

STATE OF ALABAMA  
MONTGOMERY COUNTY  
TOWN OF PIKE ROAD

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA (the "Council"), as follows:

Section 1. Findings and Determinations. The Council has ascertained and found and does hereby declare as follows:

(a) The Town of Pike Road (the "Town") has negotiated for the sale of certain real property as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"), to Wuenstel Enterprises, LLC (the "Buyer") for the purchase price of fifty three hundred seventy one and No/100 Dollars (\$ 4371. .00) (the "Purchase "Price");

(b) The Council has determined and declares that the Property is not needed for public or municipal purposes, that the negotiated sale price of the Property is fair and marketable consideration for the sale of the Property and that it is in the best interest of the public and the Town to proceed with the sale of the Property to the Buyer at the Purchase Price.

Section 2. Sale of Property. The Council hereby authorizes and approves the sale of the Property to the Buyer for the Purchase Price, pursuant to such terms and conditions as negotiated and agreed upon by the Mayor, on behalf of the Town, and authorizes and approves the Mayor to execute and deliver, for and on behalf of the Town, a Purchase and Sale Agreement by and between the Town and the Buyer reflecting the sale of the Property to the Buyer for the Purchase Price (the "Purchase Agreement") and a warranty deed (the "Deed") reflecting the conveyance of the Property from the Town to the Buyer.

Section 3. Other Actions. The Mayor and the Town Clerk are hereby authorized and directed to execute, attest and deliver such other documents, agreements, instruments and certificates as necessary to effect the resolutions set forth herein.

Section 4. Severability. Should any section or provision of this ordinance be declared void or invalid by a court of competent jurisdiction, it shall not affect the validity of any other section or provision of this ordinance.

Section 5. Effective Date. This ordinance shall become effective immediately upon passage.


ADOPTED this 27<sup>th</sup> day of May, 2026.

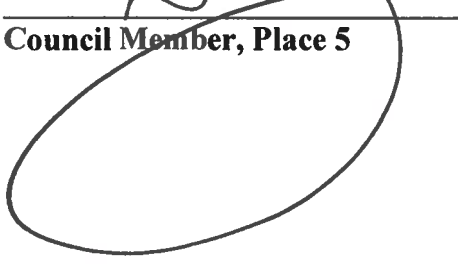
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Council Member, Place 1


