

STATE OF ALABAMA
MONTGOMERY COUNTY
TOWN OF PIKE ROAD

AN ORDINANCE ALTERING AND ENLARGING THE CORPORATE LIMITS OF THE TOWN OF PIKE ROAD BY INCLUDING WITHIN THE BOUNDARIES OF THE TOWN OF PIKE ROAD THAT TERRITORY OF REAL PROPERTY AS DESCRIBED HEREIN IN THIS ORDINANCE.

WHEREAS, POS Properties, LLC, are the owners of the real property hereinafter described, did file with the Town Clerk a petition asking that the said tracts or parcels of land be annexed to and become a part of the Town of Pike Road; and

WHEREAS, said petition (attached as exhibit A) did contain the signatures of all the owners of the described territory and a map of said property (attached as exhibit B) showing its relationship to the corporate limits of the Town of Pike Road; and

WHEREAS, a warranty deed is attached, containing a legal description of the property (attached as exhibit C).

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the Town of Pike Road and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA, AS FOLLOWS:

Section 1. The Council of the Town of Pike Road, Alabama, finds and declares as the legislative body of the Town of Pike Road that it is in the best interests of the citizens of the Town of Pike Road, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the Town of Pike Road.

Section 2. The boundary lines of the Town of Pike Road, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory hereto before encompassed by the corporate limits of the Town of Pike Road, Alabama, and in addition thereto the following described territory, to-wit:

COMMENCE AT THE INTERSECTION OF THE THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD, WITH THE NORTH RIGHT OF WAY OF MAPLE DRIVE, SAID POINT BEING A 1/2" REBAR; THENCE N03°41'31"W, ALONG THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD, 150.29 FEET TO THE POINT OF BEGINNING; THENCE, ALONG SAID WEST RIGHT OF WAY OF KNOLLWOOD BLVD, N03°41'31"W, 127.80 FEET, TO AN IRON PIN, LYING AT THE INTERSECTION OF THE SOUTH SIDE U.S. HWY. NO. 80 RIGHT OF WAY AND THE WEST SIDE KNOLLWOOD BLVD RIGHT OF WAY; THENCE N66°43'02"W, ALONG SOUTH SIDE RIGHT OF WAY OF U.S. HWY. NO. 80, 460.00 FEET, TO AN IRON PIN; LEAVING SAID RIGHT OF WAY, S22°08' 43"W, 319.23 FEET, TO AN IRON PIN; THENCE S70°37'1 O"E, 190.00 FEET, TO AN IRON PIN; THENCE N00°09'06"W, 48.39 FEET, TO AN IRON PIN; THENCE N89°50'54"E, 372.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL LIES IN THE SW 1/4 OF SECTION 15, T16N, R20E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 2.66 ACRES, MORE OR LESS. (Montgomery Co Parcel ID #: 08 05 15 0 003 003.000)

Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Montgomery County, Alabama.

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Town of Pike Road, Alabama, upon publication of this ordinance as set forth in Section 3, above.

ADOPTED AND APPROVED, this the 11th day of September, 2023.

Council Member

Council Member

Attest: Lisa W Burke
Town Clerk – Treasurer

Gordon Stone
Gordon Stone, Mayor
[Signature]
Council Member
[Signature]
Council Member
[Signature]
Council Member



PETITION FOR ANNEXATION

TO: The Mayor and Town Council of the Town of Pike Road, Alabama, a municipal corporation, located in Montgomery County, State of Alabama.

The undersigned Petitioners, pursuant to §11-42-20 through §11-42-24, Code of Alabama 1975, as amended, respectfully petition the Mayor and Town Council of the Town of Pike Road, Alabama for annexation to the Town of Pike Road of the following described unincorporated territory or property in the County of Montgomery, State of Alabama, to wit:

LEGAL DESCRIPTION:

Please see attached.

