



A Grand City on a CHARMING SCALE

Planning Department

May 11, 2026

Guyse Properties LLC & Pugh Wright McAnally
309 Beltline Road NW
Decatur, Alabama 35601

RE: Annexation 375-23 – Ordinance 23-4571

Annexation Approval Notice:

Approval and adoption by the City of Decatur City Council occurred on December 4th, 2023 with Ordinance No. 23-4571.

Attached are the Probate Records on file as well as the Map of the Annexed Area.

If you have any questions concerning this request, please contact the City Planning Department at (256) 341-4720.

Regards,

Tommie Williams
Planning Department

2026 3220
Recorded in the Above
MISC Book & Page
05-11-2026 09:18:56 AM
Greg Cain - Probate Judge
State of Alabama, Morgan County


CERTIFICATE

STATE OF ALABAMA)
) CITY OF DECATUR
COUNTIES OF MORGAN AND LIMESTONE)

I, Stephanie Simon, City Clerk of the City of Decatur, Alabama, hereby certify that the attached is a true and correct copy of Ordinance No. 23-4571 adopted by the City Council of the City of Decatur, Alabama at a regular meeting held thereof on the 4th day of December, 2023 as the same appears in the records on file in the Office of the City Clerk.

WITNESS my signature as City Clerk under the seal of the City of Decatur, Alabama, this 6th day of December, 2023.




Stephanie Simon
City Clerk

ORDINANCE NO. 23-4571

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

As follows:

Section 1. A written petition having been signed and filed by the owners of the below described property with the City Clerk, together with a map of the said territory showing its relationship to the corporate limits of the City of Decatur to which said property is proposed to be annexed, requesting that such below described property or territory be annexed to the City of Decatur, a municipal corporation, in the State of Alabama, which petition is brought under, and is found to comply fully with the provisions of Section 11-42-20 to Section 11-42-24, inclusive, Code of Alabama 1975, as amended, said property being contiguous to the present corporate limits, and it being in the public interest for such property to be made a part of the municipality in addition to the territory already within the corporate limits, the City Council of the City of Decatur does hereby assent to the annexation of said property or territory to the City of Decatur, and the corporate limits of the City of Decatur be and hereby are extended and rearranged so as to embrace and include such property, which is described as follows, situated in Morgan County, Alabama, to -wit:

UNIT ONE (Parcel 02-06-14-0-002-008.000)

Unit One according to Certificate to Subdivide recorded in Misc Book 2023 at Page 1057 in the Office of the Judge of Probate, Morgan County, Alabama, also described as Beginning at the southwest corner of Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and run thence North 01 degrees 16 minutes 22 seconds East (Alabama State Coordinate System Grid Bearing - West Zone [NAD83]) along the west boundary of said section 14 a distance of 2892.53 feet to a point; thence South 88 degrees 43 minutes 38 seconds East a distance of 42.92 feet to a 1/2" rebar on the east right-of-way margin of McEntire Lane, NW (80' ROW); thence North 01 degrees 15 minutes 18 seconds East along the east right-of-way margin of McEntire Lane, NW a distance of 329.74 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 88 degrees 43 minutes 49 seconds East a distance of 367.69 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") and the true point of beginning of the tract herein described; thence from the true point of beginning North 01 degrees 22 minutes 47 seconds East a distance of 151.21 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 88 degrees 42 minutes 41 seconds East a distance of 50.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence North 01 degrees 23 minutes 19 seconds East a distance of 29.66 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 89 degrees 13 minutes 17 seconds East a distance of 415.04 feet to a capped iron pin on the west right-of-way margin of Alabama Highway No. 67 - Beltline Road NW (270' ROW); thence South 01 degrees 01 minutes 19 seconds West along the west right-of-way margin of Alabama Highway No. 67 - Beltline Road NW a distance of 145.00 feet to a point; thence North 89 degrees 13 minutes 17 seconds West a distance of 415.95 feet to a capped iron pin (stamped "PWM

AL/CA0021/LS"); thence South 01 degrees 22 minutes 47 seconds West a distance of 37.59 feet to a ½" rebar; thence North 86 degrees 43 minutes 49 seconds West a distance of 50.03 feet to the true point of beginning, lying and being within Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and containing 1.56 acres, more or less;

UNIT TWO (Parcel 02-06-14-0-002-008.003)

