2566 1 Recorded in the Above GEEOS Book & Pase 04-10-2019 08:39:40 AM Bill English - Probate Judge

AN ORDINANCE OF THE CITY OF SMITHS STATION, ALABAMA GRANTING THE ANNEXATION PETITION FROM JOSE SILVA AND SARAH SILVA, REQUESTING THAT TAX PARCEL 43 14 09 31 0 001 106.000 BE ADOPTED PURSUANT TO THE PROVISIONS OF SEC 11-42-20, ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF SMITHS STATION TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF SMITHS STATION AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO SAID PETITION FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED AND APPROVING SUCH ANNEXATION.

WHEREAS, on the 19th day of March 2019 Jose Silva and Sarah Silva, being the owner of all the real property hereinafter described, did execute a petition (see Exhibit A) asking that the said tracts or parcels of land be annexed into and become a part of the City of Smiths Station along with all the portion of the described lot not previously incorporated into the corporate limits of the City of Smiths Station; and

WHEREAS, said petition did contain the signature of the live owner(s), Jose Silva and Sarah Silva of the described territory (see Exhibit B) and a map of said property showing its relationship to the corporate limits of the City of Smiths Station; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed into the City of Smiths Station 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 CITY COUNCIL OF SMITHS STATION, ALABAMA, AS FOLLOWS:

Section I. The Council of the City of Smiths Station, Alabama, finds and declares as the legislative body of the City that it is in the best interests of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the City of Smiths Station.

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

Property located at 74 Lee Road 2158, belonging to Jose Silva and Sarah Silva, which being identified as Lee County tax parcel number 43 14 09 31 0 001 106.000 the portion in the city is zoned R-1 Residential Single Family District the present use and being particularly described in Exhibit B attached hereto and completely incorporated herein by reference.

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 Lee County, Alabama.

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

2566 2 0E£08 Book & Page

Approved and adopted this the 9^{th} day of April 2019.

F.L. "Bubba" Copeland, Mayor

Council Member George Stringer

Council Member Morris Jackson

Council Member James Moody

Council Member Rick Cooley

Council Member Dick Key

ATTEST:

Scott Johnston, City Clerk

SEAL:



800k/Ps: 2566/1 Term/Cashier: 93PJD9K01 / T8 Tran: 21452,308507.412315 Recorded: 04-10-3019 08:40:28 REC Recording Fee Total Feea: \$ 50.00

5), 10

EXHIBIT A

PETITION

2566 3 DEEDS 800k & Page

FROM

Jose Silva and Sarah Silva



City of Smiths Station Annexation Petition



2566 4 06808 800K & Page

To the City of Smiths Station:

We the undersigned, representing all of the owners of all of the hereinafter described real property do hereby execute and file with the City Clerk this written petition requesting that our property hereafter described, be annexed into the City of Smiths Station, under authority of Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

Alabama 1975. Said property is described as follows: Property Address: 74 Lee Qd 2158 Smiths AL 368n Tax Parcel Identification #: 140 931000 1106.000 (Deed or Legal Description Attached) We further certify that said property is contiguous to the City of Smiths Station and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the above description which lies in the police jurisdiction of both annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by Section 11-42-21, Code of Alabama, 1975. A map of said property is hereto attached. We do hereby request that the City Council and the City Clerk give such notice, hold such hearings and adopt such ordinances and do all such things or acts as is required by law so that the corporate limits of the City of Smiths Station shall be arranged so as to include such territory. IN WITNESS WHEREOF, we have hereunto subscribed our names this the 19th day of March , 2019 Jose Silva Owners(s): (Please Print) Telephone Number(s): Owners Signature Address if different from Above Address if different from Above Owners Signature Address if different from Above Owners Signature

