

Derrick Mostella
Mayor



P.O. Box 70
211 8th Street
Ashville, AL 35953

Chrystal St. John
City Clerk

Phone 205-594-4151
Fax 205-594-4292

County Seat of St. Clair County

ORDINANCE 2017-009

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY
OF ASHVILLE, ALABAMA**

WHEREAS, on November 6, 2017, a public hearing was held by the City Council of the City of Ashville, Alabama, to consider the re-zoning of the following described real estate and the amendment of the *Zoning Map of the City of Ashville, Alabama*: and

WHEREAS, the proposed zoning of said real estate was unanimously recommended by the City of Ashville Planning Commission,

NOW, THEREFORE, be it ORDAINED by the City Council of the City of Ashville, Alabama, as follows:

- Section 1:** That the parcel of property owned by Amy Turner and consisting of a total of approximately 0.54 acres located at 718 Peaceful Valley Road in Ashville, Alabama which is more particularly described and identified as in Attachment A: St. Clair Co. Tax ID # 11-04-17-0-001-003.015 and which is currently zoned as R1 (Single Family Residential) District be and hereby is now zoned as R-1MH (Single Family Residential and Mobile Home) District.
- Section 2:** That the *Zoning Map of the City of Ashville, Alabama*, is hereby amended to reflect and include the zoning of the above described parcel of real estate as R-1MH (Single Family Residential and Mobile Home).
- Section 3:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- Section 4:** That this ordinance shall become effective as provided by law after passage, approval and publication.

Council Members

Sue Price - Cliff Roberts - Shirley Smith - Nickie VanPelt - Charles Williams

ORDAINED, ADOPTED and APPROVED this the 1st day of December, 2017.



CITY OF ASHVILLE, ALABAMA

A handwritten signature in blue ink, reading "Derrick L. Mostella", is written over a horizontal line.