A tract or parcel of land lying and being in the SW1/4 of the NW1/4 of Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and being more particularly described as beginning at the southwest corner of said Section 14 and running north along the west margin of said Section 14 a distance of 2896.1 feet to a point; thence turning an angle of 88 degrees 01 minutes measure counterclockwise from back tangent and running easterly a distance of 56.7 feet to the east margin of McEntire Lane; thence continuing easterly along the last described line a distance of 417.42 feet to a point; thence turning an angle of 88 degrees 01 minutes measured clockwise from back tangent and running northerly a distance of 268.14 feet to the true point of beginning of the tract herein described; thence continuing northerly along the last described line, if extended, for 100.0 feet; thence turning an angle of 90 degrees 34 minutes measured counterclockwise from back tangent and running easterly a distance of 432.35 feet to a point on the westerly margin of the Decatur Beltline Highway; thence turning an angle of 90 degrees measured counterclockwise from back tangent and running southerly along the westerly margin of said Decatur Beltline Highway a distance of 100.0 feet; thence turning an angle of 90 degrees measured counterclockwise from back tangent and running westerly for 433.34 feet to the true point of beginning and containing 0.99 acres, more or less.

UNIT THREE (Parcels 02-06-14-0-002-008.001 and 008.002)

All that part of Section 14, T5S, R5W, Morgan County, Alabama more particularly described as beginning at the Southwest corner of said Section 14; Thence North 0 degrees East 2896.10 feet; Thence South 88 degrees 01 minutes East 474.12 feet; Thence North 0 degrees East 23.13 feet to the point of beginning; Thence from the point of beginning North 00 degrees 00 minutes 00 seconds East 245.22 feet; Thence North 90 degrees 30 minutes 13 seconds East 433.29 feet to the right-of-way of Decatur Beltline Highway; Thence along said right-of-way South 000 degrees 30 minutes 56 seconds East 245.00 feet; Thence leaving said right-of-way South 89 degrees 28 minutes 30 seconds West 435.49 feet to the point of beginning and containing 2.4 acres more or less.

Adopted this 4th day of December, 2023

Approved this 5th day of December, 2023



Tab Bowling
Mayor of the City of
Decatur, Alabama

Authenticated:



Stephanie Simon, City Clerk

TO THE CITY CLERK AND TO THE GOVERNING BODY OF THE CITY OF
DECATUR, A MUNICIPAL CORPORATION IN THE STATE OF ALABAMA:

I, the undersigned, constituting all of the owners of the below described property or territory, which is within an area contiguous to the corporate limits of the City of Decatur, a municipal corporation in the State of Alabama, and which no part of the said property or territory lies within the corporate limits of any other municipality, do hereby file this our written petition with the City Clerk of the said City of Decatur, and do petition and request that the said below described property or territory be annexed to the said City of Decatur as a part of its corporate limits, all under and pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama, 1975, as amended.

Attached hereto and marked "Exhibit A" and incorporated herein by reference as if fully set out, is a map of said territory showing its relationship to the corporate limits of the City of Decatur. Said property or territory sought to be annexed is accurately described as follows, situated in Morgan County, Alabama, to-wit:

UNIT ONE (Parcel 02-06-14-0-002-008,009)

Unit One according to Certificate to Subdivide recorded in Misc Book 2023 at Page 1057 in the Office of the Judge of Probate, Morgan County, Alabama, also described as Beginning at the southwest corner of Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and run thence North 01 degree 16 minutes 22 seconds East (Alabama State Coordinate System Grid Bearing - West Zone [NAD83]) along the west boundary of said section 14 a distance of 2962.53 feet to a point; thence South 88 degrees 43 minutes 38 seconds East a distance of 42.92 feet to a 1/2" rebar on the east right-of-way margin of McEntire Lane, NW (80' ROW); thence North 01 degree 15 minutes 18 seconds East along the east right-of-way margin of McEntire Lane, NW a distance of 329.74 feet to a capped iron pin (stamped "PVM AL/CA0021/LS"); thence South 86 degrees 43 minutes 49 seconds East a distance of 367.69 feet to a capped iron pin (stamped "PVM AL/CA0021/LS") and the true point of beginning of the tract herein described; thence from the true point of beginning North 01 degree 22 minutes 47 seconds East a distance of 181.21 feet to a capped iron pin (stamped "PVM AL/CA0021/LS"); thence South 88 degrees 42 minutes 41 seconds East a distance of 50.00 feet to a capped iron pin (stamped "PVM AL/CA0021/LS"); thence North 01 degree 23 minutes 18 seconds East a distance of 29.86 feet to a capped iron pin (stamped "PVM AL/CA0021/LS"); thence South 89 degrees 13 minutes 17 seconds East a distance of 415.04 feet to a capped iron pin on the west right-of-way margin of Alabama Highway No. 67 - Beltline Road NW (270' ROW); thence South 01 degree 01 minutes 19 seconds West along the west right-of-way margin of Alabama Highway No. 67 - Beltline Road NW a distance of 146.00 feet to a point; thence North 89 degrees 13 minutes 17 seconds West a distance of 415.86 feet to a capped iron pin (stamped "PVM AL/CA0021/LS"); thence South 01 degree 22 minutes 47 seconds West a distance of 37.59 feet to a 1/2" rebar; thence North 88 degrees 43 minutes 49 seconds West a distance of 89.03 feet to the true point of beginning, lying and being within Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and containing 1.88 acres, more or less;