Address if different from Above

Owners Signature

EXHIBIT B

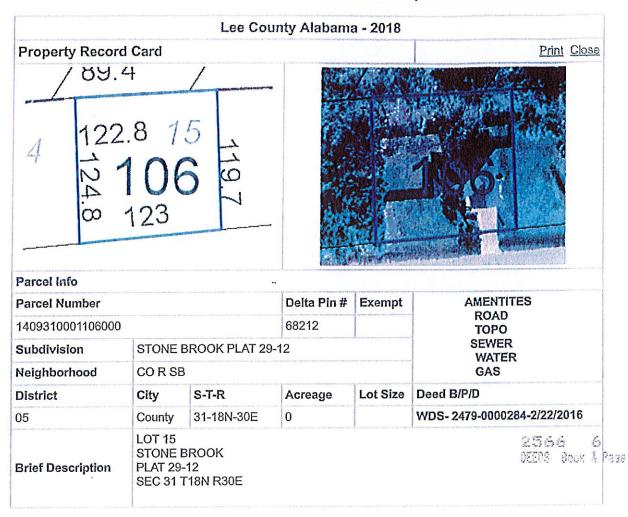
2566 5 0EEDS Book & Page

DESCRIPTION

OF THE

PROPERTY LOCATED AT

43 14 09 31 0 001 106.000



Owner			
Name	WATSON DENNIS M & NATALIE C	WATSON	
Mailing Addr	74 LEE RD 2158 SMITHS STATION, AL 36877	Physical Addr	74 LEE RD 0243

Values		
Land Total:		\$31,000.00
Building Total:		\$112,690.00
Appraised Value:		\$143,690.00
Yrly Tax:		\$853.8 for 2018
Tax History		
Tax Year	Date Paid	Amount Paid
2018	11/17/2018	\$853.80
2017	11/22/2017	\$833.56
2016	11/11/2016	\$1,358.76
2015	12/6/2015	\$1,359.60

Building	Sketch						
	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
Detail	1	111	2007	1494	0	1	\$112,690.00

LRNSRCL LEETAX LRWSRC97/A2 ABSTRACT SEARCH PPIN 68212 F NO ACCOUNT Parcel Name SILVA JOSE & SARAH ANN 74 LEE RD 2158 Delete Address Type R R/P Abstract G ExCat City/St/Zp SMITHS STATION AL 36877 Changed 12 10 2018 KTATE Tax District 05 Property Address 74 LEE RD 2158 Parcel/Alt Parc. 14-09-31-0-001-106.000 Brief Legal.... LOT 15 STONE BROOK *MORE* PLAT 29-12 Mortgage Company None Improvements.... RES Flags..... Assm Notice | Assessor Fee 215.04 Subd/Condo 29-12 STONE BROOK PLAT 29-12 21 S/T/R 31 / 18 N / 30 E Subd Lot/Black. . 15 Previous Owner. WATSON DENNIS M & NATALIE C WATSON 50.00 Deed:Tp/8k/Pg... MDS 2557 0000010 Note Date 11 30 2018 F18=Links FI=APPRAISAL FG=VALUES F7=NOTES F8=OWNERS F9=HIST F10=LEGAL F19=ACCT NOTE F11-ALERTS F12-PRT F13-CHG FORMS F14-PLINK F15-MAP CHGS F23-TAXHIST F24-EXIT

> 2566 7 05608 Book & Page

Recorded in the Above DEEDS Book & Page 12-07-2018 10:45:29 AM Bill English - Probate Judge Lee County, AL

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA,

DEEDS Book & Page

COUNTY OF LEE:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor, DENNIS M. WATSON and wife, NATALIE C. WATSON (hereinafter called "Grantor", whether one or more), in hand paid by JOSE SILVA and wife, SARAH ANN SILVA, whose address is,74 Lee Road 2158, Smiths Station, AL 36877 (hereinafter called "Grantees"), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other, the following described real estate, to-wit:

Lot 15, STONE BROOK SUBDIVISION, lying in Section 31, Township 18 North, Range 30 East, Lee County, Alabama, as shown upon a map or plat of said subdivision recorded in Plat Book 29, Page 12, in the Office of the Judge of Probate of Lee County, Alabama, which plat is incorporated herein and made a part thereof by this specific reference.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other. This conveyance is made under express authority of Code of Alabama, 1975, Section 35-4-7, as amended.

And said Grantor does, for Grantor and for Grantor's successors and assigns, covenant with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals on this date: November 30th, 2018.

(Seal)

NATALIE C. WATSON, by Dennis M. Watson, Her

Attorney-in-Fact

STATE OF ALABAMA,

COUNTY OF RUSSELL:

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DENNIS M. WATSON, and DENNIS M. WATSON, Attorney-in-Fact for NATALIE C. WATSON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he voluntarily executed the same on the day the same bears date.

Given under my hand and seal this date: November 30th, 2018.

2566 9 DEEDS Wook & Page

NOTARY PUBLIC

STATE OF ALABAMA,

COUNTY OF RUSSELL:

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DENNIS M. WATSON**, **Attorney-in-Fact for NATALIE C. WATSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he, as such Attorney-in-Fact, with full authority voluntarily executed the same for and as the act of said **Natalie C.** Watson.