1. That the territory or property described above abuts upon and is contiguous to the corporate limits of the Town of Pike Road.
2. That the undersigned Petitioner is the sole owner of the territory or property described above and requested to be annexed.
3. This Petition is accompanied by a map or plat of the said territory to be annexed, showing with reasonable certainty the territory to be annexed, the boundaries thereof, and its relationship to the established corporate limits of the Town of Pike Road. The maps are attached as Exhibit B.
4. WHEREFORE, Petitioner respectfully request that the territory or property described above be annexed to the Town of Pike Road, Alabama and that the governing body of said Town of Pike Road adopt an ordinance assenting to this annexation and take such action as is appropriate in the premises.

Adopted on this _____ day of _____, 20__.

NAME(S) AS RECORDED: POS Properties LLC

ADDRESS OF PROPERTY: 12868 Hwy 80 Pike Road AL 36064

SIGNATURE(S):

[Handwritten Signature]

WITNESSED BY:

[Handwritten Signature]

TOWN OF PIKE ROAD
ANNEXATION FORM

NAME POS Properties LLC (Hareesh Patel)

ADDRESS 3249 East Avalon Pkwy Pike Rd Al 36064

PHONE 334 690 8601

EMAIL hareesh3249@gmail.com

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 16th DAY OF August, 2023.

SIGN  SIGN _____

WITNESSED BY: HAROLD HALE

DO YOU OWN THIS PROPERTY? yes ACREAGE 4.05

DO YOU LIVE ON THIS PROPERTY? no

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

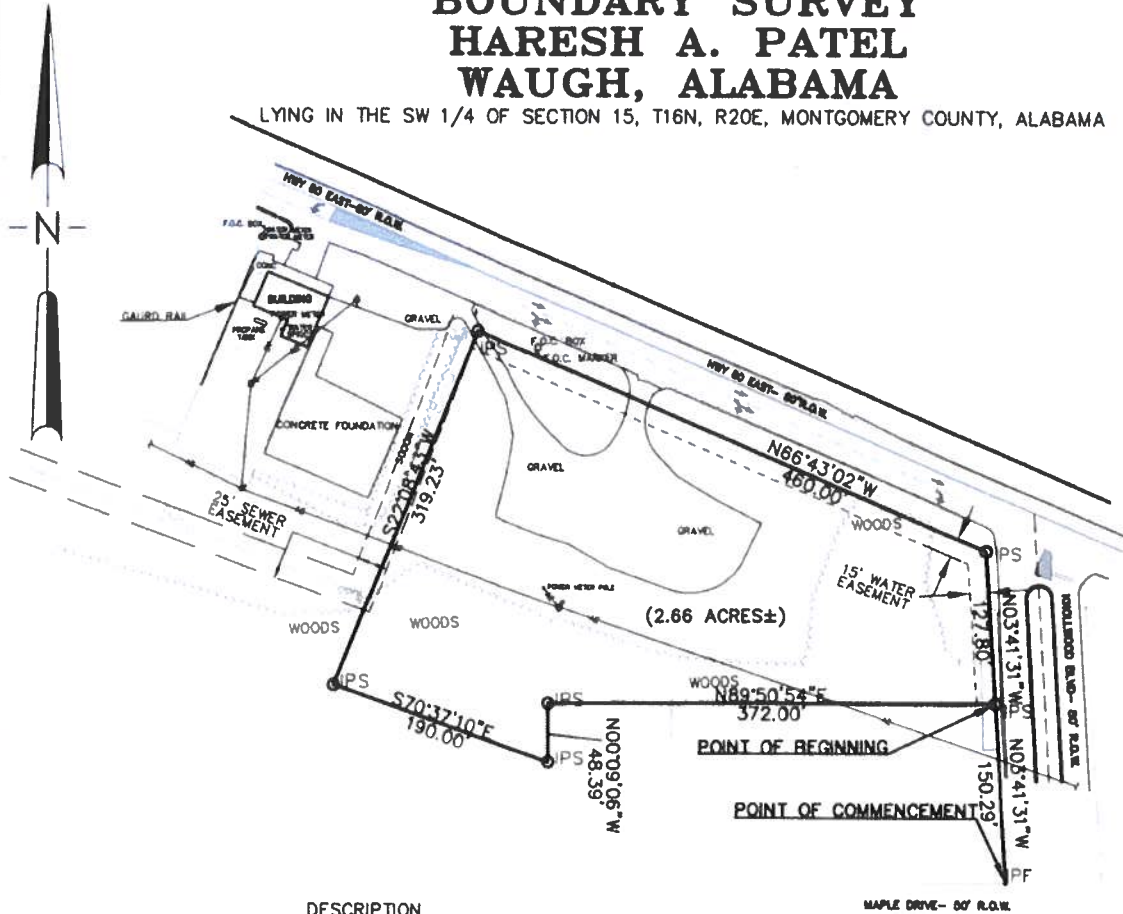
PLEASE SIGNIFY THE REGISTERED VOTERS WITH AN * AND PLACE A CHECK MARK BESIDE SCHOOL AGE CHILDREN RESIDING AT THIS ADDRESS

