

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, **Gavin Ventures, 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.

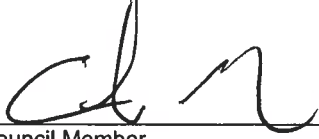
Section 2. The boundary lines of the Town of Pike Road, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory hereto before encompassed by the corporate limits of the Town of Pike Road, Alabama, and in addition thereto the following described territory, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 25, T15N, R18E, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUNS 01° 51' 21" w, 1001.89 FEET; THENCE S 88° 43' 59" E, 2401.97 FEET TO A POINT IN A CURVE IN THE WEST RIGHT-OF-WAY OF WOODLEY ROAD; THENCE ALONG SAID CURVE (CONCA VE SOUTHWESTERLY) THE CHORD BEING N 42° 46' 05" W, 361.85 FEET; THENCE CONTINUE ALONG THE WEST RIGHT-OF-WAY OF WOODLEY ROAD THE FOLLOWING COURSES, N 48° 15' 13" W, 897.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE (CONCAVE NORTHEASTERLY) THE CHORD BEING N 44° 13' 58" W, 817.15 FEET; THENCE N 40° 12' 17" W, 488.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE (CONCA VE NORTHEASTERLY) THE CHORD BEING N 32° 48' 36" W, 85.08 FEET; THENCE N 25° 28' 56" W, 1238.55 FEET; THENCE N 70° 08' 28" W, 151.80 FEET TO THE SOUTH RIGHT-OF-WAY OF THE SNOWDOWN-CHAMBERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY N 89° 26' 40" W, 478.76 FEET; THENCE S 00°17' 30" W, 2621.66 FEET; THENCE S 88° 04' 17" E, 1061.40 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN SECTION 25, T15N, R18E, AND IN SECTION 30, T15N, R19E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 123.48 ACRES MORE OR LESS. (Montgomery Co Parcel IDs #: 15 07 25 0 000 002.000 & 16 09 30 0 000 002.000)

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 25th day of October, 2023.




Council Member

Council Member

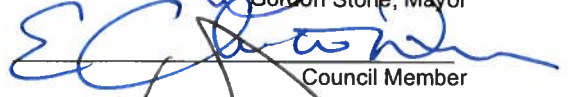
Attest: 

Town Clerk – Treasurer

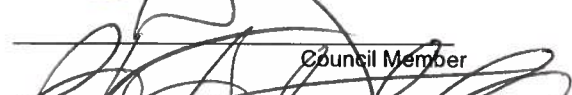





Gordon Stone, Mayor



Council Member



Council Member



Council Member

TOWN OF PIKE ROAD
ANNEXATION FORM

NAME Galvin Ventures LLC

ADDRESS 2803 Wilmar Lane

PHONE 229-886-0771

EMAIL galvinhsc@bellsouth.net

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 4th DAY OF October, 2023.

SIGN Mark Galvin SIGN _____

WITNESSED Lawrence A. Johnson

DO YOU OWN THIS PROPERTY? Yes ACREAGE 123.27

DO YOU LIVE ON THIS PROPERTY? No

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

N/A

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)

TWP. _____, RNG. _____, SECTION _____, PARCEL _____

EMAIL, HAND DELIVER, or MAIL TO:

TOWN OF PIKE ROAD
9575 VAUGHN ROAD
PIKE ROAD, AL 36064
(334) 272-9883

Email: TOWNCLERK@PIKEROAD.US

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:

See attached description Exhibit 1.