Given under my hand and seal this date: November 30th, 2018.

NOTARY PUBLIC

This instrument prepared by: Benton & Benton, Attorneys 1214 - 7th Avenue Phenix City, Alabama 36867 (154-18)

Book/Ps: 2557/10 Term/Cashier: CHPJDSK12 / rbeesley Tran: 20902.301359.402598 Recorded: 12-07-2018 10:45:45

MTX NO TAX COLLECTED REC Recording Fee

Total Fees: \$ 15.00

1.00 14.00

DEEDS Book & Pase

Real Estate Sales Validation Form

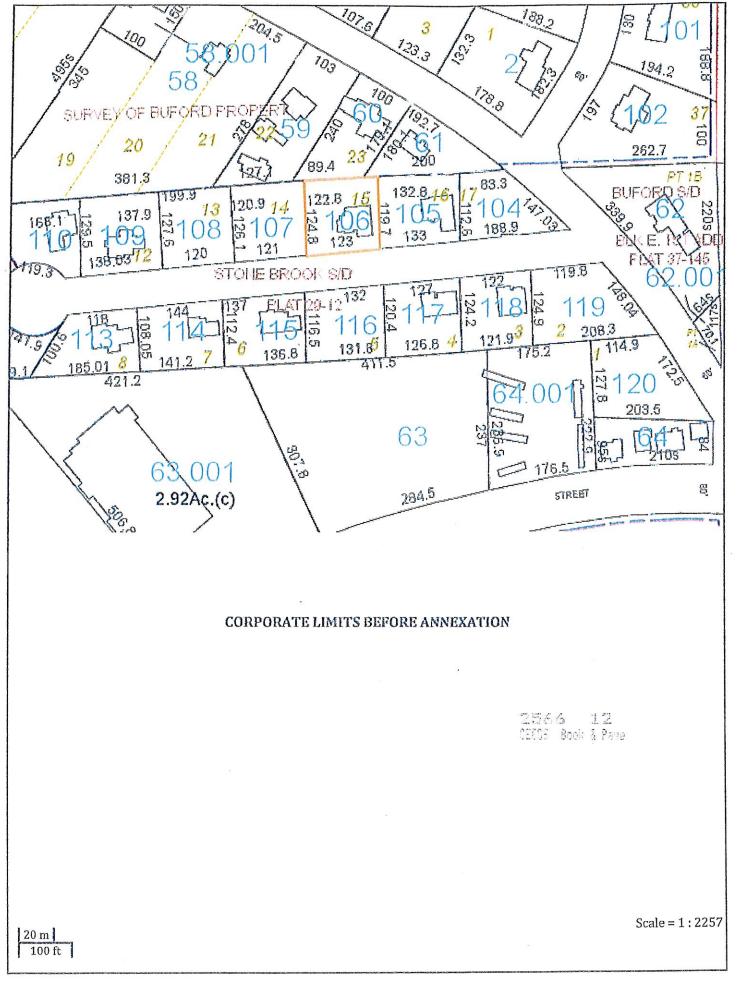
This I	Document must be filed in acc	ordance			
Grantor's Name	Dennis M. Watson & Natalie	C. Wats	son Gra	intee's Name	Jose Silva and Sarah Ann Silva
Mailing Address		_	Ма	iling Address	74 Lee Road 2158
		_			Smiths Station, AL 36877
		-			
Dranarty Addrage	7/ 7 01 0150			Date of Sale	11/30/2018
Property Address	74 Lee Road 2158 Smiths Station, AL 36877	-		rchase Price	
		-	10tarr a	or	2566 10
		_	Actual Va	lue	\$ NESDE Book & Page
· ·				or	
	,	As	sessor's N	/larket Value	\$
The purchase price evidence: (check on Bill of Sale Sales Contract Closing Stateme	or actual value claimed on e) (Recordation of docum	entary	rm can be evidence Appraisal Other	is not require	e following documentary ed)
If the conveyance do		ordation	n contains	all of the rec	uired information referenced
		Instru	ctions		
Grantor's name and to property and their	mailing address - provide t current mailing address.			oerson or per	rsons conveying interest
Grantee's name and to property is being of	mailing address - provide i conveyed.	the nai	me of the	person or pe	rsons to whom interest
Property address - th	e physical address of the	oroperi	y being co	onveyed, if a	vailable.
Date of Sale - the da	te on which interest to the	proper	ty was co	nveyed.	
Total purchase price being conveyed by the	- the total amount paid for ne instrument offered for re	the pu	rchase of	the property,	both real and personal,
conveyed by the instr licensed appraiser or	ument offered for record. The assessor's current ma	This market va	ay be evic lue.	lenced by an	-
excluding current use responsibility of valuit pursuant to <u>Code of A</u>	Alabama 1975 § 40-22-1 (h	as det (purpo 1).	ermined b ses will b	y the local of e used and th	ne taxpayer will be penalized
accurate. I further und	my knowledge and belief derstand that any false sta ed in <u>Code of Alabama 197</u>	temen	s claimed	on this form	d in this document is true and may result in the imposition
Date <i>2018/130</i>		Print_	DENNI	M. WA	7521
Unattested		Sign			
	(verified by)		(Gr	antor/Grantee	/Owner/Agent) circle one