PLEASE PROVIDE LEGAL DESCRIPTION. (IF AVAILABLE) see attached
TWP. _____, RNG. _____, SECTION _____, PARCEL _____

EMAIL, HAND DELIVER, or MAIL TO:
TOWN OF PIKE ROA
9575 VAUGHN ROAD
PIKE ROAD, AL 36064
(334) 272-9883
Email: TOWNCLERK@PIKEROAD.US

BOUNDARY SURVEY HARESH A. PATEL WAUGH, ALABAMA

LYING IN THE SW 1/4 OF SECTION 15, T16N, R20E, MONTGOMERY COUNTY, ALABAMA



DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD. WITH THE NORTH RIGHT OF WAY OF MAPLE DRIVE, SAID POINT BEING A 1/2" REBAR; THENCE N03°41'31"W, ALONG THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD, 150.29 FEET TO THE POINT OF BEGINNING; THENCE, ALONG SAID WEST RIGHT OF WAY OF KNOLLWOOD BLVD, N03°41'31"W, 127.80 FEET, TO AN IRON PIN, LYING AT THE INTERSECTION OF THE SOUTH SIDE U.S. HWY. NO. 80 RIGHT OF WAY AND THE WEST SIDE KNOLLWOOD BLVD RIGHT OF WAY; THENCE N66°43'02"W, ALONG SOUTH SIDE RIGHT OF WAY OF U.S. HWY. NO. 80, 460.00 FEET, TO AN IRON PIN; LEAVING SAID RIGHT OF WAY, S22°08'43"W, 319.23 FEET, TO AN IRON PIN; THENCE S70°37'10"E, 190.00 FEET, TO AN IRON PIN; THENCE N00°09'06"W, 48.39 FEET, TO AN IRON PIN; THENCE N89°50'54"E, 372.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LIES IN THE SW 1/4 OF SECTION 15, T16N, R20E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 2.66 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 15' WATER EASEMENT.

LEGEND

DESCRIPTION	SYMBOL
BUILDING	[Solid rectangle]
CURB	[Double line]
CURB & GUTTER	[Double line with dashed center]
CONCRETE PAVEMENT	[Solid rectangle with diagonal lines]
ASPHALT PAVEMENT	[Solid rectangle with horizontal lines]
SANITARY SEWER MANHOLE	[Circle with cross]
SANITARY SEWER LINE	[Line with cross-ticks]
GAS METER	[Circle with cross]
GAS LINE	[Line with cross-ticks]
STORM MANHOLE	[Circle with cross]
GRAVE INLET	[Square with cross]
AREA INLET	[Square with cross]
STORM DRAIN LINE	[Line with cross-ticks]
FRENCH DRAIN LINE	[Line with cross-ticks]
CLEAN-OUT	[Line with cross-ticks]
WATER LINE	[Line with cross-ticks]
ELECTRIC (AERIAL)	[Line with cross-ticks]
ELECTRIC (UNDERGROUND)	[Line with cross-ticks]
WATER METER	[Circle with cross]
FIRE HYDRANT	[Circle with cross]
POWER POLE	[Circle with cross]
LIGHT POLE	[Circle with cross]
TELEPHONE POLE	[Circle with cross]
GUY WIRE	[Line with cross-ticks]
TRAFFIC SIGN	[Circle with cross]
BLASPER POST	[Circle with cross]
METAL COLUMN	[Circle with cross]
FLOOD LIGHT	[Circle with cross]
BUSH	[Circle with cross]
HEDGE ROW	[Line with cross-ticks]
TRAIL	[Line with cross-ticks]
IRON PIN FOUND	[Circle with cross]
FENCE	[Line with cross-ticks]
IRON PIN SET	[Circle with cross]

