



## CITY OF OWENS CROSS ROADS ORDINANCE NO. 22-017

### ANNEXATION OF PROPERTY OWNED BY MICHAEL HOUSTON JOHNSON AND MICHELLE JOHNSON LOCATED AT 891 CAVE SPRING ROAD, OWENS CROSS ROADS

**THEREFORE, BE IT ORDAINED BY THE COUNCIL OF OWENS CROSS ROADS** that the real property owned by Michael Houston and Michelle Johnson included herein and made a part of the minutes of the meeting of the Mayor and Council on May 31, 2022 to be approved for annexation. Said real property being described, to wit:

ALL THAT PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA. MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8" REBAR FOUND AT THE CENTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 38 MINUTES 39 SECONDS WEST, 1598.78 FEET TO THE POINT OF BEGINNING SAID POINT BEING A CAPPED TACON IRON PIN SET.

THENCE FROM THE POINT OF BEGINNING SOUTH 78 DEGREES 23 MINUTES 41 SECONDS EAST, 174.11 FEET; THENCE SOUTH 02 DEGREES 21 MINUTES 25 SECONDS WEST, 25.00 FEET TO A PINCH PIN FOUND; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS WEST, 110.42 FEET TO A 5/8" REBAR FOUND ON THE NORTH RIGHT OF WAY OF CAVE SPRING ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 56 DEGREES 58 MINUTES 32 SECONDS WEST, 210.12 FEET TO A CAPPED IRON PIN FOUND (NO I.D.) THENCE LEAVING SAID RIGHT OF WAY NORTH 02 DEGREES 19 MINUTES 08 SECONDS EAST, 210.07 FEET TO A CLASSIC CAP PIN FOUND; THENCE NORTH 01 DEGREES 38 MINUTES 39 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES MORE OR LESS.

SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS AND OR RESTRICTIONS RECORDED OR UNRECORDED.

ADOPTED AND APPROVED THIS 31 DAY OF MAY 31, 2022.

Tony K. Craig, Mayor

ATTEST: Christie D. Eason, City Clerk



City of Owens Cross Roads, Alabama, certificate of publication.  
This is to certify that Ordinance No. 22-017, City of Owens Cross Roads, Alabama, was published by posting on the City website, and on FIVE (5) bulletin boards within the City.

OWENS CROSS ROADS CITY COUNCIL  
ORDINANCE NO. 22-017  
ANNEXATION OF HOUSTON JOHNSON PROPERTY



# CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall  
P.O. Box 158 / 9032 Highway 431 S. Owens Cross Roads, AL 35763  
Tel: (256) 725-4163 Website: [www.owenscrossroadsal.gov](http://www.owenscrossroadsal.gov)

## PETITION FOR ANNEXATION INTO THE CORPORATE LIMITS OF OWENS CROSS ROADS, ALABAMA

I/We, the undersigned Petitioner(s), owners of the properties described in the **attached Exhibit A and Exhibit B** as delineated on the Madison County Tax Assessors Map attached as such property being outside the corporate limits of Owens Cross Roads, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property is not lying within the corporate limits of any other municipality, do by these presents hereby petition Owens Cross Roads, a municipal corporation, that said property be annexed into the City of Owens Cross Roads, Alabama, pursuant to the authority of Sections 11-42-20 through 11-42-24, Code of Alabama, 1975.


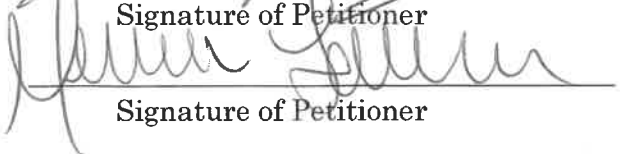
I/We, the undersigned Petitioner(s), further make known that this property located at 891 CAVE SPRING ROAD will be zoned ESTATE RESIDENTIAL "ER" upon annexation and will be considered part of the corporate limits of Owens Cross Roads.

I/We, the undersigned Petitioner(s), further petition that the Honorable Mayor and Council of the City of Owens Cross Roads, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

As owners(s) of the hereinafter described real property, I/we do hereby certify that I/we have the right and authority to execute and file with the office of the City of Owens Cross Roads this petition and request for annexation; that said property is contiguous to the existing corporate limits of the City of Owens Cross Roads, Alabama, and that said property does not lie within the corporate limits of any other Municipality or if such property overlaps with any other Municipality, the property or territory hereinafter described is located closer to the corporate limits of the City of Owens Cross Roads, Alabama, than to the corporate limits of any other municipality as required by Section 11-42-21, Code of Alabama 1975.