UNIT TWO (Parcel 02-06-14-0-002-008,003)

A tract or parcel of land lying and being in the SW1/4 of the NW1/4 of Section 14, Township 5 South, Range 5 West, Morgan County, Alabama, and being more particularly described as beginning at the southwest corner of said Section 14 and running north along the west margin of said Section 14 a distance of 2668.1 feet to a point; thence turning an angle of 88 degrees 01 minutes measured counterclockwise from back tangent and running easterly a distance of 66.7 feet to the east margin of McEntire Lane; thence continuing easterly along the last described line a distance of 417.42 feet to a point; thence turning an angle of 88 degrees 01 minutes measured clockwise from back tangent and running northerly a distance of 258.14 feet to the true point of beginning of the tract herein described; thence continuing northerly along the last described line, if extended, for 100.0 feet; thence turning an angle of 90 degrees 34 minutes measured counterclockwise from back tangent and running easterly a distance of 432.36 feet to a point on the westerly margin of the Decatur Beltline Highway; thence turning an angle of 90 degrees measured counterclockwise from back tangent and running southerly along the westerly margin of said Decatur Beltline Highway a distance of 100.0 feet; thence turning an angle of 80 degrees measured counterclockwise from back tangent and running westerly for 433.34 feet to the true point of beginning.

UNIT THREE (Parcels 92-06-14-9-002-006,001 and 006,002)

All that part of Section 14, T8S, R5W, Morgan County, Alabama more particularly described as beginning at the Southwest corner of said Section 14; Thence North 0 degrees East 2888.10 feet; Thence South 88 degrees 01 minutes East 474.12 feet; Thence North 0 degrees East 23.13 feet to the point of beginning; Thence from the point of beginning North 00 degrees 00 minutes 00 seconds East 245.22 feet; Thence North 80 degrees 30 minutes 13 seconds East 433.29 feet to the right-of-way of Decatur Bellline Highway; Thence along said right-of-way South 000 degrees 30 minutes 00 seconds East 245.00 feet; Thence leaving said right-of-way South 89 degrees 28 minutes 30 seconds West 435.49 feet to the point of beginning and containing 2.4 acres more or less.

IN WITNESS WHEREOF, the undersigned have executed or caused to be executed with full authority, this instrument on this the 9th day of November, 2023.

Carl Hen
Signature of Owner

Carl Hen Guyer
Printed Name of Owner

Kim Jamis
Witness



ANNEXATION QUESTIONNAIRE

1) BRIEF DESCRIPTION OF PROPERTY FOR ANNEXATION:

Parcel Number or Address (if applicable): Parcels 02-06-14-0-002-008.000; 008.001; 008.002; 008.003

2) STATE REASON FOR REQUESTING ANNEXATION:

Proposed facility expansion

3) FOR THE AREA PROPOSED FOR ANNEXATION PROVIDE THE FOLLOWING:

<u>CURRENT RESIDENTS</u>	<u>CURRENT REGISTERED VOTERS</u>
WHITE <u>0</u>	WHITE <u>0</u>
NON-WHITE <u>0</u>	NON-WHITE <u>0</u>
TOTAL <u>0</u>	TOTAL <u>0</u>

4) PRESENT LAND USE OF AREA PROPOSED FOR ANNEXATION:

- a) 4.9 ACRES INDUSTRIAL
- b) 0 ACRES COMMERCIAL
- c) 0 ACRES RESIDENTIAL AND 0 DWELLING UNITS
- d) 0 ACRES AGRICULTURAL OR VACANT
- e) 4.9 TOTAL ACRES IN ANNEXATION PROPOSAL