\_\_\_\_\_  
Council Member, Place 2

  
\_\_\_\_\_  
Council Member, Place 3

  
\_\_\_\_\_  
Council Member, Place 4

  
\_\_\_\_\_  
Council Member, Place 5

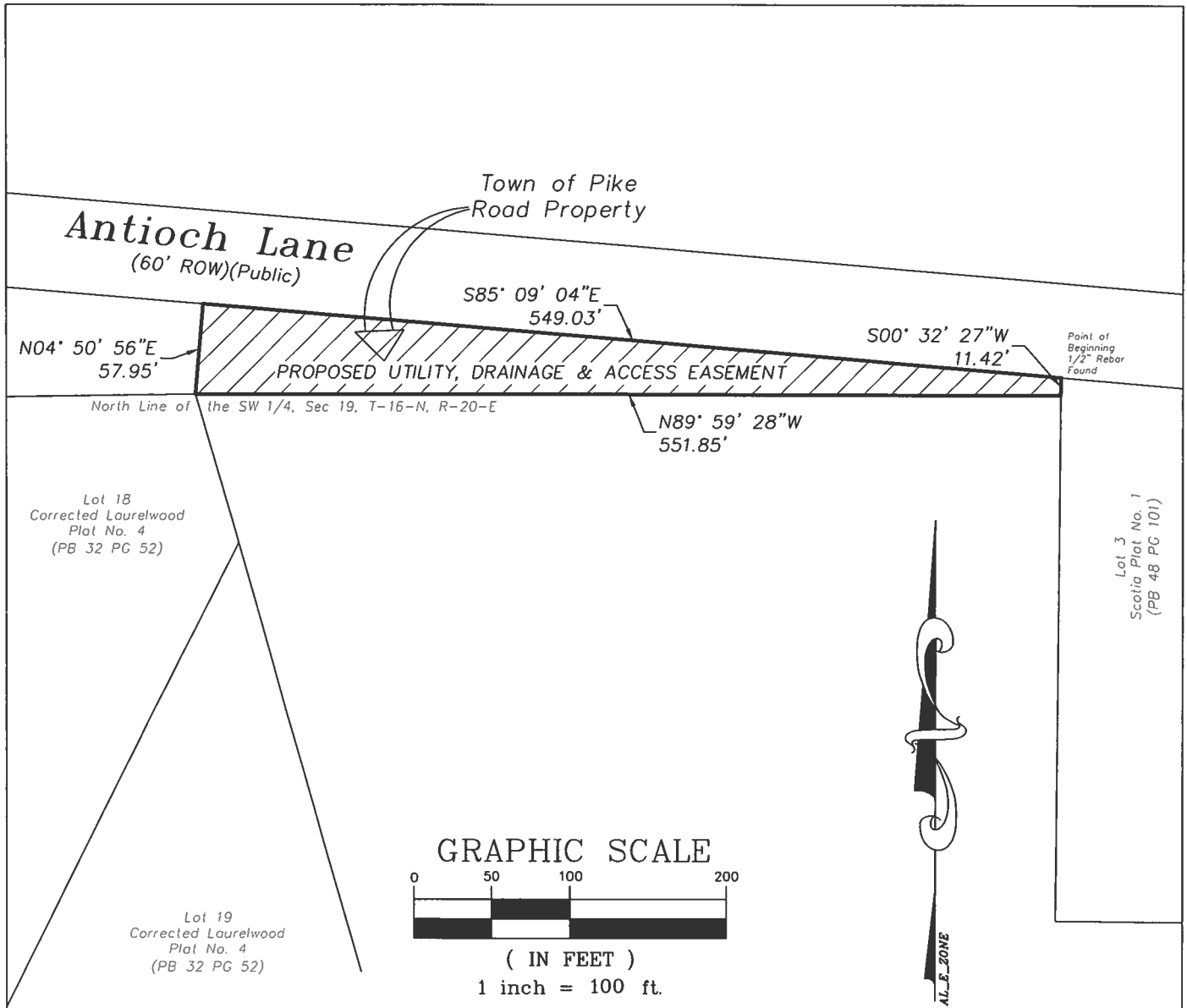


ATTEST:  
  
\_\_\_\_\_  
Town Clerk

## **EXHIBIT "A"**

### **Legal Description of Property**

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, SCOTIA PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 48, PAGE 101, SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF ANTIOCH LANE (60' ROW); THENCE RUN ALONG THE WEST LINE OF SAID SCOTIA PLAT NO. 1, SOUTH 00 DEGREES 32' - 27" WEST, 11.42 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SW ¼ OF SECTION 19, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA AND THE WEST LINE OF SAID SCOTIA PLAT NO. 1; THENCE RUN ALONG THE NORTH LINE OF SAID SW ¼, NORTH 89 DEGREES 59' - 28" WEST, 551.85 FEET TO THE NOREST CORNER OF LOT 18 OF CORRECTED MAP OF LAURELWOOD PLAT NO. 4 AS RECORDED IN SAID PROBATE OFFICE IN PLAT BOOK 32 AT PAGE 52; THENCE RUN NORTH 04 DEGREES 50' - 56" EAST, 57.95 FEET TO THE SOUTH RIGHT OF WAY OF ANTIOCH LANE (60' ROW); THENCE RUN ALONG THE SOUTH RIGHT OF WAY OF SAID ANTIOCH LANE, SOUTH 85 DEGREES 09' - 04" EAST, 549.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 19058 SQUARE FEET (0.44 ACRES), MORE OR LESS.



**Legal Description**  
**Utility, Drainage & Access Easement**

Beginning at the northwest corner of Lot 3, Scotia Plat No. 1, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 48, Page 101, said point lying on the south right of way of Antioch Lane (60' row); thence run along the west line of said Scotia Plat No. 1, South 00 degrees 32'-27" West, 11.42 feet to the intersection of the north line of the SW 1/4 of Section 19, T-16-N, R-20-E, Montgomery County, Alabama and the west line of said Scotia Plat No. 1; thence run along the north line of said SW 1/4, North 89 degrees 59'-28" West, 551.85 feet to the norest corner of Lot 18 of Corrected Map of Laurelwood Plat No. 4 as recorded in said Probate Office in Plat Book 32 at Page 52; thence run North 04 degrees 50'-56" East, 57.95 feet to the south right of way of Antioch Lane (60' row); thence run along the south right of way of said Antioch Lane, South 85 degrees 09'-04" East, 549.03 feet to the point of beginning and containing 19058 square feet (0.44 acres), more or less.

**Exhibit "A"**

Date: May 8, 2026

Mr. Darrell Rigsby  
Town of Pike Road  
9575 Vaughn Road  
Pike Road, AL 36064

**RE: LETTER OF INTENT TO PURCHASE**

**Property:** ± .44 Acres along Antioch Road  
as further described in Exhibit "A", attached hereto

**Seller(s):** Town of Pike Road

**Purchaser(s):** Wuenstel Enterprises, LLC and/or assigns

**Purchase Price:** Four Thousand Three Hundred Seventy One dollars and 00/100  
(\$4,371.00)

**Terms of Payment:** All cash at closing.

**Earnest Money Deposit:** Purchaser will deposit **One Thousand & 00/100 Dollars (\$1,000.00)**  
with Crum & Ellis, P.C. (the "Escrow Agent")  
within **Five (5)** days of the execution of the Purchase and Sale  
Agreement (P&SA). At Closing, the Earnest Money deposited will be  
applicable to the Purchase Price.

**Due Diligence Period:** **Until June 30, 2026**, during which period of time Purchaser  
will have the right to enter onto the property for the purpose of having  
tests and surveys completed and shall also review and approve the  
covenants and restrictions of the Property. During the **Due Diligence  
Period**, Purchaser may terminate the transaction for any reason and  
deposited monies will be returned to Purchaser and no further action  
taken.

**Closing Date:** On or before **thirty (30)** days from expiration of **Due Diligence Period**.

**Seller Documents:** Within **Ten (10)** days of the fully executed P&SA, Seller shall provide  
any materials, survey, title reports, lease agreements and any other  
pertinent information regarding the Property.

**Closing Costs:** Seller shall be responsible for the following closing costs: recording of  
any mortgage or lien release or other document relating to curing any  
exception or encumbrance on Seller's title to the Property and Seller's  
attorney fees.