I/We, the undersigned Petitioner(s), also ask that the Honorable Mayor and City Council of the City of Owens Cross Roads, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama, 1975.

Dated this 23<sup>rd</sup> day of May, 2022.

  
Signature of Petitioner  
  
Signature of Petitioner

Michael Houston Johnson  
Printed Name of Petitioner  
Michelle Johnson  
Printed Name of Petitioner

STATE OF Alabama

COUNTY OF Madison

I, the undersigned Notary public in and for said County in said State, herby certify that Houston + Michelle Johnson whose name is signed to the foregoing instrument and who presented to me proof of identification proving before me on this day, that being informed of the contents within instrument, he-she-they executed the same voluntarily on the day the same bears date.

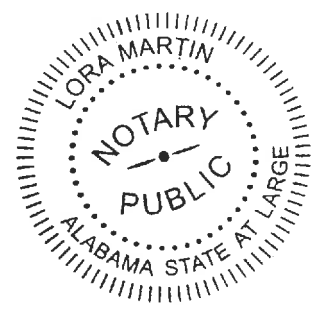
Given under my hand and official seal of office this 23<sup>rd</sup> day of May 2022.

MY COMMISSION EXPIRES 10/14/2025

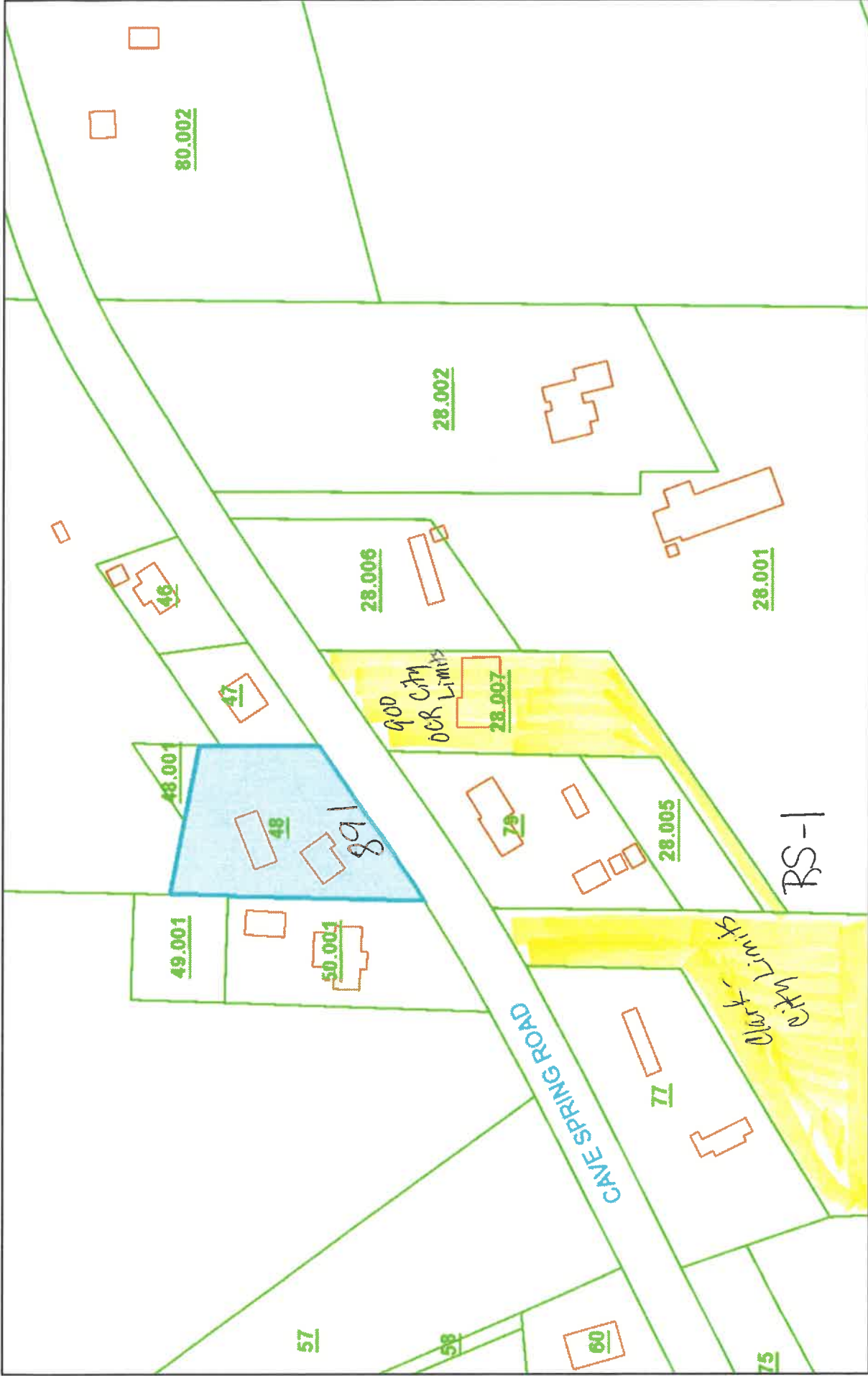
Lora Martin

My Commission Expires

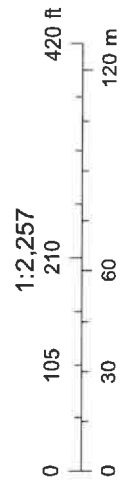
Notary Public



# Viewer Map



May 23, 2022





**MADISON COUNTY**  
Property Appraisal and Tax Payments

Exhibit A

Current Date: 5/23/2022

Tax Year: 2022

[Get Help](#)

**▲ Values and Taxes are estimates and are subject to change. [Click here](#) for the current amount due.**

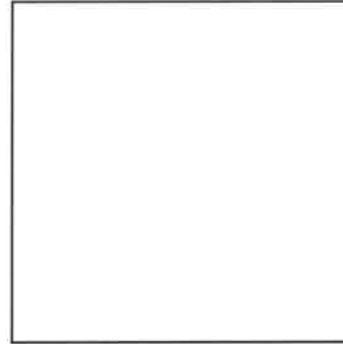
