

MTSC Land Development, LLC
3944 Todd Lane Unit #900
Gulf Shores, AL 36542
908-804-4029

December 30, 2014

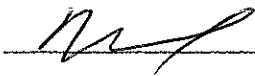
City of Foley, Alabama
407 E. Laurel Avenue
Foley, AL 36535

We are writing on behalf of MTSC Land Development, LLC to petition for annexation into the City of Foley, the property we recently purchased . (Please see attached recorded deed for property description).

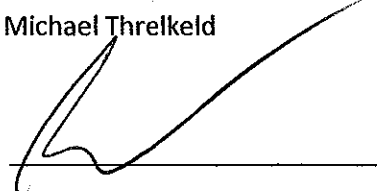
We are requesting annexation into the City of Foley, and for the property to be zoned R3.

MTSC Land Development, LLC is owned by the parties listed below.

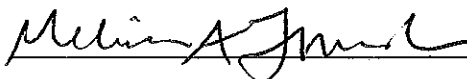
Thank you for your consideration.

 12-29-14

Michael Threlkeld

 12-29-14

Stephen D. Carter

 12-29-14

Melissa A. Threlkeld



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

Dated this 29 day of December, 2014.

X [Signature] 12-29-14
Petitioner's Signature

X [Signature] 12-28-14
Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 29 day of December, 2014, before me personally appeared Michael Threlkeld, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

OFFICIAL SEAL
Evie L. Grow
Notary Public - State of Alabama
My Commission Expires May 7, 2016

STATE OF ALABAMA
BALDWIN COUNTY

On this 29 day of December, 2014, before me personally appeared Stephen D. Carter, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

OFFICIAL SEAL
Evie L. Grow
Notary Public - State of Alabama
My Commission Expires May 7, 2016

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- | | | |
|-------------------------------------|-------|---|
| ☐ | R-1A | Residential Single Family |
| ☐ | R-1B | Residential Single Family |
| ☐ | R-1C | Residential Single Family |
| ☐ | R-1D | Residential Single Family |
| ☐ | R-1R | Restricted Residential Single Family |
| ☐ | R-2 | Residential Single Family & Duplex |
| ☒ | R-3 | Residential Multi Family |
| ☐ | R-4 | Residential Single Family & Duplex |
| ☐ | GPH-1 | Residential Garden-Patio Homes |
| ☐ | TH-1 | Residential Townhouses |
| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | OSP | Open Space/Reservation District |
| ☐ | PDD | Planned Development District |
| ☐ | PUD | Planned Unit Development |
| ☐ | PID | Planned Industrial District |
| ☐ | B-1 | Central Business District |
| ☐ | B-1A | Commercial Extended Business District |
| ☐ | B-2 | Commercial Neighborhood Business District |
| ☐ | B-3 | Commercial Local Business District |
| ☐ | PO | Preferred Office District |
| ☐ | M-1 | Light Industry |
| ☐ | A-O | Agriculture Open Space |
| ☐ | H | Overlying area of Historic District |

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed _____

Number of occupants Adults _____ Race _____

Number of businesses currently located on the property being annexed _____

(If more than one business on property, print information on back.)

Name of business _____

Owner's Name _____

Mailing Address _____

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed _____

☐ No

Petitioner's Signature _____

Date _____

Petitioner's Signature _____

Date _____

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?	
☐ Yes	☐ No



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

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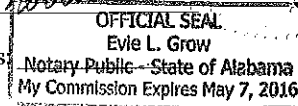
x Melissa A. Threlkeld
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 29 day of December, 20 14 before me personally appeared Melissa A. Threlkeld, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

Ernie L. Grow
NOTARY PUBLIC
My Commission Expires: _____



STATE OF ALABAMA
BALDWIN COUNTY

On this _____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

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Mailing Address _____

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☐ No

 12/29/17
Petitioner's Signature Date

Petitioner's Signature Date

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☐ Yes

☐ No

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name R.W. Teem
Mailing Address _____

Grantee's Name MTSC Land Development
Mailing Address 3944 Todd Lane #900 LLC
Gulf Shores AL 36542

Property Address County Rd. 20
Enterprise AL 36535

Date of Sale 10-30-14
Total Purchase Price \$ 225,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)
____ Bill of Sale; ____ Appraisal; ____ Sales Contract; ☒ Closing Statement; ____ Other

STATE OF ALABAMA :

COUNTY OF BALDWIN :

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/Recd. 11/4/2014 11:27 AM
DEED TAX \$ 225.00
TOTAL \$ 241.00
3 Pages

