

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date: 6/23/2023

Follow up Date: 7/5/2023

Complainant:	Complaint Information:	
Name: Crown Walk	Address/location: 9475 Hickory Street	
Phone:	Complaint: overgrown grass, weeds & vegetation	
Address:	Complaint type: (check one)	
File # 23-000601	Building Nuisance <input type="checkbox"/>	Weed Abatement <input checked="" type="checkbox"/>
Property Pin # 294994	Construction <input type="checkbox"/>	Public Nuisance <input type="checkbox"/>
	Other <input type="checkbox"/>	Further describe below

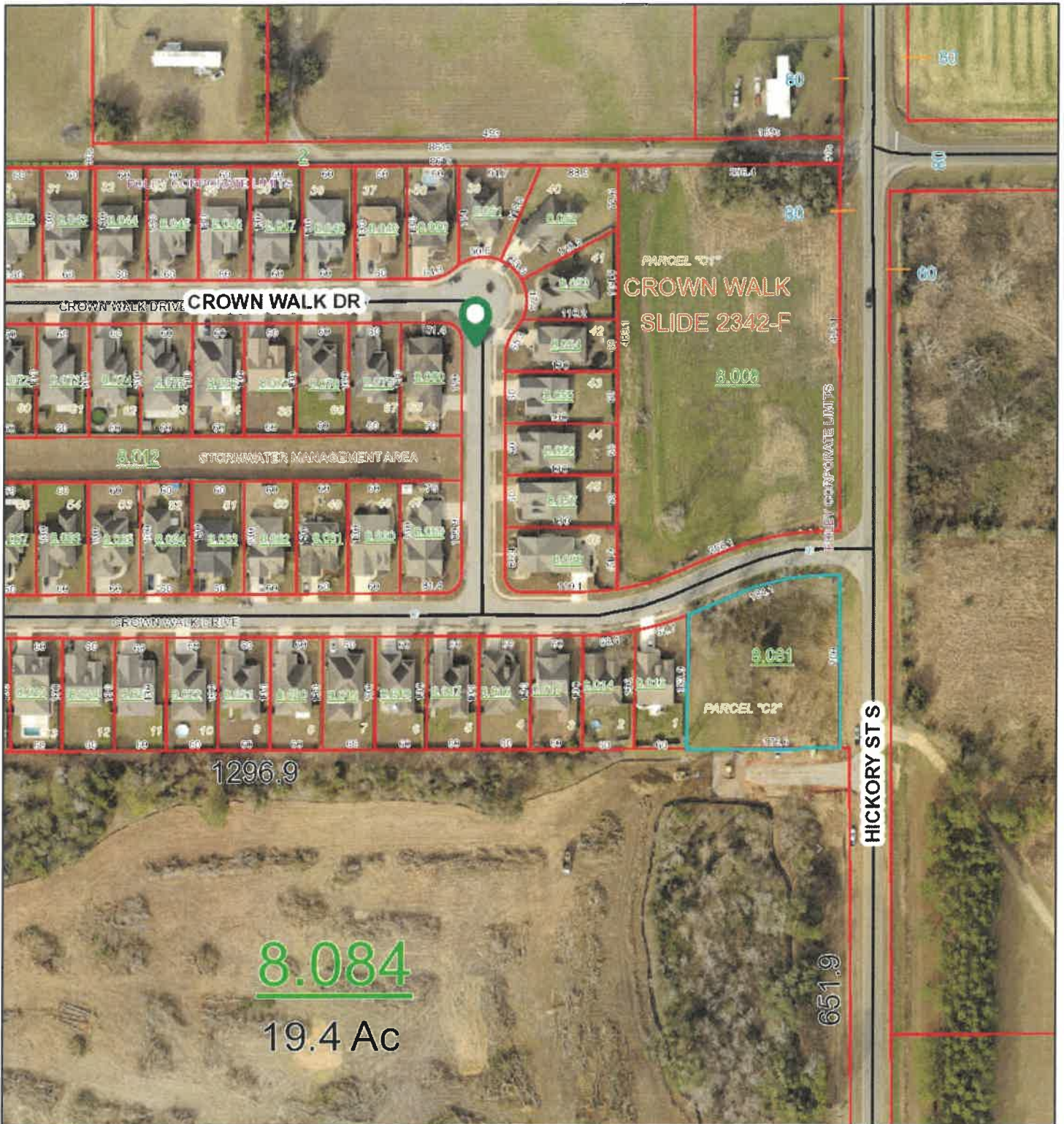
Inspection Findings:	Violation of Ordinance #:1095-09
6/20/2023 –Overgrown grass, weeds and shrubs	
7/5/2023- no change	