**Parcel Info**

**PIN** 84439  
**PARCEL** 22-05-16-0-001-048.000  
**ACCOUNT NUMBER** 503977

**OWNER** JOHNSON, MICHAEL HOUSTON & \*\*\* AND MICHELLE BREWER JOHNSON  
**MAILING ADDRESS** 891 CAVE SPRING RD, OWENS CROSS RDS, AL 35763  
**PROPERTY ADDRESS** 891 CAVE SPRING RD

**LEGAL DESCRIPTION** SEC 16 T5 R2E COM AT INT OF N'LY ROW MAR FOR CAVE SPRING RD & W LINE OF NE1/4 OF SW1/4 WHICH IS THE POB TH NE'WDLY ALONG N MAR OF RD 210 FT TH LEAVING SD ROW N 134 FT TH NW'LY 173 FT TH S 285 FT TO POB

**EXEMPT CODE** H1  
**TAX DISTRICT** COUNTY



**Tax Information**

TAXES ARE DUE ON 10/1/2022

| YEAR | TAX DUE   | PAID    | BALANCE   |
|------|-----------|---------|-----------|
| 2022 | \$ 338.10 | \$ 0.00 | \$ 338.10 |

LAST PAYMENT DATE \*\*N/A\*\*  
PAID BY

**Property Values**

**Total Acres** 0.80  
**Use Value** \$0  
**Land Value** \$12,400  
**Improvement Value** \$94,200  
**Total Appraised Value** \$106,600  
**Total Taxable Value** \$106,600  
**Assessment Value** \$10,680

**Subdivision Information**

**Code**  
**Name**  
**Lot**  
**Block**  
**Type / Book / Page** SURV / 2019 / 76982  
**S/T/R** 16-5S-2E

[DEED SEARCH](#)

**Detail Information**

| TYPE    | REF | DESCRIPTION                           | LAND USE                     | TC | HS | PN | APPRAISED VALUE |
|---------|-----|---------------------------------------|------------------------------|----|----|----|-----------------|
| LAND    | 1   | 0.800 Acres                           | 9110-VACANT SUIT FOR DEVELOP | 3  | Y  | N  | \$12,400        |
| RES/COM | 1   | 111 - SINGLE FAMILY RESIDENCE         | -                            | 3  | Y  | N  | \$86,300        |
| GARAGE  | 2   | 24WCBN - GARAGE WOOD OR C.B. NO FLOOR | -                            | 3  | Y  | N  | \$7,900         |