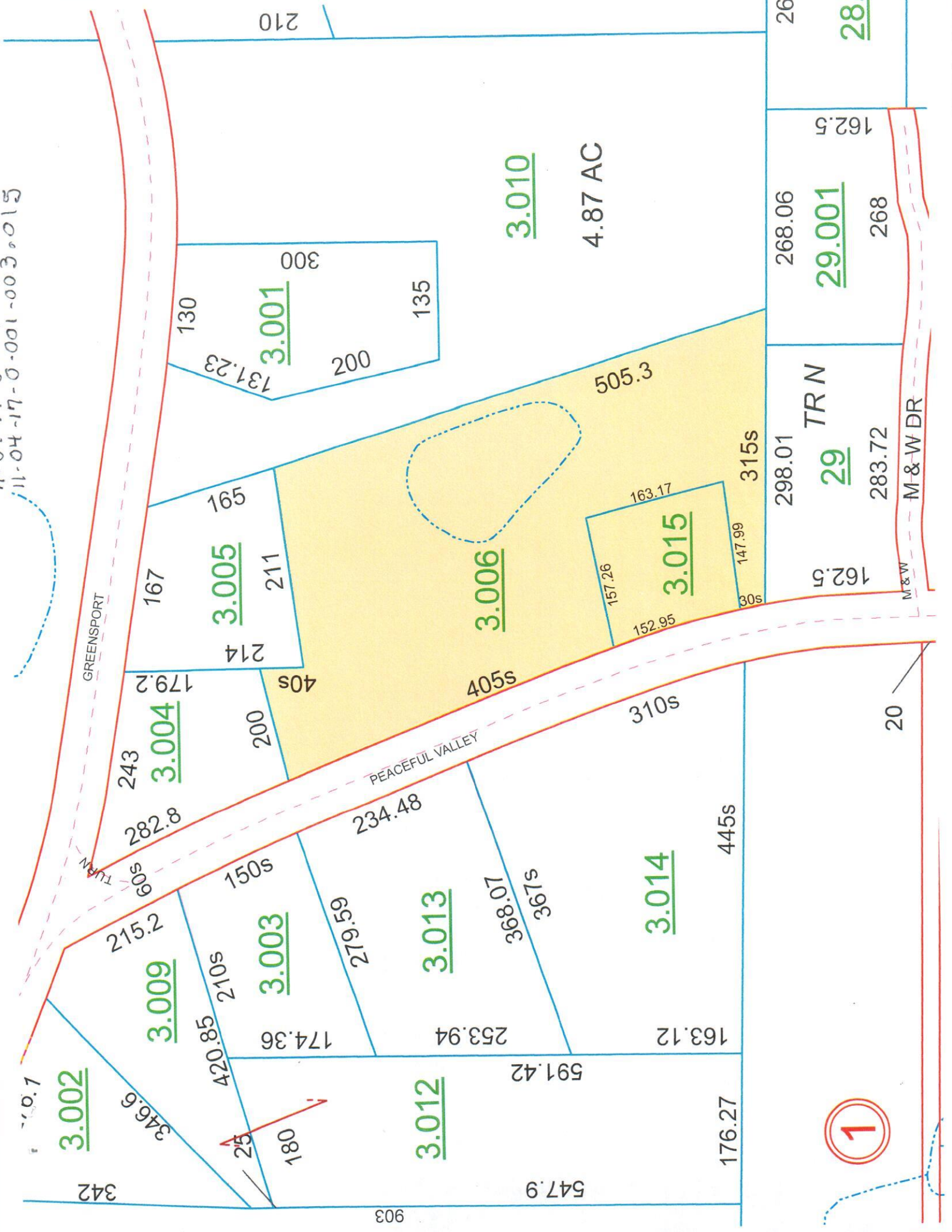
Derrick L Mostella, Mayor

ATTEST:

A handwritten signature in blue ink, reading "Chrystal St. John", is written over a horizontal line.

Chrystal St. John, City Clerk

11-04-17-0-001-003-006
11-04-17-0-001-003-015



1

20

M&W

M&W DR

283.72

TRN

29

298.01

268.06

29.001

268

162.5

28.

268

176.27

163.12

591.42

3.012

547.9

903

445s

3.014

s501c

368.07
367s

3.013

279.62
279.627

3.003

420.85
210s

3.009

215.2

282.8
s501

3.004

179.2

200

3.005

167

165

211

214

s504

3.006

157.26

3.015

163.17

147.99

s301

315s

283.72

162.5

505.3

3.010

4.87 AC

200

135

3.001

130

131.23

300

342

346.6

3.002

25

180

GREENSPORT

PEACEFUL VALLEY

11-04-17-0-001-003.015 071231 Map# 199585 Asmt# 237091 Year 2018
Address: Name: New Parcel: Acreage: Line: Description: Error: Other: Delete: SPLIT
X
Owner TURNER DARRELL GENE & AMY ROSE Added 11/20/2017 AHC
744 PEACEFUL VALLEY RD Posted 11/20/2017
ASHVILLE AL35953
Previous TURNER DARRELL GENE & AMY ROSE
PARENT: 11-04-17-0-001-003.006 Note:
Deed: Tp: Bk: 2017 Pg: 0012984 Date: 11/15/2017 Inst Price
Sec/Twn/Rng 17/14S/ 4E Deeded Acres: .54 Calculated Acres:
Map Number 110417
Subdivision Block Lot
Lot Size Plat
Address PEACEFUL VALLEY RD City
Tax Dist 01
LEGAL COM SE SE 1/4 NE 1/4 TH N 659.6 W 1947.78 NLY 672.118 TO POB CONT
NLY 153.03 NE 157.26 SE 163.17 SW 147.99 TO POB .54 AC
17-14-4

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: 11-04-17-0-001-003.006      005851  Map# 199586  Asmt# 237093      Year 2018:
:-----:
: Address:Name:New Parcel:Acreage:Line:Description:Error:Other:Delete:EDIT
: : X : X : X : : : : :
:-----:
: Owner      TURNER DARRELL GENE & AMY ROSE      Added 11/20/2017  AHC
: 744 PEACEFUL VALLEY RD      Posted 11/20/2017
:
:
: ASHVILLE      AL35953
: Previous MARTIN HOVIE LORANCE & ARLIENE
:
: Deed:Tp:      Bk: 2016 Pg: 0009959 Date: 7/ 1/2016 Inst      Price
: Sec/Twn/Rng 17/14S/ 4E Deeded Acres: 3.93 Calculated Acres:
: Map Number      Block      Lot
: Subdivision      Plat
: Lot Size
: Address      744 PEACEFUL VALLEY RD      City
: Tax Dist      01
: LEGAL      COM NW COR NW NE¼ TH SE 665.37 SE 410 SE 165 TO POB, CONT
:      SE 505.3 W TO E ROW PLEASANT VALLEY RD, NW 30 NE 147.99 NW
:      163.17 SW 167.26 NWLY 405'S NE 200 S 40'S E 211 TO POB
:      17-14-4
:
: Map Notes .54 AC SPLIT OFF TO 3.015 PER D/T 2017-12984
:
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2018 Split

