS, EGRESS, & UTILITY EASEMENT**

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , a distance of 673.36 feet to an existing  $\frac{1}{2}$ " rebar; thence leaving said South line run N 1°59'28" E, a distance of 1324.15 feet to an existing  $\frac{5}{8}$ " rebar, said point being the Point of Beginning of the herein described 60 foot wide INGRESS, EGRESS & UTILITY EASEMENT being along and East of the following line; thence run S 1°59'28" W, a distance of 800.00 feet to the Point of Ending of the herein described INGRESS, EGRESS & UTILITY EASEMENT;

Basis of Bearings — DEED BEARING PER DEED BOOK 2012 PAGE 1598.  
Also known as: St. Clair County Parcel tax ID # 29-03-05-0-003-018.004

Did file a written petition, duly signed by Terry and Cheryl Rich, requesting that said described territory in the petition be annexed to the City of Pell City and zoned R-A (Residential Agricultural District) under the provisions of § 11-42-21, *Code of Alabama*, 1975; and

WHEREAS, said petition did have attached thereto, marked "Exhibit A", an accurate description of said territory proposed to be annexed, together with a map of said territory showing its said relationship to the corporate limits of the City of Pell City, all as is required under the provisions of said § 11-42-21; and

WHEREAS, the City Council of the City of Pell City has heretofore examined the aforesaid petition and said exhibit attached thereto and finds that the said described lands are located and contained within an area contiguous to the corporate limits of the City of Pell City and that said described lands do not lie within the corporate limits or the police jurisdiction of any other municipality, and that all of the owners of said described lands joined in said petition by affixing their signatures thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELL CITY, ALABAMA, AS FOLLOWS:

Section 1. That said petition of all of the owners of the following described lands situated in St. Clair County, Alabama, to-wit:

A parcel of property located in a part of the W1/2 of NE1/4 of Section 9, Township 17 South, Range 4 East, being described as follows:

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest<sup>1</sup>/<sub>4</sub>, of the Southeast <sup>3</sup>/<sub>4</sub> of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest<sup>1</sup>/<sub>4</sub> of the Southeast <sup>3</sup>/<sub>4</sub>, a distance of 673.36 feet to an existing <sup>1</sup>/<sub>2</sub>" rebar; thence leaving said South line run N 1°59'28" E, a distance of 767.33 feet to the POINT OF BEGINNING of the herein described 2.83 Acre Parcel; thence continue N 1°59'28" E, a distance of 534.15 feet to an existing 5/8" rebar; thence run N 89°47'26" E, a distance of 137.00 feet to an existing fence post; thence run 76°29'01" E, distance of 99.39 feet to an existing <sup>1</sup>/<sub>2</sub>" rebar; thence run S 1°58'16" W, a distance of 378.11 feet to an existing 'A' rebar; thence continue S 1°58'16" W, a distance of 127.63 feet to a point; thence S 88°37'05" W, a distance of 234.87 feet to THE POINT OF BEGINNING; said described Parcel containing 2.83 Acres, more or less.

SUBJECT TO A 60' INGRESS, EGRESS, & UTILITY EASEMENT

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest<sup>1</sup>/<sub>4</sub>. of the Southeast <sup>1</sup>/<sub>4</sub>. of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest<sup>1</sup>/<sub>4</sub>. of the Southeast <sup>1</sup>/<sub>4</sub>, a distance of 673.36 feet to an existing <sup>1</sup>/<sub>2</sub>" rebar; thence leaving said South line run N 1°59'28" E, a distance of 1324.15 feet to an existing 5/8" rebar, said point being the Point of Beginning of the herein described 60 foot wide INGRESS, EGRESS & UTILITY EASEMENT being along and East of the following line; thence run S 1°59'28" W, a distance of 800.00 feet to the Point of Ending of the herein described INGRESS, EGRESS & UTILITY EASEMENT;

Basis of Bearings — DEED BEARING PER DEED BOOK 2012 PAGE 1598.

Also known as: St. Clair County Parcel tax ID # 29-03-05-0-003-018.004

Requesting that the same be annexed to the City of Pell City, Alabama, and zoned as R-A (Residential Agricultural District) be and the same is hereby approved.

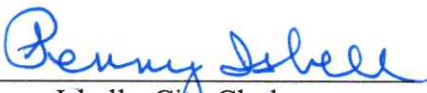
Section 2. That the City Council of the City of Pell City does hereby assent to the annexation of the said described lands to the City of Pell City and the corporate limits of the City of Pell City be and the same are hereby extended and rearranged so as to embrace and include said described lands and that the same shall become a part of the corporate area of the City of Pell City, Alabama, and zoned as R-A upon the date of the publication of this Ordinance.

Section 3. That this Ordinance shall become effective upon passage, approval and publication as required by law.

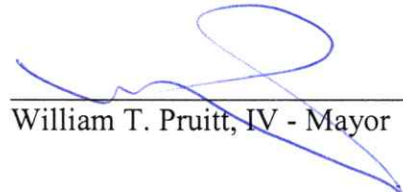
**ADOPTED AND APPROVED** this 13<sup>th</sup> day of July, 2020.

