

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

Use door for notification

DATE: 10-3-18

NAME/EMAIL/CONTACT INFORMATION: Opal Sisk

LOCATION/ADDRESS OF COMPLAINT: across from 500 W. amanda Ave - 501 W Amanda

TYPE OF COMPLAINT: High Grass

TO BE COMPLETED BY STAFF:

INCIDENT #: 106712

PIN #: 166018

ZONING/HISTORIC/OVERLAY DISTRICT:

ROUTE TO: BUILDING: ZONING: ENVIRONMENTAL:

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JMM DATE: 10/4/18

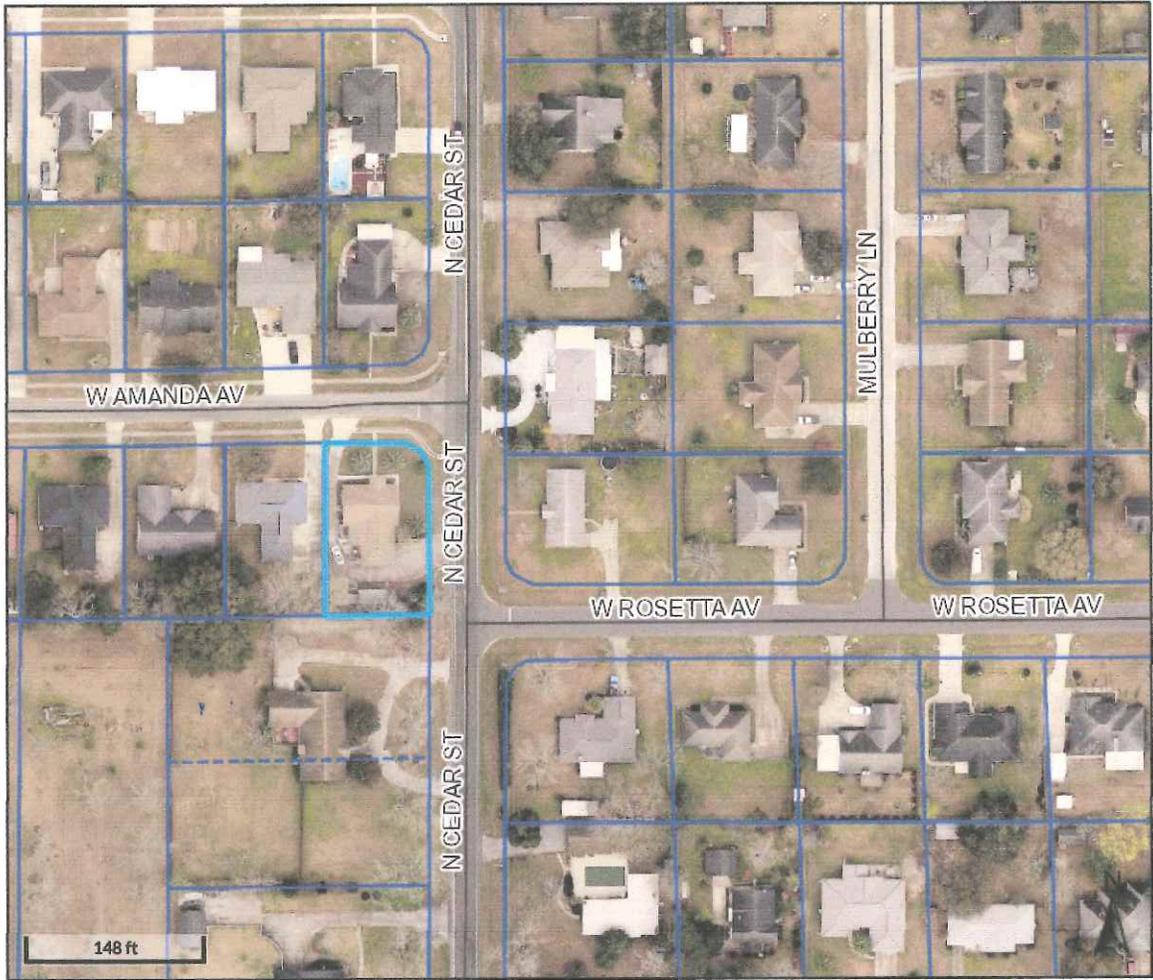
FINDINGS/REPORT: overgrown grass/weeds. Letters mailed. Reinspect 10/22/18.