**Building Components**

**Improvement**

**Year Built** 1955  
**Structure** SINGLE FAMILY RESIDENCE  
**Structure Code** 111  
**Total Living Area** 1872  
**Building Value** \$86,300

**Materials and Features**

**Foundation** CONTINUOUS WALL - 100  
**Exterior Walls** VINYL SIDING - 100  
**Roof Type** HIP-GABLE - 100  
**Roof Material** METAL, CORRUGATE - 100  
**Floors** VINYL - 100  
**Interior Finish** DRYWALL(SHEETROC - 100  
**Plumbing** AVERAGE - 100  
**Heat/AC** FHA/AC - 1872

**Computations**

**Stories** 1.0  
**1st Level Sq. Ft.** 1872  
**Add'l Level Sq. Ft.** 0  
**Total Living Area** 1872  
**Total Adjusted Area** 1940

Exhibit B



Doc ID: 022415360002 Type: DEED  
Filed/Cert: 11/25/2019 09:59:00 AM  
Fee Amt: \$28.25 Page 1 of 2  
Deed Tax: \$105.00  
Madison County, AL  
FRANK BARGER Probate Judge  
File 2019-00076982

# Warranty Deed

## JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

ATTN: PICK UP  
WJ (RECORDING) - 122  
X

STATE OF ALABAMA  
COUNTY OF MADISON

**Know all Men by these Presents:** That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **STEVEN ADAM COCHRAN AND JAMIE GRIDER COCHRAN, HUSBAND AND WIFE** (herein referred to as "Grantors"), do by these presents grant, bargain, sell and convey unto **MICHAEL HOUSTON JOHNSON AND MICHELLE BREWER JOHNSON, 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, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in MADISON County, Alabama, to-wit:

ALL THAT PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA. MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8" REBAR FOUND AT THE CENTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 38 MINUTES 39 SECONDS WEST, 1598.78 FEET TO THE POINT OF BEGINNING SAID POINT BEING A CAPPED TACON IRON PIN SET.  
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SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS AND OR RESTRICTIONS RECORDED OR UNRECORDED.

**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Exhibit B  
pg 2

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 22<sup>nd</sup> day of November, 2019.

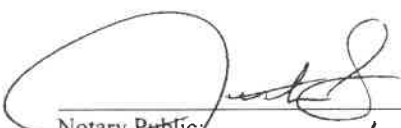
 {L.S.}  
**STEVEN ADAM COCHRAN**

 {L.S.}  
**JAMIE GRIDER COCHRAN**

STATE OF ALABAMA  
COUNTY OF MADISON

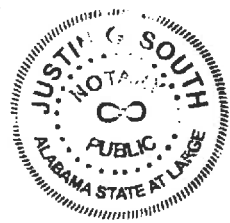
I, the undersigned notary public, in and for said county and state, hereby certify that **STEVEN ADAM COCHRAN and JAMIE GRIDER COCHRAN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

This 22<sup>nd</sup> day of November, 2019.

  
Notary Public  
My commission expires: 12/14/20

Grantor's Name and mailing address:  
STEVEN ADAM COCHRAN  
JAMIE GRIDER COCHRAN  
295 HONEA LANE  
OWENS CROSS ROADS, AL 35763

Grantee's Name and mailing address:  
MICHAEL HOUSTON JOHNSON  
MICHELLE BREWER JOHNSON  
891 CAVE SPRING RD  
OWENS CROSS ROADS, AL 35763



Property address: 891 CAVE SPRING ROAD, OWENS CROSS ROADS, AL 35763

Date of Sale: November 22, 2019

Total Purchase Price: 105,000.00

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)

Closing Statement

**THIS INSTRUMENT PREPARED BY:**

Justin G. South  
Wolfe, Jones, Wolfe, Hancock, Daniel &  
South, LLC  
905 Bob Wallace Ave  
Huntsville, AL 35801  
T: 256-534-2205 F: 256-534-0854

File # S19-2731

Filed/Cert: 11/25/2019 09:59:00 AM  
Fee Amt: \$28.25 Page 2 of 2  
Deed Tax: \$105.00  
Madison County, AL  
FRANK BARGER Probate Judge  
File **2019-00076982**