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 4th day of October, 2023

NAME(S) AS RECORDED: Gavin Ventures LLC

ADDRESS OF PROPERTY: _____

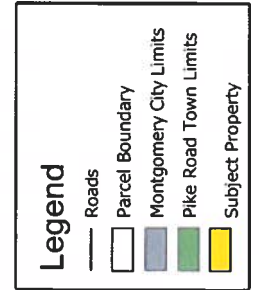
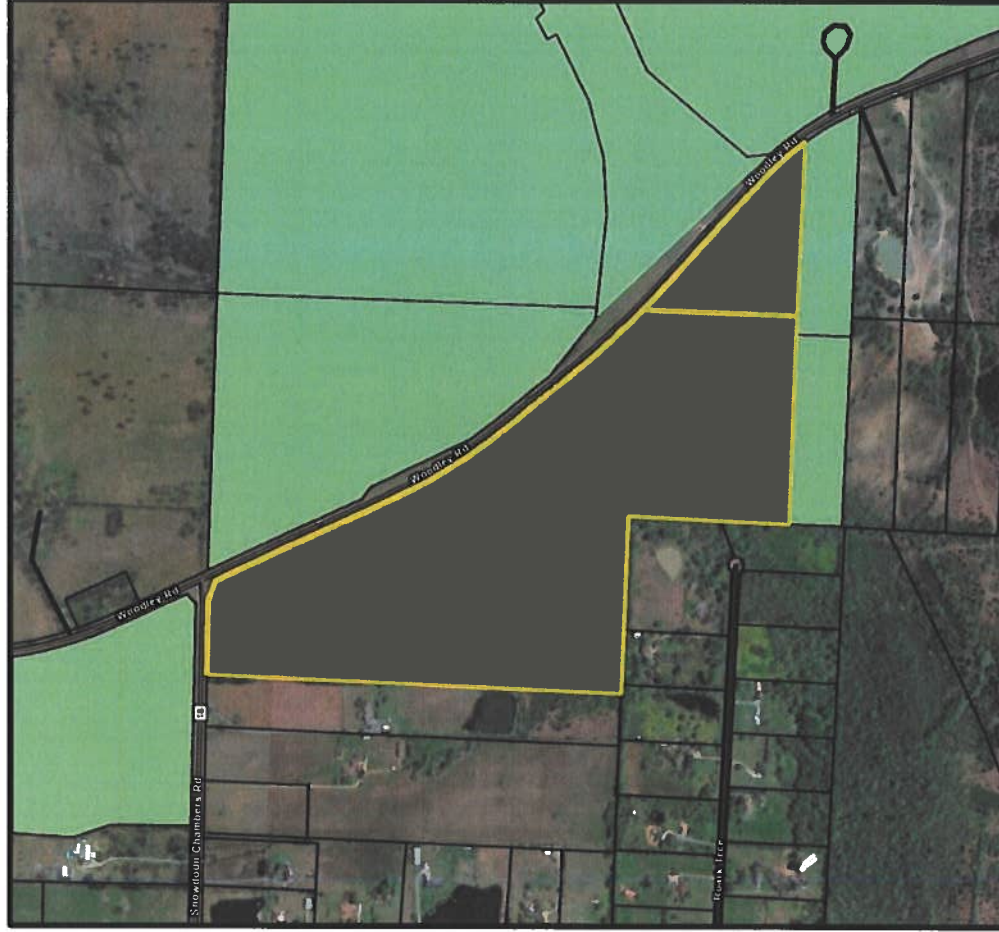
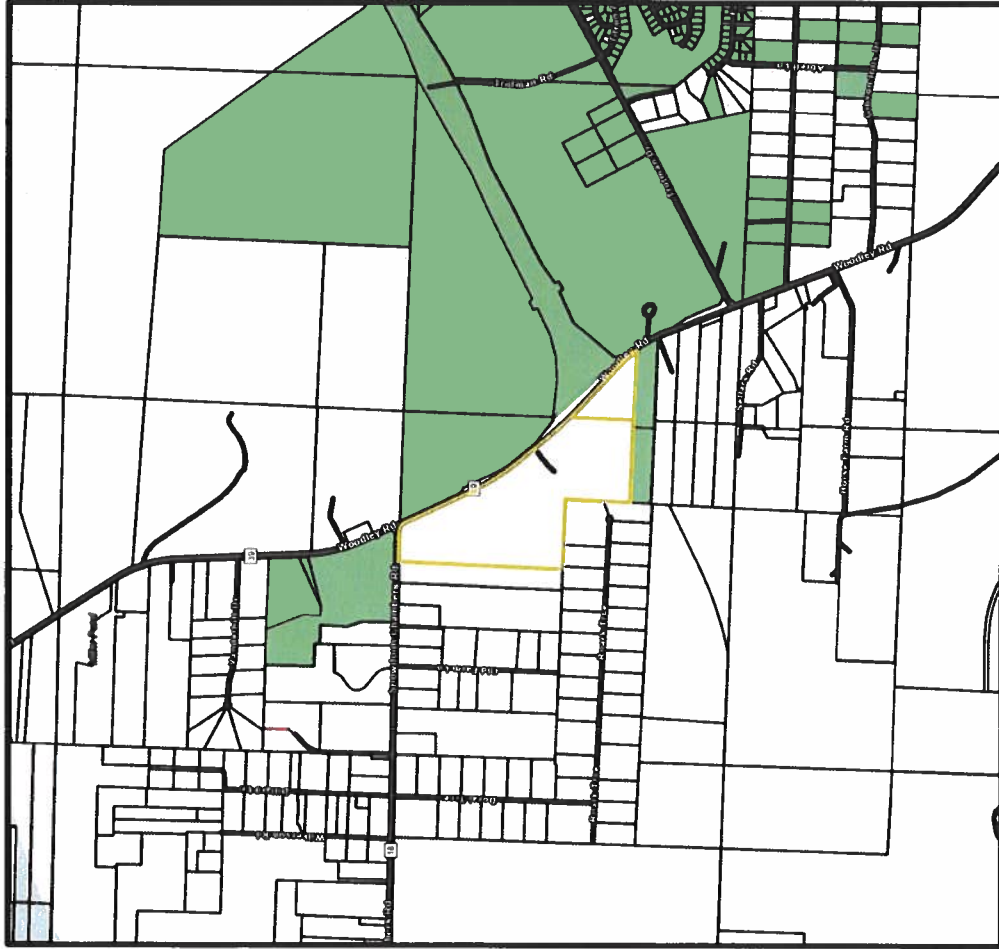
SIGNATURE(S):