Form RT-1

CORPORATE LIMITS

2566 11 OEEDS Book & Page

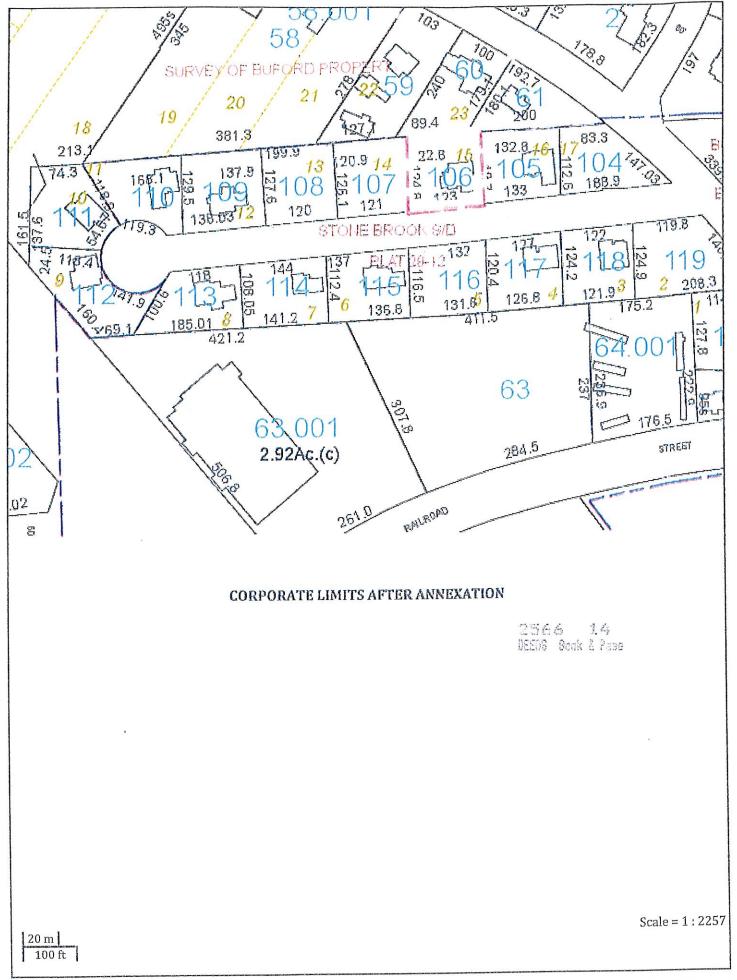
BEFORE ANNEXATION



CORPORATE LIMITS

AFTER ANNEXATION

2566 13 0E206 8dok & Page





City of Smiths Station 2336 Lee Road 430 PO Box 250 Smiths Station, AL 36877 334-297-8771 334-448-8422 Fax smithsstational.gov

March 19, 2019

RE: Silva Annexation Petition

Dear Property Owner:

The Smiths Station Planning Commission will hold a public hearing on Tuesday, April 2, 2019 at 6:30 p.m. Eastern Time at City Hall to consider a request on the following described real estate:

Owner(s):

Jose and Sarah Silva

Property Location: 74 Lee Road 2158, Lee County, AL

Parcel:

43 14 09 31 0 001 106.000

Total Acreage:

(-) 1 Acre; Number of Lots: (1)

As required by Alabama law, we are notifying all adjacent property owners of this hearing at which time you may appear and speak on the matter. Attendance at the public hearing is strictly voluntary.