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, PATRICK A. MOSELEY, A REGISTERED ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S SIGNATURE Patrick A. Moseley

ALABAMA LICENSE NUMBER 5935 DATE 3/15/2022

PROFESSIONAL ENGINEERING CONSULTANTS, LLC
822 SOUTH McDONOUGH STREET
MONTGOMERY, ALABAMA 36104



PROFESSIONAL ENGINEERING CONSULTANTS, LLC
822 South McDonough Street
Montgomery, Alabama 36104
Phone: (334) 262-7307 PEC JOB # 21-129 BOUNDARY
Fax: (334) 262-7309

Annexation Case No. AX 23.14



Legend	
	Roads
	Parcel Boundary
	Montgomery City Limits
	Pike Road Town Limits
	Subject Property

Parcels in consideration for annexation:

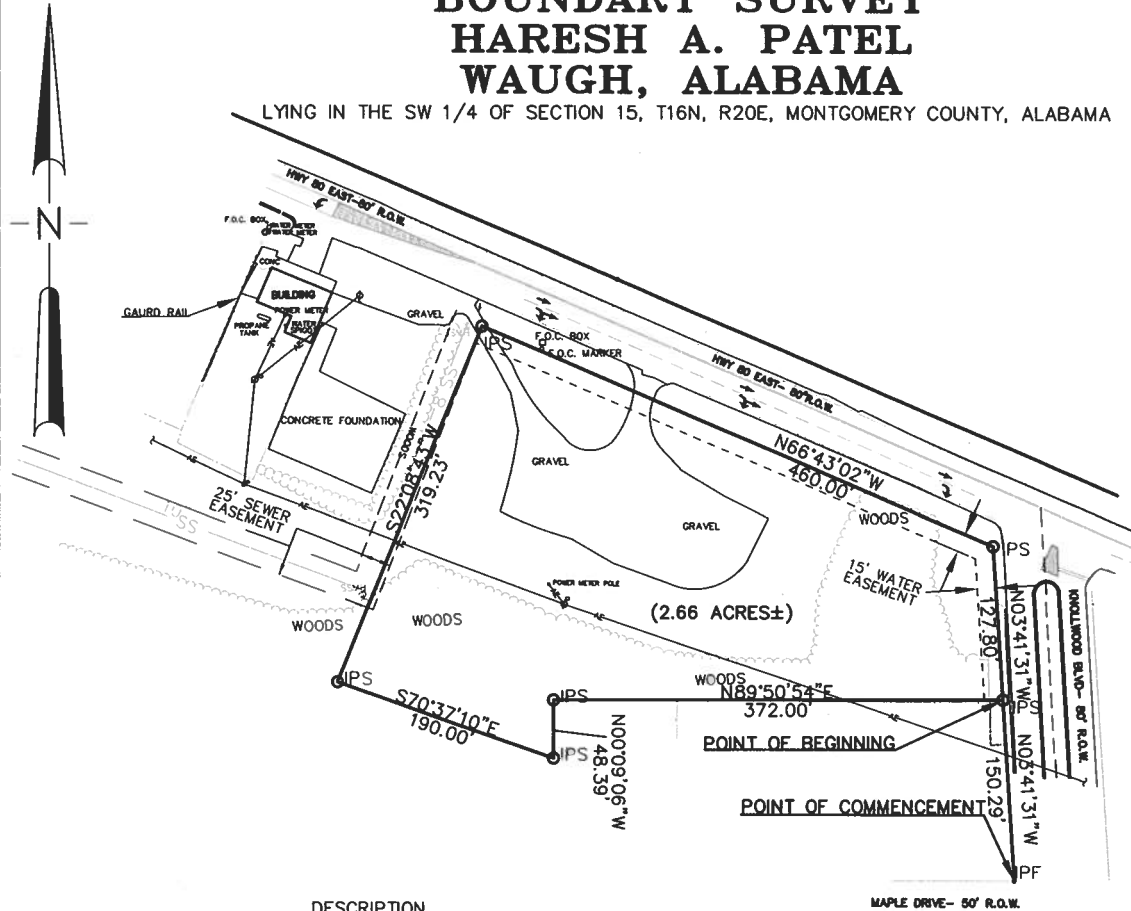
08 05 15 0 003 003.000

12718 US Hwy 80 E

State of Alabama
 Montgomery County
 Town of Pike Road
 Exhibit B
 Ordinance 2023- 0543
 Date Passed 9-11-23

BOUNDARY SURVEY HARESH A. PATEL WAUGH, ALABAMA

LYING IN THE SW 1/4 OF SECTION 15, T16N, R20E, MONTGOMERY COUNTY, ALABAMA



DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD, WITH THE NORTH RIGHT OF WAY OF MAPLE DRIVE, SAID POINT BEING A 1/2" REBAR; THENCE N03°41'31"W, ALONG THE WEST RIGHT OF WAY OF KNOLLWOOD BLVD, 150.29 FEET TO THE POINT OF BEGINNING; THENCE, ALONG SAID WEST RIGHT OF WAY OF KNOLLWOOD BLVD, N03°41'31"W, 127.80 FEET, TO AN IRON