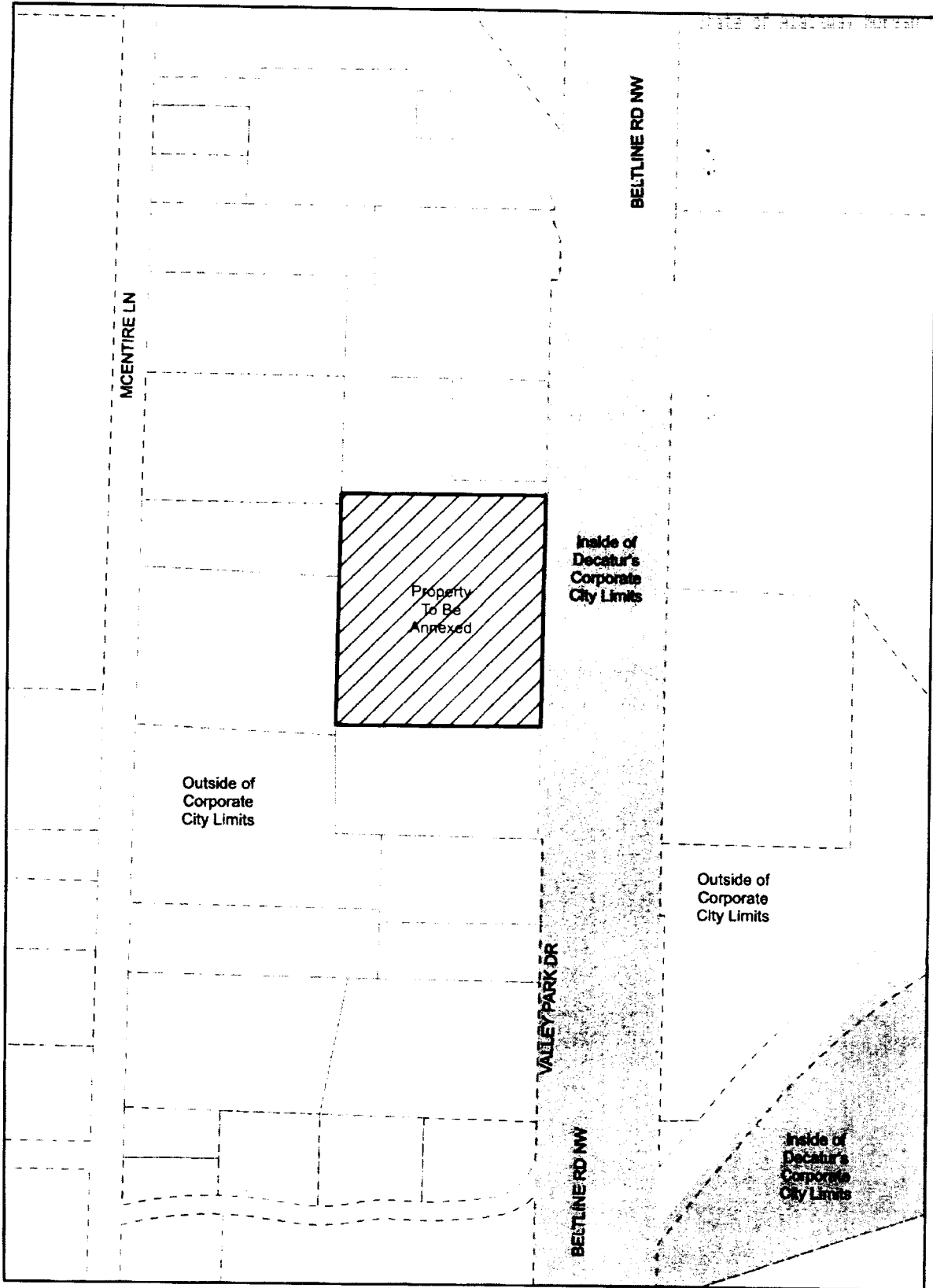
5) TOTAL ANTICIPATED FUTURE LAND USE OF AREA PROPOSED FOR ANNEXATION:

- a) 4.9 ACRES INDUSTRIAL
- b) 0 ACRES COMMERCIAL
- c) 0 ACRES RESIDENTIAL AND 0 DWELLING UNITS
- d) 0 TOTAL ACRES

6) COUNCIL VOTING DISTRICT NUMBER 1

PETITIONER (OR REPRESENTATIVE) Arnell Torrance Representative NAME Arnell Torrance
 ADDRESS 300 3rd Ave Decatur PHONE 256-303-7581

GUYSE ANNEXATION - EXHIBIT "A"



222 & 223 BELTLINE ROAD SW

1" = 300'

Annex 375-23

941

238

236

BELTLINE RD NW

BELTLINE RD NW

915

223

VALLEY PARK DR

909

222

M-1A

186

162

879

LEGEND

■ Annex 375-23

□ Ownership Parcels

Zoning Districts

ZONETYPE

■ M-1A

● Address Points Decatur

— Streets

City of Decatur Department of Development

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

138

148

148

0 50 100 200 Feet



8386 0203
2026 - 3228

2026 3228
MISC Book & Page

Term/Cashier: PRB-23-MMEDINA / mmedina
Tran: 26021.570939.735953
NFE NO FEES COLLECTED 0.00
Total Fees: \$ 0.00

State of Alabama, Morgan County
I certify this instrument was filed on
05-11-2026 09:18:56 AM
and recorded in MISC Book
2026 at pages 3220 - 3226
Gres Cain - Probate Judge