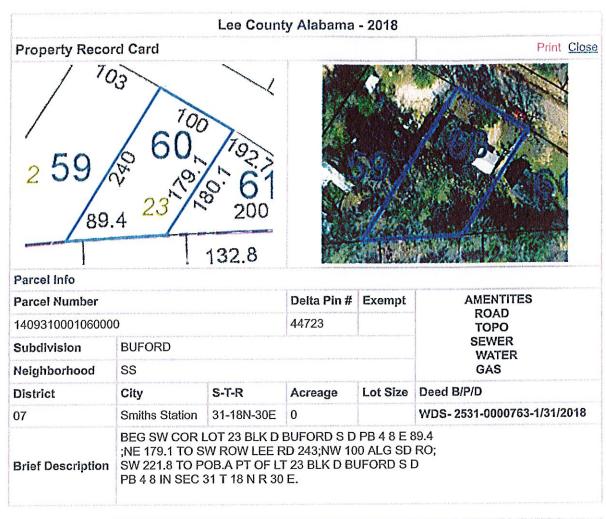
If you have any questions regarding the public hearing, please feel free to call me at 334-297-8771 or email lisadeason@smithsstational.gov

Sincerely,

Lisa K. Deason

City Planning Administrator

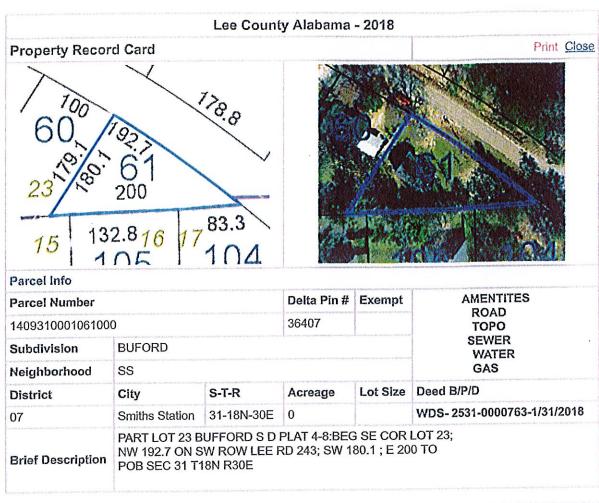
cc: file



Owner			
Name	WARD PAULA LEE & GODWIN PH	YLLIS DENISE	
Mailing Addr	189 LEE RD 243 SMITHS STATION, AL 36877	Physical Addr	189 LEE RD 0243

Values		
Land Total:		\$8,500.00
Building Total:		\$51,470.00
Appraised Value:		\$59,970.00
Yrly Tax:		\$0 for 2018
Tax History		
Tax Year	Date Paid	Amount Paid
2018	11	\$0.00
2017	11	\$0.00
2016	<i>II</i>	\$0.00
2015	11	\$0.00

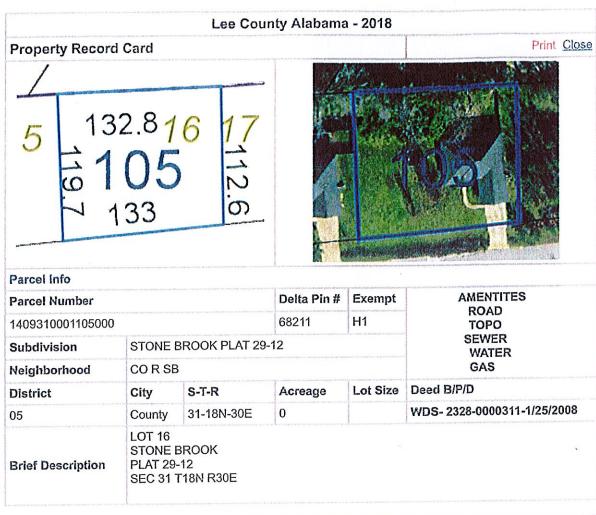
Building	Sketch						
	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
Detail	1	111	1965	1150	0	1	\$51,470.00



Owner			
Name	WARD PAULA LEE & GODWIN PH	YLLIS DENISE	estimati nga a ti tintar pakane, paki nga tanar panamané fanam tanban dan 1868 dan 1869 dan 1879 a
Mailing Addr	189 LEE RD 243 SMITHS STATION, AL 36877	Physical Addr	189 LEE RD 0243

Values		
Land Total:		\$8,500.00
Building Total:		\$22,410.00
Appraised Value:		\$30,910.00
Yrly Tax:		\$192.6 for 2018
Tax History		
Tax Year	Date Paid	Amount Paid
2018	12/28/2018	\$192.60
2017	12/18/2017	\$173.82
2016	12/23/2016	\$172.18
2015	12/1/2015	\$168.9

