

CITY OF OWENS CROSS ROADS ORDINANCE NO. 23-006

ORDINANCE TO ANNEX 3046 OLD BIG COVE ROAD OWNED BY RHONDA WILLIAMSON

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF OWENS CROSS ROADS that the real property owned by Rhonda Williamson included herein and made a part of the minutes of the meeting of the Mayor and Council on March 14, 2023 be approved for annexation and zoned as Rural Residential. Said real property being described, to wit:

Commencing at the Southeast comer of Section 14, Township 5 South, Range 1 East, at a ½ inch rebar in a paved county road. Thence North 21.38 feet. Thence West 26.5" feet to ½ inch rebar on the West right of way of Old Big Cove Road being the point beginning for the property herein described. Thence North 15 Degrees 40 Minutes 50 Seconds West along the Western right of way of said road 64.41 feet to a a ½ inch capped rebar. Thence North 27 Degrees 05 Minutes 34 Seconds West along said right of way 324.15 feet to a 5/8 inch rebar. Thence South 52 Degrees 06 Minutes 00 Seconds West 240.50 feet to a 5/8 rebar. Thence South 08 Degrees 36 Minutes 00 East 226.78 feet to a ½ inch capped rebar. Thence North 86 Degrees 11 Minutes 18 Seconds East 321.61 feet to the point of beginning. Property being in Madison County, Alabama and containing 1.93 acres.

And Also:

A part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 55 South, Range 1 East and a part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 5 South, Range 1 East, more particularly described as follows: Commencing at the Southeast comer of Section 14, Township 5 South, Range 1 East at a ½ inch rebar in a paved county road. Thence North 21.48 feet, thence West 26.54 feet to a ½ inch capped rebar on the Western right of way of Old Big Cove Road being the point of beginning for the property herein described. Thence South 86 Degrees 11 Minuted 18 Seconds West 321.61 feet to a ½ capped rebar. Thence South 08 Degrees 36 Minutes 00 Seconds East 133.52 feet to a ½ inch capped rebar on the Northern right of way of Knotty Walls Road. Thence South 89 Degrees 21 Minutes 45 Seconds East along said right of way 309.29 feet to a ½ inch capped rebar at the intersection of the Northern right of way of Knotty Walls Road and the Western right of way of Old Big Cove Road. Thence North 03 Degrees 02 Minutes 43 Seconds West along the Western right of way of Old Big Cove Road 157.06 feet to the point of beginning. Property being in Madison County, Alabama and containing 1.05 acres.

ADOPTED THIS ______ DAY OF March 2023.

Approved By:

Attest By:

Tony K. Craig, Mayor

Christie D. Eason, City Clerk

City of Owens Cross Roads, Alabama, certificate of publication.

Fran This is to certify that Ordinance No. 23-006, City of Owens Cross Roads, Alabama, was published by posting on the City website, and on Recoat least five (5) bulletin boards within the City.

TGGC at least five (5) bulletin boards within the City

OWENS CROSS ROADS CITY COUNCIL
ORDINANCE NO. 23-006
ANNEXATION OF 3046 OLD BIG COVE ROAD



CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall

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

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

I/We, the undersigned Petitioner(s), owners of the Exhibit B as delineated on the Madison County Tathe corporate limits of Owens Cross Roads, Alabar upon will be, contiguous to the said corporate limits of any other municipality, do by these precorporation, that said property be annexed into the authority of Sections 11-42-20 through 11-42-24, (continuous continuous conti	ax Assessors Map attached as such property be ma, but which is now, or at the time this petit nits, and such property is not lying within the esents hereby petition Owens Cross Roads, a he City of Owens Cross Roads, Alabama, purs	ing outside ion is acted e corporate municipal
I/We, the undersigned Petitioner(s), further 2046 012 2000 will will be considered part of the corporate limits	be zoned <u>Rural Besidential</u> upon	
I/We, the undersigned Petitioner(s), further petitioner of the Pet		
As owners(s) of the hereinafter described real propauthority to execute and file with the office of the annexation; that said property is contiguous to to Roads, Alabama, and that said property does not or if such property overlaps with any other Munic located closer to the corporate limits of the City limits of any other municipality as required by Se	City of Owens Cross Roads this petition and the existing corporate limits of the City of Ov- lie within the corporate limits of any other M cipality, the property or territory hereinafter of of Owens Cross Roads, Alabama, than to the	request for wens Cross unicipality lescribed is
I/We, the undersigned Petitioner(s), also ask that Owens Cross Roads, Alabama, do all things necess 42-21 of the Code of Alabama, 1975.		
Dated this		078870
Signature of Petitioner	Printed Name of Petitioner	

