



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971 -3442

September 12, 2018

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: PreZoning Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on April 18, 2018 and Recommended pin # 68039 and pin # 93449 be prezoned B-3 (Local Business District).

Please let me know if you have any questions or concerns.

Respectfully,

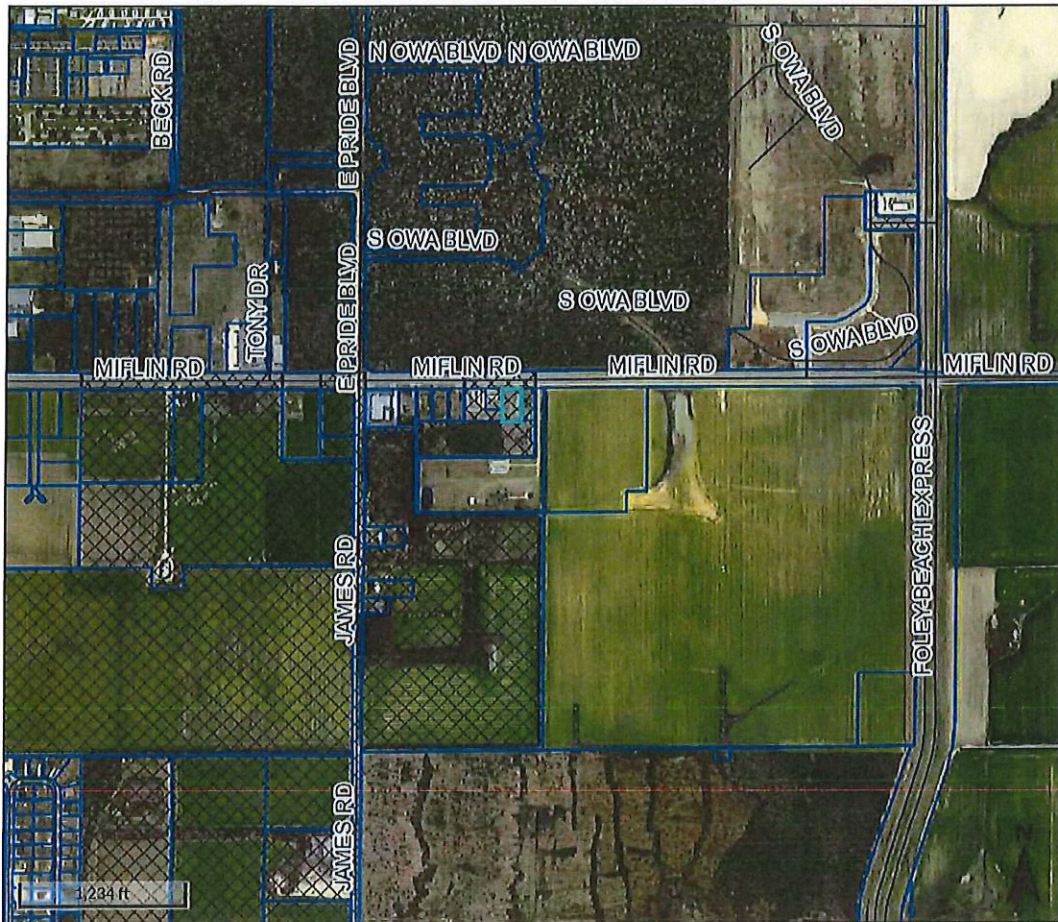
Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