PIN, LYING AT THE INTERSECTION OF THE SOUTH SIDE U.S. HWY. NO. 80 RIGHT OF WAY AND THE WEST SIDE KNOLLWOOD BLVD RIGHT OF WAY; THENCE N66°43'02"W, ALONG SOUTH SIDE RIGHT OF WAY OF U.S. HWY. NO. 80, 460.00 FEET, TO AN IRON PIN; LEAVING SAID RIGHT OF WAY, S22°08'43"W, 319.23 FEET, TO AN IRON PIN; THENCE S70°37'10"E, 190.00 FEET, TO AN IRON PIN; THENCE N00°09'06"W, 48.39 FEET, TO AN IRON PIN; THENCE N89°50'54"E, 372.00 FEET, TO THE POINT OF BEGINNING.

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CONCRETE PAVEMENT	[Solid rectangle with diagonal lines]
ASPHALT PAVEMENT	[Solid rectangle with horizontal lines]
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—S—
GAS METER	⊙
GAS LINE	—G—
STORM MANHOLE	⊙
GRATE INLET	⊙
AREA INLET	⊙
STORM DRAIN LINE	—SD—
FRENCH DRAIN LINE	—FD—
CLEAN-OUT	—CO—
WATER LINE	—W—
ELECTRIC (AERIAL)	—E—
ELECTRIC (UNDERGROUND)	—UE—
WATER METER	⊙
FIRE HYDRANT	⊙
POWER POLE	⊙
LIGHT POLE	⊙
TELEPHONE POLE	⊙
GUY WIRE	⊙
TRAFFIC SIGN	⊙
BUMPER POST	⊙
METAL COLUMN	⊙
FLOOD LIGHT	⊙
BUSH	⊙
HEDGE ROW	[Wavy line]
TREE	⊙
IRON PIN FOUND	⊙
FENCE	—F—
IRON PIN SET	⊙

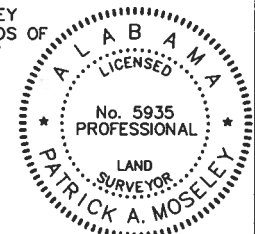
STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, PATRICK A. MOSELEY, A REGISTERED ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S SIGNATURE Patrick A. Moseley