Mayor Tony Craig Jason Dobbins, Chief of Police

Christie D. Eason, City Clerk Shannon Drake, Fire Administrator

	STATE OF <u>Alabama</u>	CO	OUNTY (OF _	M	adio	son		
	I, the undersigned Notary public in and f								
	presented to me proof of identification proving be	efore me o	on this da	ay, th	at be	ing info	ormed o	f the con	tents
	within instrument, he-she-they executed the same			_					
	Given under my hand and official seal of office the	is	<u>d</u>	ay of	M	arci	<u>h</u>	20 23	_•
M	Y COMMISSION EXPIRES 10/14/2025		Lora	ma	The		B9+-	_	
	My Commission Expires		Nota	ary P	ublic				



EXHIBIT "A" LEGAL DESCRIPTION

Commencing at the Southeast corner of Section 14, Township 5 South, Range 1 East, at a 1/2 inch rebar in a paved county road. Thence North 21.38 feet. Thence West 26.54 feet to 1/2 inch rebar on the West right of way of Old Big Cove Road being the point beginning for the property herein described. Thence North 15 Degrees 40 Minutes 50 Seconds West along the Western right of way of said road 64.41 feet to a a 1/2 inch capped rebar. Thence North 27 Degrees 05 Minutes 34 Seconds West along slad right of way 324.15 feet to a 5/8 inch rebar. Thence South 52 Degrees 06 Minutes 00 Seconds West 240.50 feet to a 5/8 inch rebar. Thence South 08 Degrees 36 Minutes 00 East 226.78 feet to a 1/2 inch capped rebar. Thence North 86 Degrees 11 Minutes 18 Seconds East 321.61 feet to the point of beginning. Property being in Madison County, Alabama and containing 1.93 acres.

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Date Acquired: 11/9/1998

٦

Madison County, AL 07/19/2010 State of Alebana Real Estate Excise Tax Deed Tax:\$.50

20100719000395810 2/2 \$23.25 Madison Cnty Judge of Probate,AL 07/19/2010 12:06:35PM FILED/CERT

Prepared By: Eastern Atlantic Title Service 7651-A Ashley Park Court #402 Orlando, FL 32835 incidental to the issuance of a title insurance policy. File Number: 10-1693 407-294-4108 Parcel ID#:



WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated July 12, 2010 by Wallace Johnston a Single man and Rhonda Johnston N/K/A Rhonda C. Williamson, a married woman, whose post office address is 3046 Old Big Cove Road SE, Owens Cross Roads, AL 35763 hereinafter called the first party, to Rhonda C. Williamson, a married woman whose post office address is 3046 Old Big Cove Road SE, Owens Cross Roads, AL 35763 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10,00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Madison County, Alabama, viz:

See Attached Exhibit "A"

Commonly known as "3046 Old Big Cove Road SE, Owens Cross Roads, AL 35763" Date Acquired: November 9, 1998 However, by showing this address no additional coverage is provided

* This Deed is being executed pursuant to the Final Decree of Divorce*

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year "2010" and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES: Witness Printed Name: Witness Printed Name:

STATE OF ALABAMA COUNTY OF Madison

(SEAL)

