



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 18th day of March, 2016

[Signature]
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 18th day of March, 2016, before me personally appeared Steve Lambert, 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:

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

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 0

Number of occupants Adults 0 Race N/A

Number of businesses currently located on the property being annexed 0

(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?
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☐ Yes	☐ No
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BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 6/11/2015 10:06 AM
DEED TAX \$ 243.00
TOTAL \$ 258.00
3 Pages

1517577



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 Stephen E. Lambert Grantee's Name Richard B. Schwartz
Mailing Address P.O. Box 581025 Mailing Address 50 Bay Gate
Birmingham, AL 35238 Gulf Shores, AL 36547
Property Address 13125 Dale Lane Date of Sale 6-5-15
Paley, AL 36525 Total Purchase Price \$ 242,750.00
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 :

WARRANTY DEED

63065

• KNOW ALL MEN BY THESE PRESENTS, that RICHARD B. SCHWARTZ, a(n)
Married man ("Grantor"), 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 Grantor by STEPHEN E.
LAMBERT ("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 does
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: Being a parcel of land lying in the Southeast Quarter of the Southwest
Quarter of Section 19, Township 7 South, Range 4 East, Baldwin County, Alabama, and
also being more particularly described as follows: Commencing at a 3/4" crimp top iron
found at the purported Southwest corner of said Section 19; thence North 89° 54' 05"
East, 1340.07 feet to a capped iron, (Volkert), found; thence North 00° 00' 11" East,
20.00 feet to a capped iron, (Volkert), found; thence North 89° 54' 03" East, 651.05 feet
to a capped iron, (Survey Concepts), found at the Point of Beginning of the parcel herein
described; thence North 00° 17' 54" East, 1311.85 feet to a capped iron, (Survey
Concepts), found for corner; thence North 89° 54' 43" East, 708.75 feet to a capped iron,
(Volkert), found for corner; thence South 01° 09' 53" West, 1311.70 feet to a 1/2" rebar
found for corner; thence South 89° 52' 33" West, 688.92 feet to the Point of Beginning
of the parcel herein described, LESS AND EXCEPT any portion of same which may lie
in road rights of ways or easements.

PARCEL B: Being a parcel of land lying in the Southwest Quarter of the Southeast
Quarter of Section 19, Township 7 South, Range 4 East, Baldwin County, Alabama, and
also being more particularly described as follows: Commencing at a 3/4" crimp top iron
found at the purported Southwest corner of said Section 19; thence North 89° 54' 05"
East, 1340.07 feet to a capped iron, (Volkert); thence North 89° 54' 14" East, 1339.95
feet to a 1/2" rebar found; thence North 00° 03' 45" East, 20.37 feet to a 1/2" rebar found
for corner at the Point of Beginning of the parcel herein described; thence North 01° 09'
53" East, 1311.70 feet to a capped iron, (Volkert), found for corner; thence North 89°
56' 00" East, 1329.69 feet to a capped iron stamped PLS 17836 set for corner; thence
South 00° 42' 23" West, 1311.31 feet to a capped iron stamped PLS 17836 set for
corner; thence South 89° 55' 27" West, 1340.19 feet to the Point of Beginning of the
parcel herein described, LESS AND EXCEPT any portion of same which may lie in road
rights of ways or easements.

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.

Grantor, if married, hereby states that the above described real property does not constitute part of his homestead, nor does it constitute part of the homestead of his spouse.

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

1. Roadway Easement as shown on Survey by Phillip H Lindsey, dated April 4, 2006, Job 06-056C.
2. Encroachment of paved street, utility line and utility pole as shown on plat of Survey by Phillip H. Lindsey, dated April 4, 2006, Job No. 06-056C.
3. Right-of-Way agreement by and between Jacob Henry Ruegg, Rose S. Ruegg, Robert Jacob Ruegg and Amoco Production Company, dated December 1, 1981, and recorded in Real Property Book 112, page 913. (Parcels A and B)
4. Oil, gas and mineral lease from Jacob Henry Ruegg and Rose Elizabeth Ruegg to Mitchell Energy Corporation, dated October 13, 1986, and recorded in Real Property Book 273, page 1606. (Parcel A and B)
5. That portion of subject property which lies within the right-of-way of the public road.
6. Reservation of 1/2 interest in and to all oil, gas, and minerals and rights in connection therewith as contained in Deed from Magnolia Springs Land Company to Jacob Ruegg, dated June 12, 1939, and recorded in Deed Book 70, page 24. (Parcels A and a portion of Parcel B)
7. Reservation of roadway as contained in Deed from Magnolia Springs Land Company to Jacob Ruegg, dated June 12, 1939, and recorded in Deed Book 70, page 24. (Parcel A and a portion of Parcel B)
8. Conveyance of right-of-way granted the County Commissioners of Baldwin County of Magnolia Springs Land Company, dated December 12, 1906, and recorded in Deed Book 22, page 314. (including but not limited to: a strip of land 30 feet wide, North and South on the half-section line of Section 19, Township 7 South, Range 4 East, Baldwin County, Alabama). (Parcels A and B)
9. Royalty Deed from Robert J. Ruegg to Oscar C. Forland, dated June 28, 2001, and recorded at Instrument 604509. (Portion of Parcel B)
10. Easement from Robert J. Ruegg to the City of Foley, dated August 8, 2002, and recorded at Instrument 691422. (Parcel B)
11. Reservation of 1/2 interest in and to all oil, gas, and minerals and rights in connection therewith as contained in Deed from Magnolia Springs Land Company to Thomas I. Williamson, dated December 14, 1937, and recorded in Deed Book 65, page 490, and rider attached thereto specifying the terms and conditions of an exploration-survey contract between Magnolia Springs Land Company and Westbrook, Thompson & Stewart. (Portion of Parcel B)
12. Roadway reservation as contained in Deed from Magnolia Springs Land Company to Thomas I. Williamson, dated December 14, 1937, and recorded in Deed Book 65, page 490. (Portion of Parcel B)
13. Affidavit executed by Robert J. Ruegg, dated July 9, 2007, and recorded at Instrument 1062416.
14. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
15. Any part of the land described which may constitute wetlands or tidelands and any restriction on use or development arising out of a determination that the land, or some portion thereof, may be subject to provisions of Alabama Coastal Preservation statutes.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