  
James McGowan - Council President

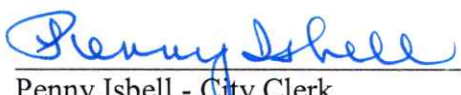
ATTEST:

  
Penny Isbell - City Clerk

**APPROVED** this 13<sup>th</sup> day of July, 2020.

  
William T. Pruitt, IV - Mayor

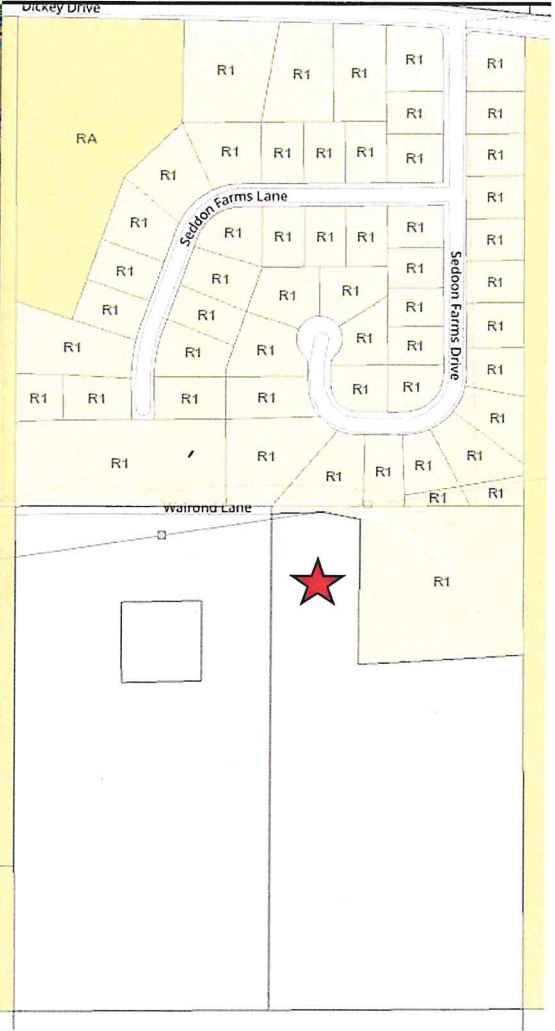
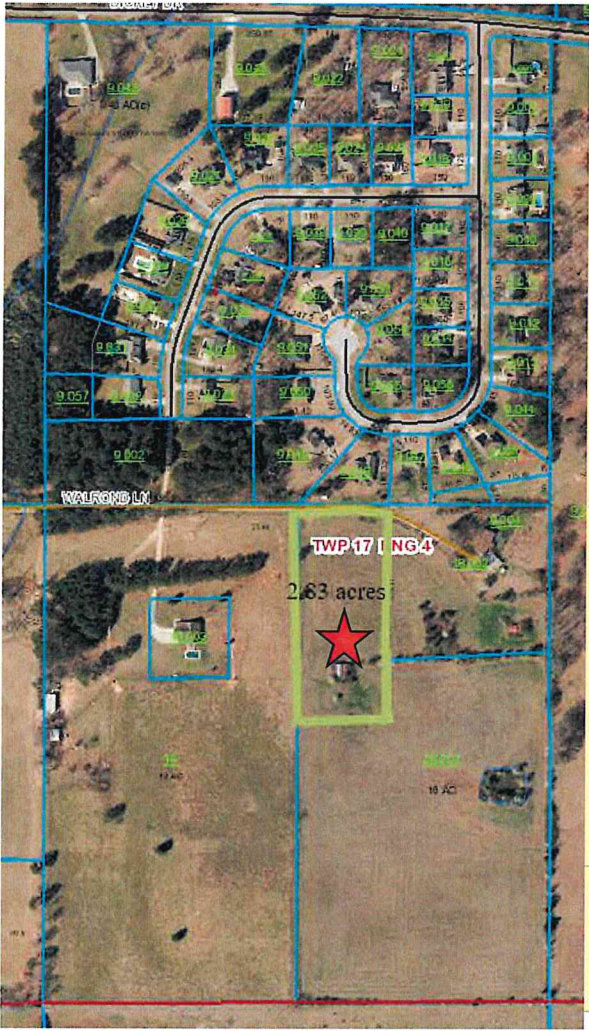
ATTEST:

  
Penny Isbell - City Clerk

**CERTIFICATION**

I, Penny Isbell, Clerk of the City of Pell City, hereby certify that the above Ordinance was duly adopted by the City Council of the City of Pell City at a regular meeting held on the 13<sup>th</sup> day of July, 2020, and that the same has been published by posting in accordance with §11-45-8, Ala. Code 1975, by posting a copy of the Ordinance in three public places within the municipality, one of which was the Mayor's office in the City, on this the 14<sup>th</sup> day of July, 2020. I further certify and confirm that the City shall take reasonable steps to maintain the posting for not less than 30 days. In addition, the City shall include a copy of this Ordinance on its website for 30 days.