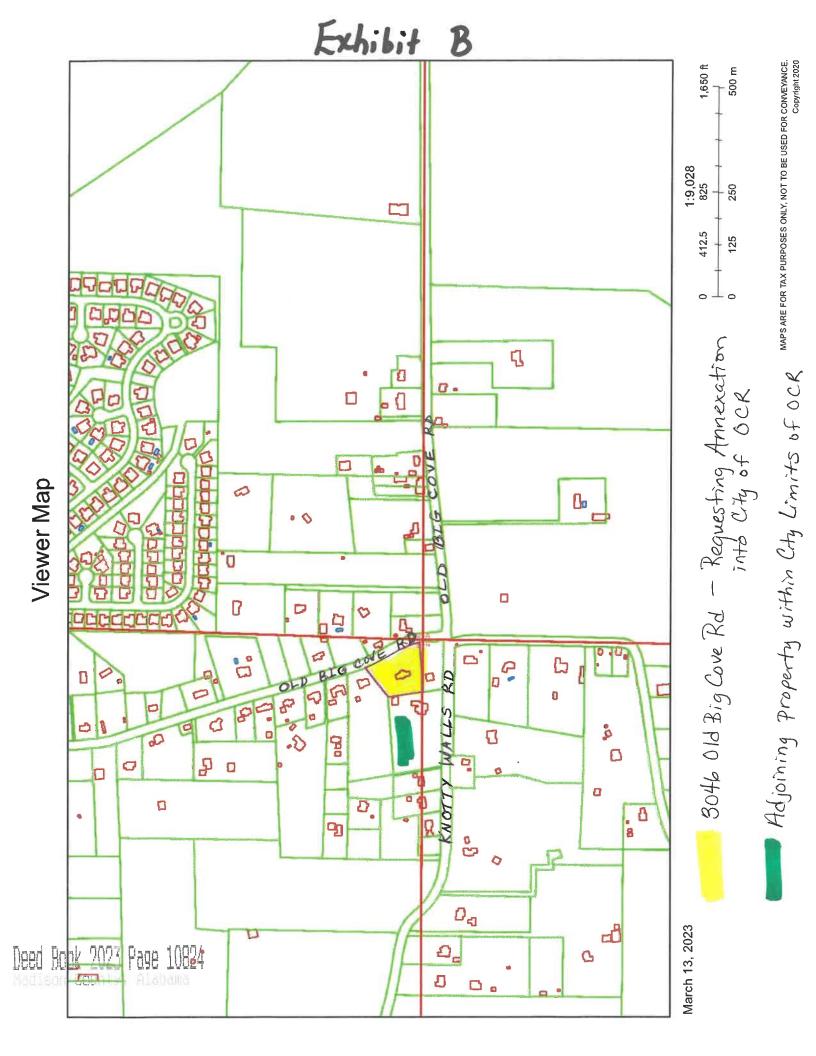
The foregoing instrument was acknowledged before me this 12 day of _______, 2010, by Wallace Johnston and Johnston N/6/4 Rhonda C. Williamson, a married woman, who (______) are personally known to me or 2 have produced as identification. , 2010, by Wallace Johnston and Phonda

Notary Public Commission Expir

JAMES C. MARTIN s: NOTARY PUBLIC State of Alabama My Commission Expires Feb. 25, 2013

> NETWORK CLOSING SERVICES 7651 A ASHLEY PARK COURT ORLANDO, FL 32835

Medison County, Alabama



MADISON COUNTY Property Appraisal and Tax Payments

Current Date: 3/14/2023 **Tax Year:** 2023

▲ Values and Taxes are estimates and are subject to change. <u>Click here</u> for the current amount due.

Parcel Info

PIN

80057

PARCEL

23-06-14-4-000-

AIVELL

044.000

ACCOUNT

NUMBER

187597

OWNER

WILLIAMSON,

RHONDA C

3046 OLD BIG COVE

MAILING ADDRESS

RD, OWENS CROSS

RDS, AL 35763

PROPERTY

3046 OLD BIG COVE

ADDRESS

RD

COMM AT THE SE
COR OF SEC 14 TH N
21.38 FT TH W 26.54
FT TO THE W R/O/W
OF OLD BIG COVE RD
BEING THE P/O/B TH
N 15 DEG W ALG THE
W/ERN R/O/W OF SD