10/15/18 -> NOV. 2017 was foreclosed -> Fannie Mae sold to Diane McGinnis July 2018... could still be getting it assessed. Instrument # 1707074 on probate.

ACTION: PERSONAL CONTACT: LETTER:  STOP WORK: CITATION: NO VIOLATION:

DATE CLOSED:

10/17/18 property has been deeded to new owner, McGinnis, D - but no address listed in Beacon. Council level.



**Overview**



**Legend**

-  Centerlines
-  Foley City Limits
-  County Mask
-  Parcels
-  Lot Lines
-  Planning Jurisdiction
-  Streams and Creel
-  Lakes and Bays

**PIN - 106018**  
**Par Num - 001.126**  
**Acreage - 0.262**  
**Subdivision - 12HS**  
**Lot -**  
**Street Name - AMANDA AVE W**  
**Street Number - 501**  
**Improvement - RES,UTIL,CARP**

**Name - REBER, TED JR ETUX ELDRED**  
**Address1 - 501 AMANDA AVE W**  
**Address2 -**  
**Address3 -**  
**City - FOLEY**  
**State - AL**  
**Zip - 36535**

*Different Address on property Appraisal*

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Date created: 10/3/2018  
 Last Data Uploaded: 10/2/2018 8:49:10 PM

Developed by  **Schneider**  
 GEOSPATIAL



Baldwin County  
Revenue Commissioner

Property Appraisal Link  
BALDWIN COUNTY, AL

Current Date 10/ 3/2018

Tax Year 2018  
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL 54-04-20-2-000-001.126 PPIN 106018 TAX DIST 07  
 NAME REBER, TED JR ETUX ELDRED  
 ADDRESS C/O MELINDA WOOD  
 213 PATRICIAN DR  
 SPANISH FORT AL 36527  
 DEED TYPE IN BOOK 0000 PAGE 1039320  
 PREVIOUS OWNER REBER, TED JR  
 LAST DEED DATE 3/16/2007

DESCRIPTION

60.7' X 136.2' IRR LOT 1 UNIT III HESSE-STYRON SUB SLIDE 128  
 0-B IN THE CITY OF FOLEY SEC 20-T7S-R4E (WD-SURVIVORSHIP)

PROPERTY INFORMATION

PROPERTY ADDRESS 501 AMANDA AVE W  
 NEIGHBORHOOD FOLEY FOLEY AREA  
 PROPERTY CLASS SUB CLASS  
 SUBDIVISION 12HS SUB DESC HESSE-STYRON-UNITS 1,2,2A,2B,3  
 SUB DESC PLAT BOOK MB12 PAGE 107  
 LOT 1 BLOCK U-3  
 SECTION/TOWNSHIP/RANGE 00-00 -00  
 LOT DIMENSION 60.68X136.11 ZONING R-1C

PROPERTY VALUES

LAND: 28400 CLASS 1: TOTAL ACRES:  
 BUILDING: 119900 CLASS 2: TIMBER ACRES:  
 CLASS 3: 148300  
 TOTAL PARCEL VALUE: 148300  
 ESTIMATED TAX: \$489.72

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE VALUE	VALUE
M	LAND	1	BV BS-45000	X	1110-RESIDENTIAL	3	N	N	28400	
	BLDG	1	R 111	SINGLE FAMILY RESIDENCE	-	3	N	N	115700	
	BLDG	2	O 26 SAPF		-	3	N	N	2200	



10/4/18  
501 Amanda Ave  
grass/weeds-





# Foley

## ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE  
Foley, Alabama 36535  
(251) 923-4267  
[www.cityoffoley.org](http://www.cityoffoley.org)

October 4, 2018

Reber, Ted Jr.  
C/O Melinda Wood  
213 Patrician Dr  
Spanish Fort, AL 36527

Dear Sir/Madame:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at 501 Amanda Avenue West in Foley, Alabama. This lot is further described as PIN 106018 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on October 4, 2018 revealed that the above described property was overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