ALABAMA LICENSE NUMBER 5935 DATE 3/15/2022

PROFESSIONAL ENGINEERING CONSULTANTS, LLC
822 SOUTH McDONOUGH STREET
MONTGOMERY, ALABAMA 36104



PROFESSIONAL ENGINEERING CONSULTANTS, LLC
822 South McDonough Street
Montgomery, Alabama 36104
Phone: (334) 262-7307
Fax: (334) 262-7309

Exhibit C
Ordinance 2023-0543
9-11-23

STATE OF ALABAMA)
MONTGOMERY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JAN3 S.P.E. 1, L.L.C., an Alabama limited liability company, as QI and EAT for POS Properties LLC, for good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, have GRANTED, BARGAINED and SOLD, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto POS Properties LLC, an Alabama limited liability company, its successors and assigns, the following described Real Estate, situated in the County of Montgomery, and State of Alabama to-wit:

Commence at the intersection of the West right of way of Knollwood Blvd. with the North right of way of Maple Drive. Said point being a 1/2" rebar; thence N 03°41'31"W, along the West right of way of Knollwood Blvd. 150.29 feet to the point of beginning; thence along said West right of way of Knollwood Blvd. N03°41'31"W, 127.80 feet, to an iron pin lying at the intersection of the South side U.S. Highway NO. 80 right of way and the West side Knollwood Blvd. right of way; thence N66°43'02"W, along South side right of way of U.S. Hwy. No. 80, 460.00 feet, to an iron pin; leaving said right of way, S22°08'43"W, 319.23 feet, to an iron pin; thence S70°37'10"E, 190.00 feet, to an iron pin; thence N00°09'06" W, 48.39 feet to an iron pin; thence N89°50'54"E, 372.00 feet, to the point of beginning.

The above-described parcel lies in the SW 1/4 of Section 15, T16N, R20E, Montgomery County, Alabama, and contains 2.66 acres, more or less.

Also described As:

COMMENCE AT THE SW CORNER OF SEC. 15, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA AND RUN S 89°41'00" E, 751.27 FEET; THENCE S 89°48'46" E, 599.78 FEET; THENCE N 89°43'47" E, 543.99 FEET; THENCE N 02°22'58" W, 199.94 FEET; THENCE N 89°06'57" E, 86.78 FEET TO A POINT ON THE WEST RIGHT OF WAY OF MARLER ROAD; THENCE ALONG SAID RIGHT OF WAY AT THE FOLLOWING BEARINGS AND DISTANCES; N 20°41'40" W, 23.30 FEET; THENCE N 21°41'56" W, 93.52 FEET; THENCE N 27°56'45" W, 103.40 FEET; THENCE N 34°49'30" W, 121.30 FEET; THENCE N 40°40'12" W, 331.82 FEET; THENCE N 38°47'23" W, 107.75 FEET; THENCE N 36°12'25" W, 106.12 FEET; THENCE N32°45'23" W, 62.26 FEET; THENCE LEAVING SAID RIGHT OF WAY S 82°47'57" W, 308.21 FEET; THENCE N 36°08'45" W, 509.57 FEET TO THE POINT OF BEGINNING; THENCE N 02°49'54" W, 133.42 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF U.S. HWY. 80; THENCE N 66°17'11" W, 472.81 FEET; THENCE LEAVING SAID RIGHT OF WAY S 22°23'53" W, 340.22 FEET; THENCE S 70°02'38" E, 100.05 FEET; THENCE S 77°13'20" E, 97.45 FEET; THENCE N 00°27'00" E, 50.0 FEET; THENCE S 89°33'05" E, 110.58 FEET; THENCE S 89°30'48" E, 169.09 FEET; THENCE S 89°30'44" E, 100.0 FEET TO THE POINT OF BEGINNING.

ALL LYING WITHIN THE SW ¼, SEC. 15 T-16-N, R-20-E. MONTGOMERY COUNTY, ALABAMA AND CONTAINING 2.86 ACRES MORE OR LESS.