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

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

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this the 3rd day of JUNE, 2015.

 (SEAL)
RICHARD B. SCHWARTZ

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RICHARD B. SCHWARTZ, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of JUNE, 2015.

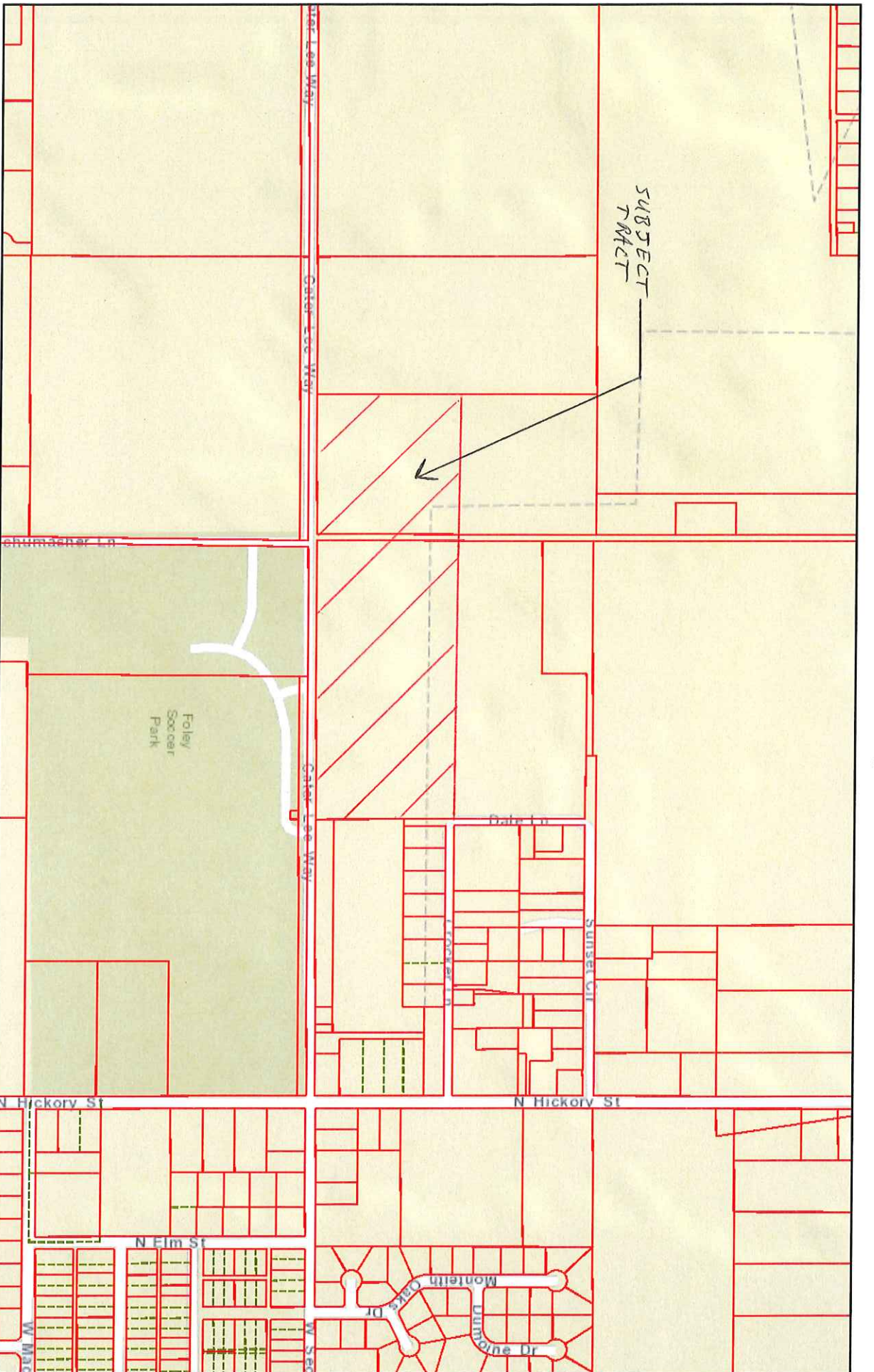

NOTARY PUBLIC
My Commission Expires: 3/1/2018

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 15.4688

Viewer Map