1484319

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **R.W. TEEM** and **DELORES M. TEEM**, AS **CO-TRUSTEES OF THE R.W. TEEM AND DELORES M. TEEM REVOCABLE TRUST DATED AUGUST 13, 2014** ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by **MTSC LAND DEVELOPMENT, LLC**, a Limited Liability Company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Parcel A: Commencing at the Northwest corner of the East half of the Northeast Quarter of the Northwest Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama run S 00°03'57" E a distance of 40.00 feet to a point on the South right-of-way line of County Road 20 and the Point of Beginning of property herein described; thence run N 90°00'00" E along the South right-of-way line of County Road 20 a distance of 222.03 feet to a point; thence run S 00°04'20" E a distance of 1286.18 feet to a point; thence run S 89°51'31" W a distance of 222.17 feet to a point; thence run N 00°03'57" W a distance of 1286.73 feet to the Point of Beginning.

Parcel B: Commencing at the Northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama, run S 00°03'57" E a distance of 40.00 feet to a point on the South right-of-way line of County Road 20, thence run N 90°00'00" E along said South right-of-way line of County Road No. 20 a distance of 222.03 feet to the Point of Beginning of the property herein described; continuing thence N 90°00'00" E along said South right-of-way line of County Road No. 20 a distance of 222.12 feet to a point; thence run S 00°04'44" E a distance of 1285.63 feet to a point; thence run S 89°51'31" W a distance of 222.27 feet to a point; thence run N 00°04'20" W a distance of 1286.18 feet to the Point of Beginning.

Parcel C: Commencing at the Northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama, run S 00°03'57" E a distance of 40.00 feet to a point on the South right-of-way line of County Road No. 20, thence run N 90°00'00" E along said South right-of-way line of County Road No. 20 a distance of 444.15 feet to the Point of

Beginning of the property herein described; continuing thence N 90°00'00" E along said South right-of-way line of County Road No. 20 a distance of 222.22 feet to a point; thence run S 00°05' 07" E a distance of 1285.08 feet to a point; thence run S 89°51'31" W a distance of 222.36 feet to a point; thence run N 00°04'44" W a distance of 1285.63 feet to the Point of Beginning.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Oil, gas, and mineral lease from Waldo C. Teem & Amy H. Teem to G&D Energy, Inc., as recorded in Real Property Book 150, page 909.
2. Right of way granted Baldwin County by W.C. Teem & Amy Teem, dated 12/31/1960, and recorded in Real Property Book 407, Page 1066.
3. Right of way granted Baldwin County by Jesse Blackwell & June Blackwell, dated 11/27/1990, and recorded in Real Property Book 407, Page 1068

The recording references herein are to the Office of the Judge of Probate of Baldwin County, Alabama.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining,

TO HAVE AND TO HOLD the said above described property unto the said Grantee, and to the successors and assigns of the Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantors do, for Grantors and for the successors and assigns of Grantors, hereby covenant with the Grantee that Grantors are seized of an indefeasible estate in fee simple in said property, are in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of the Grantee, against the lawful claims of all persons whomsoever.

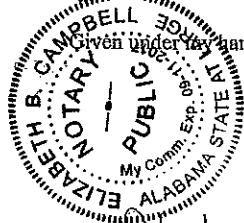
IN WITNESS WHEREOF, the Grantors have hereunto caused this instrument to be properly executed on this the 30 day of October, 2014.

R.W. Teem (SEAL)
R.W. TEEM,
AS CO-TRUSTEE OF THE
R.W. TEEM AND DELORES M. TEEM
REVOCABLE TRUST
DATED AUGUST 13, 2014

Delores M. Teem (SEAL)
DELORES M. TEEM,
AS CO-TRUSTEE OF THE
R.W. TEEM AND DELORES M. TEEM
REVOCABLE TRUST
DATED AUGUST 13, 2014

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R.W. TEEM, acting in his capacity as CO-TRUSTEE OF THE R.W. TEEM AND DELORES M. TEEM REVOCABLE TRUST DATED AUGUST 13, 2014, 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 said conveyance, he, in his capacity as such Co-Trustee, have executed the same voluntarily on the day the same bears date.



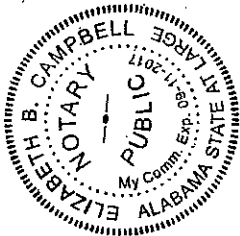
Given under my hand and seal this the 30 day of October, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires:

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DELORES M. TEEM, acting in her capacity as CO-TRUSTEE OF THE R.W. TEEM AND DELORES M. TEEM REVOCABLE TRUST DATED AUGUST 13, 2014, 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 said conveyance, she, in her capacity as such Co-Trustee, have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30 day of October, 2014.



[Signature]
NOTARY PUBLIC
My Commission Expires:

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER
GRANTOR NOR GRANTEE AND RECOMMENDS
EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL
TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:

G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 14.3925