



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
See Attached 18303, 10876, 35209
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
See Attached
3. APPROXIMATE SIZE OF PROPERTY:
24 Acres +/-
4. PRESENT ZONING OF PROPERTY:
R1-A
5. REQUESTED ZONING:
R1-C
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Vacant Land
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Single Family Residential Subdivision. Lots 75 x 130
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
\$560.00

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 9/22/17

ERIC L GODWIN

PROPERTY OWNER/APPLICANT

1143 OLD HIGHWAY 31, SPANISH FORT, AL 36527

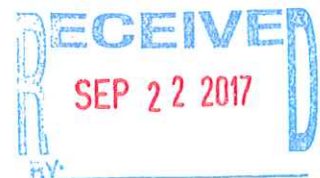
PROPERTY OWNER ADDRESS

251-544-7900

PHONE NUMBER

egodwin@sangrassllc.com

EMAIL ADDRESS



ALT
12100A

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/cert 9/15/2011 3:19 PM
DEED TAX \$ 268 00
TOTAL \$ 270 00
2 Pages

1303258



KNOW ALL MEN BY THESE PRESENTS, that PEACHTREE INVESTMENTS, L L C, an Alabama Limited Liability Company, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10 00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTOR by ANDRU BRAMBLETT, the GRANTEE, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEE, in fee simple, subject to the provisions hereinafter contained all that real property in said County State of Alabama described as follows, to-wit

Parcel 1

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama, for the Point of Beginning run thence North 89° 24' 50" East for 408 50 feet, run thence North 00° 54' 50" West along the West boundary of Perfection Estates, as amended and recorded in Map Book 6, page 6 of the Baldwin County Probate Records, for 500 feet, run thence North 89° 24' 50" East along the North boundary of Lots 17, 16, 15 and 14 of said Perfection Estates for 600 feet, run thence North 00° 58' 20" West along the West boundary of Lots 6 through 13 of said Perfection Estates for 797 27 feet, run thence South 89° 58' 16" West for 997 69 feet, run thence South 00° 26' East for 1300 97 feet to Point of Beginning Said land containing 22 9708 acres and being in Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama

Parcel 2

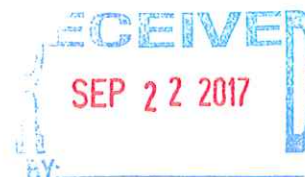
Lot 7 of Perfection Estates, according to the plat thereof of record in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 6, page 6

Parcel 3

Beginning at the Northeast corner of Lot 13 of Perfection Estates Subdivision described above at the point of intersection with the West right-of-way line of Juniper Street in the City of Foley, Baldwin County, Alabama thence run North and parallel with said right-of-way line 25 feet to a point thence run West and parallel with the North line of said Lot 13 for 300 feet to a point, thence run South 25 feet to the Northwest corner of Lot 13, thence run East along the North line of said Lot 13 for 300 feet to the Point and Place of Beginning

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING

- 1 Restrictive Covenants of Perfection Estates Subdivision filed for record in February 16, 1965 in Miscellaneous Book 20, page 129 and all amendments thereto
- 2 Easement for 20 foot road right-of-way as set forth in Mortgage Book 386, page 17
- 3 Oil, Gas and Mineral Lease from Julius W Hamburg and Ella T Hamburg to Shell Oil Company, dated March 2, 1981, filed for record June 29, 1981 in Real Property Book 93, page 1245



TOGETHER WITH ALL AND SINGULAR the rights, privileges tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining, TO HAVE AND TO HOLD unto the said GRANTEE, and to the heirs and assigns of said GRANTEE, in fee simple, FOREVER

And except as to the above and taxes hereafter falling due which are assumed by the GRANTEE, the GRANTOR, for itself, its successors and assigns, does hereby COVENANT AND WARRANT to and with the said GRANTEE, the heirs and assigns of said GRANTEE, that GRANTOR is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that said real property is, except as is recited above, free and clear of all liens and encumbrances of every kind and nature whatsoever, and GRANTOR does hereby WARRANT AND WILL FOREVER DEFEND the title to said real property and the possession thereof, unto the said GRANTEE, and the heirs and assigns of said GRANTEE, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, GRANTOR has set its hand and seal on this the 12th day of September, 2011

PEACHTREE INVESTMENTS, L L C, an Alabama
Limited Liability Company

By Eil Z Ly
Its Sole Member

STATE OF Alabama
COUNTY OF Baldwin

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Brick L Crossley as Sole Member of PEACHTREE INVESTMENTS, L L C, an Alabama Limited Liability Company, whose name is signed to the foregoing instrument, and who is known to me who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, (s)he executed the same voluntarily and with full power and authority to act on behalf of said Limited Liability Company, on the day the same bears date

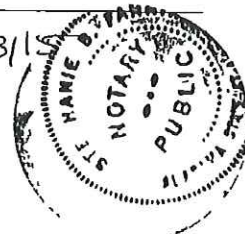
Given under my hand and seal on this 12th day of September, 2011

Wp B...
NOTARY PUBLIC
My Commission Expires 3/28/12

This instrument prepared by
Lori Meadows, Esquire
24407 Laurel Place
Orange Beach, AL 36561
(251) 942-5541

Grantor's address
11761 Village Green Dr.
Magnolia Springs, AL 36555

Grantee's address
P.O. Box 768
Montrose, AL
36559



24 Acres +/- described as Baldwin County Tax Parcels 05-54-05-16-3-000-006.000, 05-54-05-16-3-000-017.000 and 05-54-05-16-3-000-021.000 all located in Section 16, Township 7 South, Range 4 East, Baldwin County Alabama.