Said property being the same property conveyed in Statutory Warranty Deed dated April 29, 2022, and recorded in Real Property Book 5809, at Page 173; and Quitclaim Deed dated April 29, 2022, and recorded in Real Property Book 5809, at Page 169.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way of record.

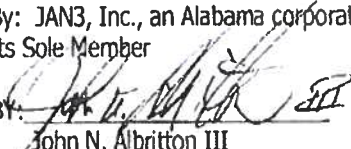
For ad valorem tax appraisal purposes only, the mailing address of the Grantee is 3249 E. Avalon Parkway, Pike Road, AL 36064.

TO HAVE AND TO HOLD, the aforegranted premises to the said POS Properties LLC, its successors and assigns FOREVER.

In Witness Whereof, JAN3 S.P.E. 1, L.L.C., as QI and EAT for POS Properties LLC, has caused this instrument to be executed on this the 25th day of May, 2022.

JAN3 S.P.E. 1, L.L.C.,
an Alabama limited liability company,
as QI and EAT for POS Properties LLC

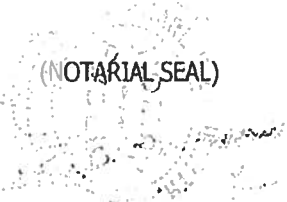
By: JAN3, Inc., an Alabama corporation
Its Sole Member

BY: 
John N. Albritton III
Its: President

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, Karl B. Benkwith a Notary Public in and for said County in said State, hereby certify that John N. Albritton III, whose name as President of JAN3, Inc., an Alabama corporation, the sole Member of JAN3 S.P.E. 1, L.L.C., an Alabama limited liability company, as QI and EAT for POS Properties LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Sole Member of JAN3 S.P.E. 1, L.L.C.

Given under my hand and official seal this 2nd day of May 2022.



(NOTARIAL SEAL)

Karl B. Benkwith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/2025

This Instrument Prepared by:
Karl B. Benkwith, Jr.
Benkwith & Heard, P. C.
Carmichael Center, Suite 200
4001 Carmichael Road, Suite 200
Montgomery, AL 36106

ADDENDUM TO DEED
REAL ESTATE SALES VALIDATION
IN ACCORDANCE WITH CODE OF ALABAMA 1975, AS AMENDED,
SECTION 40-22-1

GRANTOR: JAN3 S.P.E. 1, L.L.C., as QI and EAT
For POS Properties LLC
ADDRESS: 60 Commerce Street, Suite 1411
Montgomery, AL 36104
GRANTEE: POS Properties LLC
ADDRESS: 3249 E. Avalon Parkway
Pike Road, AL 36064
PROPERTY LOCATION: 12718 U.S. Highway 80E
Pike Road, AL 36064
COUNTY: Montgomery
DATE OF SALE: May 25, 2022
PURCHASE PRICE: NA Perfecting Title
MORTGAGE AMOUNT: NA

We understand that this Addendum is being executed to comply with the provision of
Section 40-22-1, Code of Alabama 1975, as amended.

\$ 6.00
10.00
\$ 16.00

GRANTOR:

JAN3 S.P.E. 1, L.L.C.,
an Alabama limited liability company
as QI and EAT for POS Properties LLC

By: JAN3, Inc., an Alabama corporation
Its Sole Member

BY: 
John N. Albritton III
Its: President

STATE OF ALA. MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
RLPY 05829 PG 0030-0033 2022 Jun 08 09:48AM
J C LOVE, III
JUDGE OF PROBATE
E-FILED

INDEX \$5.00
REC FEE \$10.00
CERT \$1.00
NO DEED TAX
ACH TOTAL \$16.00
E-RECORDED 436409Clerk: #101 11:43AM

STATE OF ALABAMA)
MONTGOMERY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Rosalia M. Rosone, a single person, for and in consideration of the sum of One Hundred Dollars and other valuable considerations, to her in hand paid by JAN3 S.P.E. 1, L.L.C., an Alabama limited liability company, as QI & EAT for POS Properties LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, have GRANTED, BARGAINED and SOLD, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto JAN3 S.P.E. 1, L.L.C., an Alabama limited liability company, as QI & EAT for POS Properties LLC, an Alabama limited liability company, its successors and assigns, the following described Real Estate, situated in the County of Montgomery, and State of Alabama to-wit:

Commence at the intersection of the South right of way of U.S. Hwy. No. 80, with the West right of way of Knollwood Blvd; thence N66°43'02"W, along the South right of way of U.S. Hwy. No. 80, 460.00 feet to the point of beginning; thence, leaving said right of way, S22°08'43"W, 319.23 feet, to an iron pin; thence N70°37'10"W, 199.11 feet, to an iron pin; thence N22°38'51"E, 332.73 feet, to an iron pin, lying on the South right of way of U.S. Hwy. No. 80; thence S66°43'02"E, along said right of way, 196.00 feet, to the point of beginning.

The above-described parcel lies in the SW ¼ of Section 15, T16N, R20E, Montgomery County, Alabama and contains 1.48 acres, more or less.


This conveyance is made subject to a restriction in favor of Grantor, her heirs, devisees and assigns, land adjacent to the subject property currently leased by Circle K prohibiting the sale or distribution of vehicle motor operating products which restriction "shall run with land".

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way of record.

For ad valorem tax appraisal purposes only, the mailing address of the Grantee is 3249 E. Avalon Parkway, Pike Road, AL 36064.

TO HAVE AND TO HOLD, the aforegranted premises to the said POS Properties LLC, its successors and assigns FOREVER.

In Witness Whereof, Rosalia M. Rosone, has caused this instrument to be executed on this the 29th day of April, 2022.



ROSALIA M. ROSONE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, Karl B. Benkwith a Notary Public in and for said County in said State, hereby certify that Rosalia M. Rosone, 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 and official seal this 29th day of April, 2022.

(NOTARIAL SEAL)

Karl B. Benkwith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/2025


This Instrument Prepared by:
J. Cliff Heard
Benkwith & Heard, P. C.
Carmichael Center, Suite 200
4001 Carmichael Road, Suite 200
Montgomery, AL 36106

ADDENDUM TO DEED
REAL ESTATE SALES VALIDATION
IN ACCORDANCE WITH CODE OF ALABAMA 1975, AS AMENDED,
SECTION 40-22-1

GRANTOR: Rosalia M. Rosone
ADDRESS: 106 Tuckabatchee Court
Montgomery, AL 36117
GRANTEE: JAN3 S.P.E. 1, L.L.C., an Alabama limited liability
company, as QI & EAT for POS Properties LLC,
An Alabama limited liability company
ADDRESS: 3249 E. Avalon Parkway
Pike Road, AL 36064
PROPERTY LOCATION: 12686 U.S. Highway 80E
Pike Road, AL 36064
COUNTY: Montgomery
DATE OF SALE: April 29, 2022
PURCHASE PRICE: \$475,000.00 for 12686 U.S. Highway 80E
ADDITIONAL CONSIDERTION: \$1,060,000.00 for 12718 U.S. Highway 80E;
\$500.00 for Quitclaim 12718 U.S. Highway 80E
(All deeds to be recorded simultaneously with
Below mortgage.)
MORTGAGE AMOUNT: \$997,750.00

We understand that this Addendum is being executed to comply with the provision of
Section 40-22-1, Code of Alabama 1975, as amended.

GRANTOR:


Rosalia M. Rosone

STATE OF ALA. MONTGOMERY CO
I CERTIFY THIS INSTRUMENT WAS FILED ON
RLPY 05808 PG 0173-0175 2022 May 03 08:20AM
J C LOVE, III
JUDGE OF PROBATE
E-FILED

INDEX \$5.00
REC FEE \$7.50
CERT \$1.00
DEED TAX \$475.00
ACH TOTAL \$488.50
E-RECORDED 433437Clerk: #101 09:38AM