Overview



Legend

- Centerlines
- Foley City Limits
- ▣ County Mask
- Parcels
- Lot Lines

PIN - 68039

Par Num - 004.004

Acreage - 0.716

Subdivision -

Lot -

Street Name -

Street Number - 0

Improvement -

Name - MOORE, BEVERLY J ETAL TOTSCH, VIRGINIA

Address1 - 7060 HURRICANE ROAD LOT 10

Address2 -

Address3 -

City - BAY MINETTE

State - AL

Zip - 36507

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05-61-02-10-0-000-004.004

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that FLOSSIE JAMES, a widow, ROBERT D. JAMES, JR., a married man, LARRY S. JAMES, a married man, WILLIAM RANDLE JAMES, a married man, and KAREN D. JAMES PUMPHREY, hereinafter called the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantors in hand paid by BEVERLY J. MOORE, a single woman, and VIRGINIA TOTSCH, a single woman, hereinafter called the Grantees, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as tenants in common with equal interests in fee simple, forever, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

Commencing at the Northwest corner of Section 10, Township 8 South, Range 4 East, Baldwin County, Alabama; thence North 89 degrees 43 minutes 50 seconds East, along the North line of said Section 10 for 1031.20 feet to a point; thence South 00 degrees 16 minutes 10 seconds East for 40.00 feet to a pin and cap #18393 located on the South right of way line of County road #20 (80 foot right of way) and Point of Beginning; thence continue South 00 degrees 16 minutes 10 seconds East for 247.83 feet to a pin and cap #18393; thence North 89 degrees 43 minutes 50 seconds East for 135.00 feet to a pin and cap #18393; thence North 00 degrees 16 minutes 10 seconds West for 247.83 feet to a pin and cap #18393 located on said South right of way line; thence South 89 degrees 43 minutes 50 seconds West along said right of way for 135.00 feet to the Point of Beginning as shown in that certain boundary survey of Victor G. Schumer, Alabama Registered Surveyor #18393, dated March 24, 1993.

SUBJECT TO:

1. Title to the minerals within and underlying the premises; together with mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 173 at page 327; Deed Book 173 at page 328 and Real Property Book 91 at page 1220.

2. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said property.

3. Construction setback from any state or county public road or highway, which may be set by the Federal Highway Administration for Baldwin County.

GRANTORS SPECIFICALLY STATE THAT THE ABOVE DESCRIBED PROPERTY IS NOT GRANTORS' HOMESTEAD.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common with equal interests in fee simple, FOREVER.

And, except as hereinafter set out, the Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant to and with said Grantees and Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors are in peaceful possession thereof

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and have a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantors will forever warrant and defend the title to and possession of said property unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have set their hands and seal on this 17th day of February, 1997.

Flossie James
FLOSSIE JAMES

Robert D. James, Jr.
ROBERT D. JAMES, JR.

Larry S. James
LARRY S. JAMES

William Randle James
WILLIAM RANDLE JAMES

Karen D. James Pumphrey
KAREN D. JAMES PUMPHREY

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that FLOSSIE JAMES, a widow, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of February, 1997.

Marranlean Little
NOTARY PUBLIC
My Commission Expires: 7-17-00

STATE OF ALABAMA
COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that ROBERT D. JAMES, JR., a married man, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3 day of Feb., 1997.

Dora F. Adams
NOTARY PUBLIC
My Commission Expires: 10-30-99



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STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that LARRY S. JAMES, a married man, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of February, 1997.

Marvaheen Little
NOTARY PUBLIC
My Commission Expires: 2-17-00

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that WILLIAM RANDLE JAMES, a married man, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of February, 1997.

Marvaheen Little
NOTARY PUBLIC
My Commission Expires: 2-17-00

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that KAREN D. JAMES PUMPHREY, a married woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 17th day of February, 1997.

Marvaheen Little
NOTARY PUBLIC
My Commission Expires: 2-17-00

This instrument prepared by
DAVID J. THIES
MURCHISON & SUTLEY, L.L.C.
Attorneys at Law
Post Office Drawer 1320
Foley, AL 36536

Grantor's Address: 9730 James Road, Foley, AL 36535

Grantee's Address: 21200 Milledale Foly 36536

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RECORDED 7-50
STATE OF ALABAMA
BALDWIN COUNTY
NOTARY PUBLIC
FEB 20 11 53 AM '97
JUDGE OF PROBATE