LEGAL

RD 64.41 FT TH N 27

DESCRIPTION

DEG W ALG SD

R/O/W 324.15 FT TH S 52 DEG W 240.50 FT TH S 08 DEG E 226.78 FT TH N 86 DEG E 321.61 FT TO THE P/O/B CONTA 1.93AC M/L SEC 14 T

5 R1E

EXEMPT CODE

H1

TAX DISTRICT

COUNTY

Tax Information

TAXES ARE DUE ON 10/1/2023

PPIN	YEAR	TAX TYPE	TAX DUE	PAID	BALANCE
80057	2023	REAL	\$ 581.14	\$ 0.00	\$ 581.14

Total Due: \$ 581.14

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

Property Values		Subdivision Information			
Total Acres	1.93	Code			
Use Value	514,995	Name			
Land Value	349,800	Lot			
Improvement \$1 Value	58,500	Block Type /	WARR / 2010 /		
,	208,300	Book / Page	395810		
Value Total Taxable Value	73,495	S/T/R	14-5S-1E		
Assessment Value	17,360				

Detail Information

TYPE	REI	DESCRIPTION	LAND USE	T	CHS	PN	APPRAISED VALUE
LAND	50	0.930 Acres	8210-PASTURE GOOD B1	3	Υ	N	\$24,800
LAND	51	1.000 Acres	9855-HOMESITE 55	3	Υ	N	\$25,000
RES/COM	11	111 - SINGLE FAMILY RESIDENCE	-	3	Υ	N	\$154,000
BARN	2	B24 - BARN SHED B-24	-	3	Υ	Ν	\$4,500

Building Components

Improvement

Year Built 1970

SINGLE FAMILY Structure

RESIDENCE

Structure Code 111 **Total Living**

Area

2103

2103

2103

Building Value \$154,000

Computations

Stories 1.0

1st Level Sq.

Ft.

Add'l Level Sq. ₀

Ft.

Total Living

Area

Total Adjusted 2513

Area

Materials and Features

Foundation CONTINUOUS WALL - 100

Exterior

Walls

BRICK ON WOOD - 100

Roof Type HIP-GABLE - 100

Roof

ASPHALT SHINGLES - 100

Material Floors

CARPET & UNDERLA - 100

Interior DRYWALL(SHEETROC -

Finish 100

Plumbing AVERAGE - 100

Plumbing BATH 3FIX - 1

FIREPLACE +1 W/1 **Fireplaces OPENING - 1**

Heat/AC FHA/AC - 2103

Improvement

Year Built

1970 Structure BARN SHED B-24

Structure Code B24

Total Living

Area

1200

Building Value \$4,500

Computations

Stories

1.0

1st Level Sq.

1200

Ft.

Add'l Level Sq. ₀

Ft.

Total Living

1200

Total Adjusted 1200

Area

Area

Materials and Features

** No Materials / Features For This

Improvement **

Deed Book 2023 Page 16166
Madison County, Alabama
Frank Barger, PROBATE JUDGE
Recorded: 5/1/2023 12:24:23 PM
Tran: 659408

Tran: 659408 \$35.75



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

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
3070	016	Big Cove	- Rd	_ will be	zoned _	3070 (1dB	ig Co	ve Roupo	n annexat	tion
and wil	ll be c	onsidered part	of the corporate	limits of	Owens	Cross Roa	ads.				

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 28th day of April	
Beech Johnton	Braden Johnston
Signature of Petitioner	Printed Name of Petitioner
Alle Samston	Adrianna John Ston
Signature of Petitioner	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 Braden & Adrianna Johnston 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 28th day of April 20 23.

MY COMMISSION EXPIRES 10/14/2025

My Commission Expires

Notary Public

Prepared By: Lora Martin

This Form Prepared By / Recording Requested By: John Russell Munger Jr.