Building	Sketch						
	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
<u>Detail</u>	1	111	1966	968	0	1	\$22,410.00

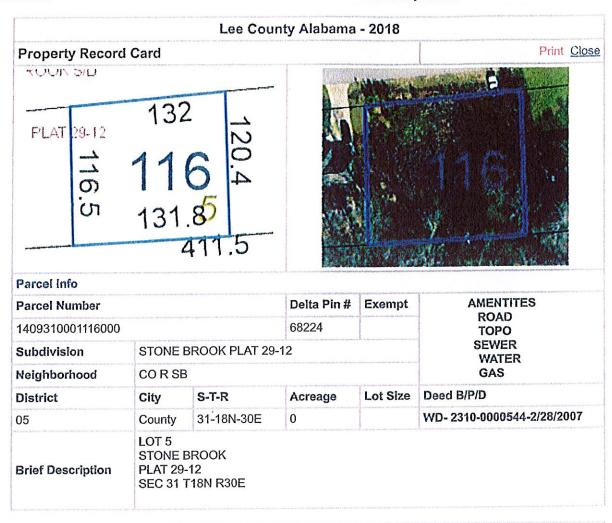


Owner			
Name	FIELDS PATRICK B & KELLY G		
Mailing Addr	52 LEE RD 2158 SMITHS STATION, AL 36877	Physical Addr	52 LEE RD 2158

Values		
Land Total:		\$31,000.00
Building Total:		\$115,580.00
Appraised Value:		\$146,580.00
Yrly Tax:		\$813.1 for 2018
Tax History		
Tax Year	Date Paid	Amount Paid

Tax Year	Date Paid	Amount Paid
2018	11/23/2018	\$813.10
2017	11/22/2017	\$789.58
2016	11/20/2016	\$763.74
2015	11/26/2015	\$764.58

Building	Sketch						
	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
Detail	1	111	2007	1590	0	1	\$115,580.00



Owner			
Name	PHILLIPS INVESTMENT PROP	ERTIES LLC	
Mailing Addr	23 SUNDERLAN DR PHENIX CITY, AL 36869	Physical Addr	0 LEE RD 2158

Values			
Land Total:		\$31,000.00	
Building Total:		\$0.00	
Appraised Value:		\$31,000.00	
Yrly Tax:		\$254.2 for 2018	
Tax History			
Tax Year	Date Paid	Amount Paid	
2018	1/7/2019	\$255.29	
2017	1/4/2018	\$254.20	
2016	12/23/2016	\$254.2	
2015	12/31/2015	\$254.2	



Owner			
Name	PHILLIPS INVESTMENT PROP	ERTIES LLC	
Mailing Addr	23 SUNDERLAN DR PHENIX CITY, AL 36869	Physical Addr	0 LEE RD 2158

FILMA	0111,712 00000		
Values			
Land Total:		\$31,000.00	
Building Total:		\$0.00	
Appraised Value:		\$31,000.00	
Yrly Tax:		\$254.2 for 2018	
Tax History			
Tax Year	Date Paid	Amount Paid	
2018	1/7/2019	\$255.29	
2017	1/4/2018	\$254.20	
2016	12/23/2016	\$254.20	
2015	12/31/2015	\$254.20	

CITY OF SMITHS STATION

P. O. BOX 250

Smiths Station, Alabama 36877

2566 15 NEDG Book & Page

ORDINANCE 2018-157

CERTIFICATION

Lee County, AL I certify this instrument was filed on 04-10-2019 08:39:40 AM and recorded in DEEDS Brook 2566 at rases 1 - 15 Bill English - Probete Judge

I, Scott E. Johnston, City Clerk of the City of Smiths Station, Alabama hereby certify the attached to be a true and correct copy of the ordinance adopted by the City Council of Smiths Station, Alabama at the regular meeting held on April 9, 2019 as same appears in minutes of record of said meeting and published by posting copies thereof on April 10, 2019 at the public places listed below, which copies remained posted for five business days, through April 17, 2019. The ordinance will remain posted for a minimum of thirty days.

City Hall	2336 Lee Road 430	Smiths Station, AL 36877
Rainbow Foods	2461 Lee Road 430	Smiths Station, AL 36877
U.S. Post Office	2720 Lee Road 430	Smiths Station, AL 36877
Terry's Grocery	9309 Lee Road 246	Smiths Station, AL 36877

Scott E. Johnston, City Clerk

(SEAL)