# Foley

## ENVIRONMENTAL DEPARTMENT

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(251) 923-4267  
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October 4, 2018

Reber, Ted Jr.  
501 Amanda Ave W  
Foley, AL 36535

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If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,



Jacqueline McGonigal  
Environmental Assistant  
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III



# Baldwin County Judge of Probate

## Deeds & Records Link BALDWIN COUNTY, AL

Today's Date 10/17/2018

Records Complete Thru 10/15/2018 [Help](#)

### MORTGAGE

DATE FILED: 7/10/2018  
 INSTRUMENT DATE: 7/10/2018  
 DEED BOOK: R IN 0000 DEED PAGE: 1707075

INSTRUMENT NUMBER: 1707075

VALUE 109600

DOWN PAYMENT \*NA\*

MINERAL ACRES \*NA\*

LOTS \*NA\*

FILED BY: SHAPIRO & INGLE  
 Grantor: MCGINNIS DIANE  
 Grantee: U S BANK NATIONAL ASSOCIATION

### LEGALS

<u>S/T/R</u>	<u>Subdivision</u>	<u>Block</u>	<u>Lots</u>
00-00 -00	HESSE-STYRON-UNITS 1		1

### REFERENCES

<u>INSTRUMENT</u>	<u>BOOK</u>	<u>PAGE</u>	<u>TYPE</u>	<u>DATE</u>
<b>NO REFERENCES</b>				

### DOCUMENTS

<u>DESCRIPTION</u>	<u>NUMBER OF PAGES</u>	<u>PRICE</u>
LEGAL 1 SIDED	16	\$ 0.00

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BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 7/10/2018 2:55 PM  
DEED TAX \$ 27.50  
TOTAL \$ 43.50  
2 Pages

1707074



STATE OF ALABAMA

§

COUNTY OF BALDWIN

§

**SPECIAL WARRANTY DEED**

§

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Fannie Mae A/K/A Federal National Mortgage Association, PO Box 650043, Dallas, TX 75265-0043, herein referred to as GRANTOR, by Diane McGinnis, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in BALDWIN County, Alabama to-wit:

Lot 1, Hesse-Styron Subdivision Unit III, according to the plat thereof as recorded in Slide Number 1280-B, in the Office of the Judge of Probate of Baldwin County, Alabama.

The improvements thereon being commonly known as 501 W. Amanda Avenue, Foley, Alabama 36535.

Tax ID#: 54-04-20-2-000-001.126

501 W Amanda Ave, Foley, AL 36535

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

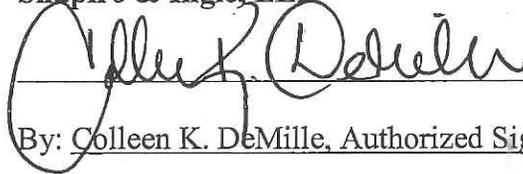
This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 7, 2017 and recorded in Deed Book Instrument #, Page 1665202 in the Office of the Judge of Probate of BALDWIN County, Alabama.

**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

Mortgage Recorded Simultaneously

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 20<sup>th</sup> day of June, 2018.

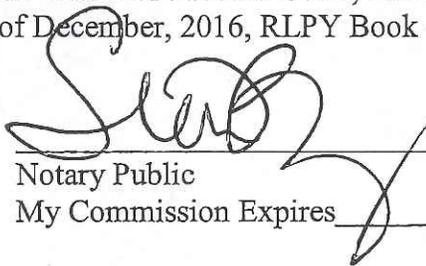
**Fannie Mae A/K/A Federal National Mortgage Association, by and through its attorney in fact Shapiro & Ingle, LLP**

  
By: Colleen K. DeMille, Authorized Signatory

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBERG

§  
§  
§

On this 20th day of June, 2018, before me, the undersigned Notary Public, personally appeared Colleen K. DeMille, personally known to me to be an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae A/K/A Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae A/K/A Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Probate Court, County of Montgomery, State of Alabama, on the Twenty-sixth day of December, 2016, RLPY Book 4915, Page 443.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Shapiro & Ingle, LLP  
Attorneys at Law  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216

STAR BENFIELD  
NOTARY PUBLIC  
Gaston County  
North Carolina  
My Commission Expires March 22, 2019