Mark Harin

WITNESSED BY:

Laura G. Johnson

Annexation Case No. AX 23.15



State of Alabama
 Montgomery County
 Town of Pike Road
Exhibit B
 Ordinance 2023- 0544
 Date Passed 10-25-2023

Parcels in consideration for annexation:
 15 07 25 0 000 002.000 & 16 09 30 0 000 002.000
 Southwest corner of Woodley Rd and Snowdoun Chambers Rd
 Gavin Ventures, LLC

Ordinance 2023-0544
10-25-2023
Exhibit C

State of Al. Montgomery Co.
I Certify this Instrument was Filed As
REAL Book 06040 Page 801
Inst Num: 32014657533
On 10-04-2023 08:09:14 AM
JC Love, III
Judge of Probate
Total Fees:\$11.00
Total Tax:\$602.00
Total:\$613.00

2023-713

REAL ESTATE SALES VALIDATION			
The following information is provided pursuant to Alabama Code § 40-22-1, and is verified by the signature of Grantor below.			
Grantor's Name:	David Hugh Frazer, Jr.	Grantee's Name:	Gavin Ventures, LLC
Mailing Address:	700 Cherry Hill Place Montgomery, AL, 36117	Mailing Address:	2803 Wilmar Lane Albany, GA, 31707
Property Address:	Woodley Road Montgomery, AL. 36116	Date of Sale:	September 15, 2023
		Purchase Price:	\$ 602,000.00 based on the Contract of Sale

STATE OF ALABAMA
COUNTY OF MONTGOMERY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that DAVID HUGH FRAZER, JR., a married man ("Grantor"), in consideration for the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by GAVIN VENTURES, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, does, subject to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee, and the successors and assigns of Grantee, the following described real property situated in the County of Montgomery, State of Alabama, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 25, T15N, R18E, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN S 01° 51' 21" W, 1001.89 FEET; THENCE S 88° 43' 59" E, 2401.97 FEET TO A POINT IN A CURVE IN THE WEST RIGHT-OF-WAY OF WOODLEY ROAD; THENCE ALONG SAID CURVE (CONCAVE SOUTHWESTERLY) THE CHORD BEING N 42° 46' 05" W, 361.85 FEET; THENCE CONTINUE ALONG THE WEST RIGHT-OF-WAY OF WOODLEY ROAD THE FOLLOWING COURSES, N 48° 15' 13" W, 897.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE (CONCAVE NORTHEASTERLY) THE CHORD BEING N 44° 13' 58" W, 817.15 FEET; THENCE N 40° 12' 17" W, 488.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE (CONCAVE NORTHEASTERLY) THE CHORD BEING N 32° 48' 36" W, 85.08 FEET; THENCE N 25° 28' 56" W, 1238.55 FEET; THENCE N 70° 08' 28" W, 151.80 FEET TO THE SOUTH RIGHT-OF-WAY OF THE SNOWDOWN-CHAMBERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY N 89° 26' 40" W, 478.76 FEET; THENCE S 00°17' 30" W, 2621.66 FEET; THENCE S 88° 04' 17" E, 1061.40 FEET TO THE POINT OF BEGINNING.

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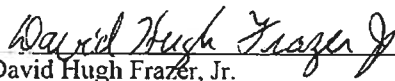
THE ABOVE DESCRIPTION IS BASED UPON A SURVEY DATED JUNE 24, 1976, PREPARED BY GEORGE T. GOODWIN, PLS, LICENSED LAND SURVEYOR NO. 5826.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD said property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

Grantor covenants to and with the Grantee that, except as to the matters and exceptions to which reference is made herein, Grantor is lawfully seized of an indefeasible estate in fee simple in and to said property, same is free from other encumbrances and liens, Grantor has a good and lawful right to sell and convey same, Grantor is in quiet and peaceable possession of same, and Grantor shall, and Grantor's heirs and assigns shall, forever warrant and defend the title to the said property as herein conveyed, unto Grantee, and the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the undersigned has hereunto set their hand and seal this the 15th day of September, 2023.


David Hugh Frazer, Jr.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned Notary Public, in and for said County in the said State, do hereby certify that David Hugh Frazer, Jr., 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 said conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15th day of September, 2023.


NOTARY PUBLIC
My commission expires: 6-24-24

THIS INSTRUMENT PREPARED BY:
James E. Johnston, Esq.
SENTINEL TITLE, LLC
4371 Marler Road
Pike Road, AL 36064
(334) 215-7596

James E. Johnston
Notary Public, Alabama State At Large
My Commission Expires June 24, 2024