  
City Clerk





2020 5648  
Recorded in the Above  
DEED Book & Page  
06-05-2020 09:19:14 AM  
Mike Bowling - Judge of Probate  
St. Clair County, Alabama

This Instrument was prepared by:  
David R. Blount, Esq.  
Blount Hughes, LLC  
7127 Gadsden Hwy, Suite 207  
Trussville, AL 35173

SEND TAX NOTICE TO:  
Terry & Cheryl Rich  
388 Walrond Lane  
Pell City, AL 35128

**STATUTORY DEED**

(joint tenants with right of survivorship)

**STATE OF ALABAMA  
ST. CLAIR COUNTY**

Know all men by these presents, that for and in valuable consideration of a gift of love and affection and other good consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **TERRY S. RICH** and **CHERYL B. RICH**, husband and wife (herein referred to as grantors), does grant, bargain, sell and convey unto **TERRY S. RICH** and **CHERYL B. RICH**, husband and wife (herein referred to as grantees), for and during their joint lives 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 St. Clair County, Alabama, to wit:

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest ¼ of the Southeast ¼, a distance of 673.36 feet to an existing ½" rebar; thence leaving said South line run N 1°59'28" E, a distance of 767.33 feet to the POINT OF BEGINNING of the herein described 2.83 Acre Parcel; thence continue N 1°59'28" E, a distance of 534.15 feet to an existing 5/8" rebar; thence run N 89°47'26" E, a distance of 137.00 feet to an existing fence post; thence run 76°29'01" E, distance of 99.39 feet to an existing ½" rebar; thence run S 1°58'16" W, a distance of 378.11 feet to an existing ½" rebar; thence continue S 1°58'16" W, a distance of 127.63 feet to a point; thence S 88°37'05" W, a distance of 234.87 feet to THE POINT OF BEGINNING; said described Parcel containing 2.83 Acres, more or less.

**SUBJECT TO A 60' INGRESS, EGRESS, & UTILITY EASEMENT**

Commencing at an existing 1" open top pipe being the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 5, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run N 88°34'00" W, along the South line of the said Southwest ¼ of the Southeast ¼, a distance of 673.36 feet to an existing ½" rebar; thence leaving said South line run N 1°59'28" E, a distance of 1324.15 feet to an existing 5/8" rebar, said point being the Point of Beginning of the herein described 60 foot wide INGRESS, EGRESS & UTILITY EASEMENT being along and East of the following line; thence run S 1°59'28" W, a distance of 800.00 feet to the Point of Ending of the herein described INGRESS, EGRESS & UTILITY EASEMENT;

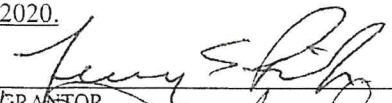

Basis of Bearings – DEED BEARING PER DEED BOOK 2012 PAGE 1598.



Also known as: St. Clair County Parcel tax ID # 29-03-05-0-003-018.004

TO HAVE AND TO HOLD Unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD Unto the said GRANTEES their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4<sup>th</sup> day of June 2020.

  
GRANTOR  
  
WITNESS

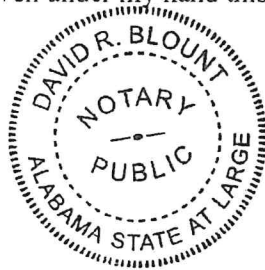
  
GRANTOR  
  
WITNESS

2020 5649  
Recorded in the Above  
DEED Book & Page  
06-05-2020 09:19:14 AM

STATE OF ALABAMA )  
COUNTY OF ST. CLAIR )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY S. RICH, CHERYL B. RICH and Lester F. Hughes whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 4<sup>th</sup> day of June, 2020.



David R. Blount  
Notary Public  
My Commission Expires: 3/15/2024

Book/Page: 2020/5648  
Term/Cashier: S PC-PROG-REC-02 / day: r  
Tran#: 11508.302647.432520  
Recorded: 06-05-2020 09:19:50  
CER Certification Fee 1.00  
DFE Deed Tax 1.00  
PJF Special Index Fee 1.00  
REC Recording Fee 1.00  
Total Fees: = 32.00

Real Estate Sales Validation Form

2020 5650  
Recorded in the Above  
DEED Book & Page  
1975-Section 40-22-1  
06-05-2020 10:17:14 AM  
With Paying Tax & Probate  
County of Shelby, Alabama

This Document must be filed in accordance with Code of Alabama

Grantor's Name Terry & Cheryl Rich  
Mailing Address 388 Walrond Lane  
Pell City, AL 35128

Grantee's Name Terry and Cheryl Rich  
Mailing Address 388 Walrond Lane  
Pell City, AL 35128

Property Address 388 Walrond Lane  
Pell City, AL 35128

Date of Sale N/A  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$14,187

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
Sales Contract
Closing Statement
Appraisal
Other

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 6/4/
Unattested
Notary Public seal for David R. Blount, Alabama State At-Large

Print Terry S Rich
Sign (Grantor/Grantee/Owner/Agent) circle one