Munger & Middleton, Attorneys at Law 904 Southwest Merchants Walk Huntsville, AL 35801 (256) 533-5252

File Number:

Doc Creations

Deed Book 2023 Page 8119 Madison County, Alabama Frank Barger, PROBATE JUDGE Recorded: 3/7/2023 9:43:01 AM Tran: 645603 \$39 75

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN AND 00/100 (\$10.00), and other good and valuable considerations, this day paid to Rhonda C. Williamson, a married woman, of 3046 Old Big Cove Rd. Owens Cross Roads, AL 35763 (henceforth referred to as "Grantor"), the receipt of which is hereby acknowledged, the GRANTOR does hereby release, quitclaim, and convey unto Braden Lewis Johnston and Adrianna Nichole Johnston, husband and wife, of 13810 Sutton Park Drive North, Jacksonville, FL 32224 (henceforth referred to as "Grantee"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate with an assessor's value of Eight Thousand Eight Hundred Thirty Five Dollars (\$8835.00) and located at:

SEE ATTACHED "EXHIBIT A"

Source of Title: Instrument Number 2010-395810 in the Office of the Judge of Probate of County, Alabama.

No Title Opinion rendered or requested

No part of the property is the Homestead of the Grantor or its spouse.

The legal description contained in this instrument was furnished to the Scrivener by the grantor. The Scrivener makes no representation regarding (i) the accuracy of said legal description, including whether or not the same closes, or (ii) the status of title to the subject property.

TO HAVE AND TO HOLD the above described real estate, to the said GRANTEES, as joint tenants 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.



IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal this <u>24</u> day of

February, 2023.

Rhonda C. Williamson

STATE OF ALABAMA COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rhonda C. Williamson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2023.

Notary Public

My Commission Expires:



Deed Book 2023 Page 16169 Madison County, Alabama

EXHIBIT A LEGAL DESCRIPTION

A part of the S.E. ¼ of the S.E. ¼ of Section 14, T-5-S, R-1-E and a part of the N.E. 1/2 of the N.E. 1/2 of Section 23 T-5-S, R-1-E of the Huntsville Meridian being more particularly described as commencing at a 1/2" re-bar at the S.E. Corner of Section 14, T-5-S, R-1-E of the Huntsville Meridian; thence North 00 degrees 32 minutes 13 seconds West, a distance of 21.38 feet; thence South 88 degrees 53 minutes 42 seconds West, a distance of 26.54 feet to a 1/2 inch re-bar, Cap # 10093 on the west boundary of Old Big Cove Road at the POINT OF BEGINNING; thence South 03 degrees 22 minutes 45 seconds East, a distance of 156.91 feet to a 1/2 Inch re-bar, Cap # 10093 at the intersection of the west boundary of Old Big Cove Road and the north boundary of Knotty Walls Road; thence North 89 degrees 41 minutes 47 seconds West, a distance of 170.00 feet to a 1/2 inch re-bar, Cap # CA-0078 on the north boundary of Knotty Walls Road; thence North 03 degrees 30 minutes 47 seconds West, a distance of 143.72 feet to a 1/2 inch re-bar. Cap # CA-0078; thence North 85 degrees 51 minutes 16 seconds East, a distance of 170,00 feet to the POINT OF BEGINNING. Property being In Madison County, Alabama and containing 0.59 acres, more or less. Property is subject to all existing rights of way and/or essements that are recorded or unrecorded.

Deed Book 2023 Page 16170 Madison County, Alabama

Deed Book 2023 Page 8121 Madison County, Alabama

PIN. 579430 Parcel # 23-06-23-0-000-078.001 Frank Barger, Judge of Probate 1918 North Memorial Parkway Huntsville, Alabama 35801 (256)-532-3330

Payment Receipt



Transaction 659408

5/1/2023 8:06:49AM

Clerk: Itabor Terminal: 036-5GR1JVU-21

Annexation

Deed Book: 2023, Page: 16166

Filing:	\$1.00
Imaging:	\$10.00
Mental Health Fee:	\$12.00
Microfilm:	\$0.25
Additional Page:	\$12.50
	4

Sub Total:

\$35.75

Grand Total

\$35.75

Payments Tendered

Payment Type Name on Check/Card		Reference No.	Amount	
Credit Card	MARTIN/LORA M	15947	\$35.75	

Convenience Fee \$1.47

Total Paid \$37.22

^{*} The convenience fee is administered by a third party vendor and not your local county probate.