Prepared by:
Amy Turner
744 Peaceful Valley Rd.
Ashville, AL 35953

2017 12984
Recorded in the Above
DEED Book & Page
11-17-2017 02:54:54 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama
Book/Pg: 2017/12984
Term/Cashier: N RECORD9 / HEATHERW
Tran: 10007.262549.377965
Recorded: 11-17-2017 14:55:27

STATE OF ALABAMA

COUNTY OF ST. CLAIR

CER Certification Fee 3.00
DFE Deed Tax 3.50
PJF Special Index Fee 5.50
REC Recording Fee 9.00
Total Fees: \$ 21.00

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten & NO/100 (\$10.00) DOLLARS to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, DARRELL GENE TURNER and wife AMY ROSE TURNER (herein referred to as Grantor) grant, bargain, sell and convey unto DARRELL GENE TURNER and wife AMY ROSE TURNER (herein referred to as Grantees), the following described real estate, situated in St. Clair County, Alabama, to-wit:

A PART OF THE NW¼ OF NE¼ OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 4 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN AXLE FOUND AT THE SOUTHEAST CORNER OF THE SE¼ OF NE¼ OF SAID SECTION 17, THENCE N01°34'23"W, 329.89 FEET TO AN AXLE FOUND; THENCE N01°32'04"W, 329.71 FEET TO AN IRON FOUND; THENCE ALONG A FENCE AS FOLLOWS: S89°01'10"W, 484.90 FEET TO AN IRON FOUND (ASHVILLE CA514LS); S89°01'10"W, 925.22 FEET TO AN IRON FOUND (COLEMAN); N89°56'52"W, 537.66 FEET TO AN IRON FOUND (COLEMAN) ON THE EAST MARGIN OF PEACEFUL VALLEY ROAD; THENCE ALONG ROAD MARGIN AS FOLLOWS: N03°20'06"W, 162.30 FEET TO A REBAR FOUND; N03°20'06"W, 162.50 FEET TO AN IRON FOUND (ASHVILLE CA514LS); N03°34'27"W, 162.78 FEET TO A REBAR FOUND; N08°03'03"W, 184.60 FEET TO A CAPPED IRON SET (ASHVILLE CA514LS) AND THE POINT OF BEGINNING; THENCE ALONG ROAD MARGIN ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1372.00 FEET AND AN ARC LENGTH OF 153.03 FEET WITH A CHORD BEARING OF N17°11'54"W AND A CHORD DISTANCE OF 152.95 FEET TO A CAPPED IRON SET; THENCE LEAVING ROAD MARGIN RUN N78°49'11"E, 157.26 FEET TO A CAPPED IRON SET; THENCE S13°24'44"E, 163.17 FEET TO A CAPPED IRON SET; THENCE S83°03'36"W, 147.99 FEET ALONG A FENCE TO THE POINT OF BEGINNING. CONTAINING 0.54 ACRES MORE OR LESS.
ACCORDING TO SURVEY BY TERRY L. GILLILAND, ALA. L.S. NO. 13408, DATED SEPTEMBER 20, 2017.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, and unto their heirs and assigns, forever, it being the intention of the parties of this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor, subject to any aforesaid exceptions and reservations, for himself and his heirs,

2017 12985
Recorded in the Above
DEED Book & Page
11-17-2017 02:54:54 PM

executors and administrators, covenants with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances other than aforesaid; that he has a good right to sell and convey the same, and that he will forever defend the title conveyed hereby to Grantees against all claims.

Whenever used, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of November, 2017.

Darrell Gene Turner
DARRELL GENE TURNER
Amy Rose Turner
AMY ROSE TURNER

STATE OF ALABAMA

COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Darrell Gene Turner and wife Amy Rose Turner, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of Nov., 2017.

Shannon Lanna
NOTARY PUBLIC
Commission Expires: 9-23-20

Send Tax Notice To:
Darrell Gene Turner
& Amy Rose Turner
744 Peaceful Valley Rd.
Ashville, AL 35953

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Darrell Gene Turner
Mailing Address Amy Rose Turner
744 Peaceful Valley Rd
Ashtville, AL 35953

Grantee's Name Darrell Gene Turner
Mailing Address Amy Rose Turner
744 Peaceful Valley Rd.
Ashtville, AL 35953

Property Address _____

Date of Sale 11-15-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$3,200⁰⁰

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 Other
 Closing Statement

2017 12986

Recorded in the Above
Required Information referenced

11-17-2017 02:54:54 PM

Mike Bowling - Judge of Probate

St. Clair County, Alabama

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-15-17

Print Darrell Gene Turner

Unattested _____

(verified by)

Sign X Darrell Gene Turner

(Grantor/Grantee, Owner/Agent) circle one