Action:

Letter sent to property owner

Inspector Name Angie Eckman

Viewer Map



July 6, 2023

1:2,257

- Misc
- Parcels
- Centerlines
- Coastal Control Line
- Lot Lines
- ⊗ Conflicts
- County Boundary



KCS, Baldwin County, Pictometry

STATE OF ALABAMA

COUNTY OF BALDWIN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that EMILY FAYE FELTS DEL RIO, a married woman, N/K/A EMILY FAYE HOLDER the GRANTOR, for and in consideration of the sum of THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00) and other good and valuable consideration hereby acknowledged to have been paid to the said GRANTOR by KRISTOPHER BISHOP, the GRANTEE, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEE, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Parcel "C2", Final Subdivision Plat, Crown Walk, according to plat thereof recorded on Slide 2342-F, Probate Court Records, Baldwin County, Alabama.

Property Address: 9475 Hickory Street South, Foley, AL 36535

Grantor hereby certifies that the above described property does not constitute her homestead or the homestead of her spouse.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

1. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
2. Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of said subdivision.
3. Oil, gas and mineral lease recorded in Real Property Book 99, page 1665 and Deed Book 490, page 49.
4. Right of way granted Baldwin County by instrument recorded in Real Property Book 367, page 406.
5. Right of way granted Baldwin County by instrument recorded in Real Property Book 654, page 354.
6. Terms, conditions, restrictions and other matters appearing of record in the ordinance by the City of Foley as recorded at Instrument 950489.
7. Electric Line Right of Way Easement dated April 1, 2007, and recorded in Instrument 1046824.
8. Zoning, if any, planning, subdivision regulations and other ordinances, laws, restrictions or regulations upon the use or division of the Subdivision as may be legally imposed by the County of Baldwin, Alabama, City of Foley, Alabama or State of Alabama or any other governmental authorities having jurisdiction over the Subdivision.
9. Declaration of Restrictive/Projective Covenants for Crown Walk as contained in Instrument Number 1115123.
10. Articles of Incorporation of Crown Walk Property Owners Association, Inc. as contained in Instrument Number 1240954.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the heirs and assigns of such **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 **GRANTOR** and for the heirs and assigns of **GRANTOR**, does hereby **COVENANT AND WARRANT** to and with the said **GRANTEE**, and 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 have a good and lawful right to sell and convey the same; that **GRANTOR** is in quiet and peaceable possession thereof; and that said real property is 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, the **GRANTOR** has set her hand and seal on this the 21 day of

April, 2023.

Emily Faye Holder
EMILY FAYE FELTS DEL RIO
N/K/A EMILY FAYE HOLDER

STATE OF Alabama

COUNTY OF Dakota

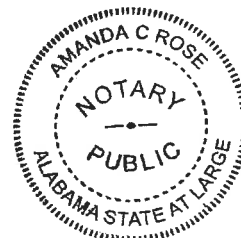
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **EMILY FAYE FELTS DEL RIO, N/K/A EMILY FAYE HOLDER** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the same day this bears date.

Given under my hand and seal on this 21 day of April, 2023.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/24/23

This instrument prepared by:
Leigh L. Pipkin, Esquire
Pipkin & Associates, LLC
3173-B Dauphin Street
Mobile, AL 36606
(251) 478-9800



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 Holder
Mailing Address _____

Grantee's Name Bishop
Mailing Address 279 MacDonald Lake Road
Springville AL 35146

Property Address 9475 Hickory St S
Foley AL 36535

Date of Sale 4-21-2023
Total Purchase Price: \$ 35,000.00
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 _____



June 19, 2023

BISHOP KRISTOPHER
279 MACDONALD LAKE RD
SPRINGVILLE, AL 35146

Dear Sir/Madam:

A complaint has been received concerning the weeds and overgrown vegetation becoming a public nuisance at 9475 HICKORY ST in Foley, Alabama. This lot can be further described as PIN# 294994 on the Baldwin County Tax Maps.

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 revealed that the property above has weeds and grass exceeding 12 inches in height, 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 of 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.

Sincerely,

Angie Eckman
Environmental Manager
City of Foley

MAYOR: Ralph G. Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick, Vera Quaites, Richard Davton, Cecil R. Blackwell, Charles Fhart III

Project: Crown Walk2
Date: Jun 19 2023 10:51:35 AM



1.



2.