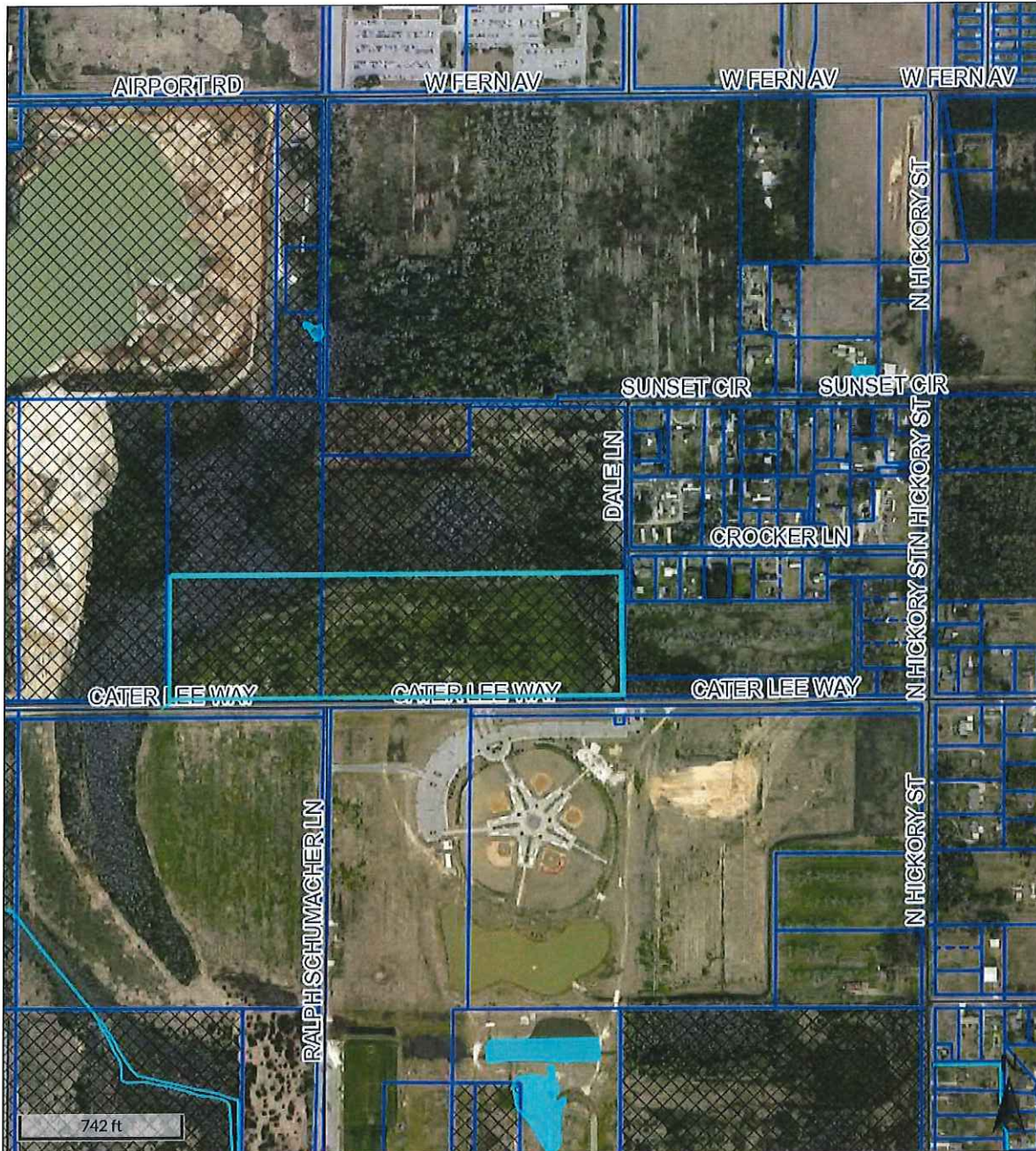
March 22, 2016

- Parcels
- Lot Lines
- County Boundary

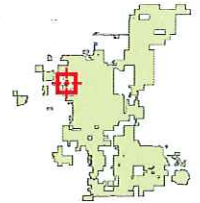
Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

Annexation: Stephen Lambert
Lower Portions of PIN#s 69401 and 100366

Created by: KTaylor



Overview



Legend

-  Main Highways
-  County Roads
-  Centerlines
-  Foley City Limits
-  County Mask
-  Foley City Limit Background
-  Parcels
-  Lot Lines
-  Streams and Creeks
-  Lakes and Bays

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Date created: 6/1/2016