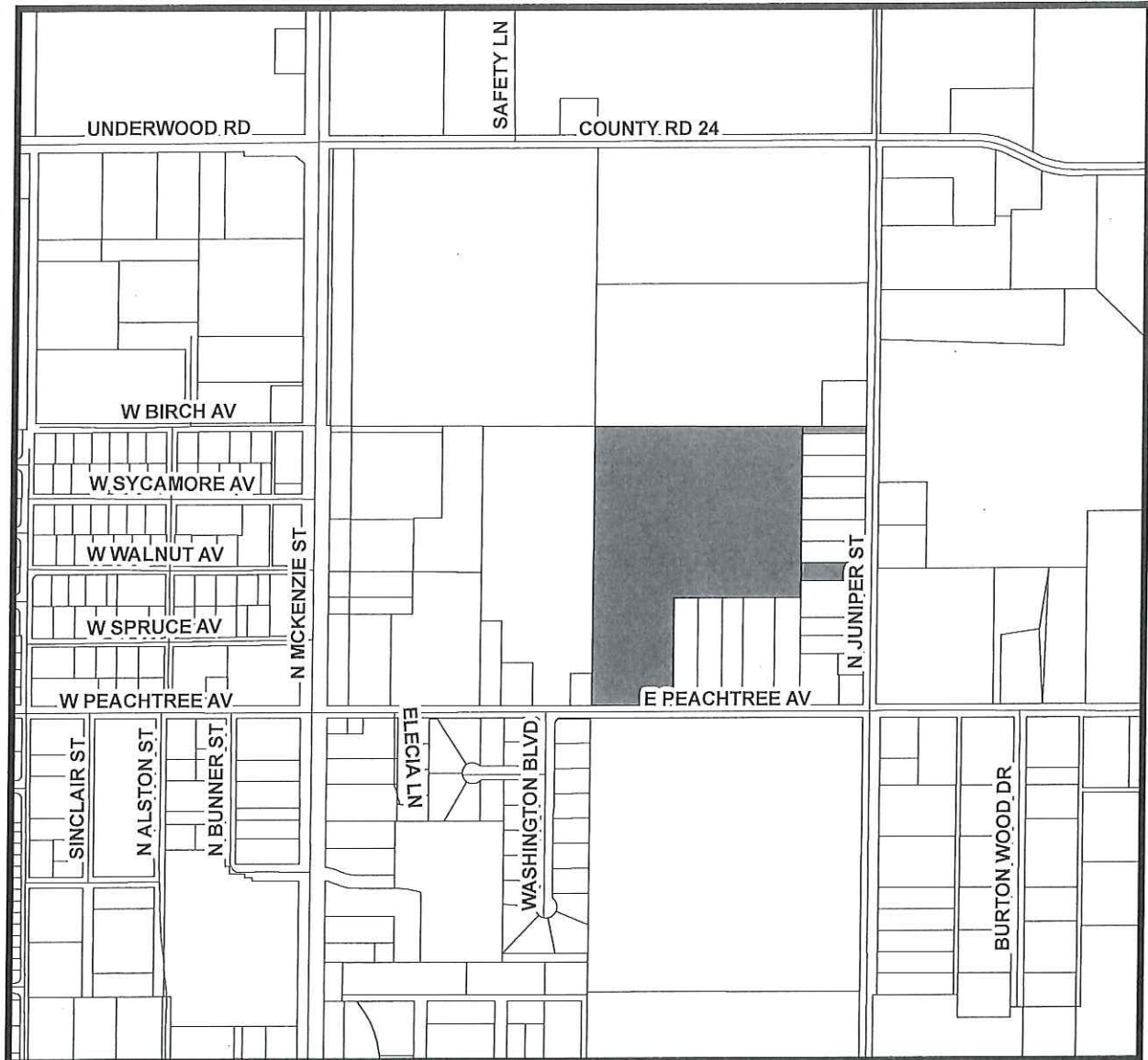
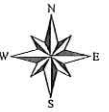
Alabama Secretary of State



Peachtree Investments LLC	
Entity ID Number	488 - 535
Entity Type	Domestic Limited Liability Company
Principal Address	MAGNOLIA SPRINGS, AL
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Baldwin County
Formation Date	1-3-2007
Registered Agent Name	CROSBY, ERICK L
Registered Office Street Address	11761 VILLAGE GREEN DR MAGNOLIA SPRINGS, AL 36555
Registered Office Mailing Address	Not Provided
Nature of Business	ANY LAWFUL ACTIVITY
Capital Authorized	
Capital Paid In	
Members	
Member Name	CROSBY, ERICK L
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Annual Reports	
Annual Report information is filed and maintained by the Alabama Department of Revenue. If you have questions about any of these filings, please contact Revenue's Business Privilege Tax Division at 334-242-1170 or www.ador.alabama.gov . The Secretary of State's Office cannot answer questions about or make changes to these reports.	
Report Year	2014 2015 2016 2017
Scanned Documents	
Document Date / Type / Pages	1-3-2007 Certificate of Formation 1 pg.

Browse Results

New Search



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 24+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is R-1C (Residential Single Family). Property is located north of E. Peachtree Ave. and west of N. Juniper St. Applicant is Ercil Godwin as agent.

Anyone interested in the rezoning request may be heard at a public hearing scheduled for October 18, 2017 in City Hall Council Chambers located at 407 E. Laurel Ave., or may respond in writing to 200 N. Alston St., Foley, AL 36535.

Roderick Burkle
Planning Commission Chairman