

ORDINANCE NO. 2026-011

Annexation of Guzman Property: Parcel 79; Parcel 79.001

WHEREAS, on the 3rd day of February 2026, Fernando Guzman, being the owners of all the real property hereinafter described, did file with the Town Clerk a petition requesting that the said real property be annexed to and become a part of the Town of Kilpatrick; and

WHEREAS, said petition did contain the signatures of all of the owners of the described real property and a map of said property showing its relationship to the corporate limits of the Town of Kilpatrick; and

WHEREAS, the Town Council did determine that it is in the public interest that said property be annexed to the Town of Kilpatrick, and did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KILPATRICK, ALABAMA, AS FOLLOWS:

Section 1. The Council of the Town of Kilpatrick, Alabama, finds and declares as the legislative body of the Town that it is in the best interests of the citizens of the Town, and the citizens of the affected area, to bring the real property described in Section 2 of this ordinance into the Town of Kilpatrick, Alabama.

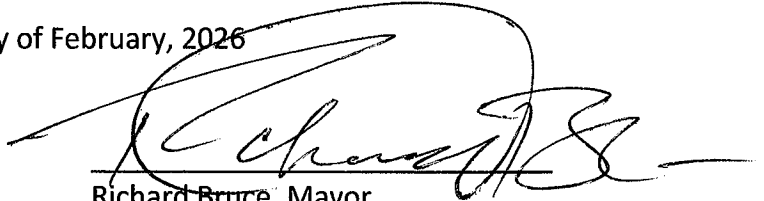
Section 2. The boundary lines of the Town of Kilpatrick, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory heretobefore encompassed by the corporate limits of the Town of Kilpatrick, Alabama, and in addition thereto the following described territory, to-wit:

See Attached: Exhibit A

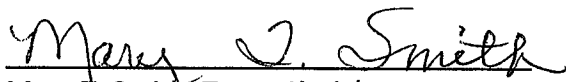
Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Dekalb County, Alabama.

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Kilpatrick, Alabama, upon publication of this ordinance as set forth in Section 3, above.

APPROVED AND ADOPTED THIS THE 10th day of February, 2026


Richard Bruce, Mayor

ATTEST:


Mary T. Smith, Town Clerk/Treasurer



Parcel 79

Commencing at the Southeast corner of the SW1/4 of the SW1/4; thence S 88 degree 30' W 181.5 feet to a point of beginning of the property herein described; thence continue S 88 degree 30' W 181.5 feet to a point on the east margin of a public road; thence N 24 degrees 25' W along said East road margin 713.5 feet; thence leaving the east margin of said public road N 88 degree 30' E 639 feet to a point in the second public road; thence S 01 degree 39' E along said public road 410 feet; thence leaving said public road S 87 degree 57' W 233 feet; thence S 13 degrees 31' E 250.42 feet to the point of beginning in the SW1/4 of the SW1/4 of section 11, township 9 South, Range 5 East in Dekalb County, Alabama.

Parcel 79.001

commence at the southeast corner of
the SW1/4 of the SW1/4

south 88 deg 30 min west 181.5 feet

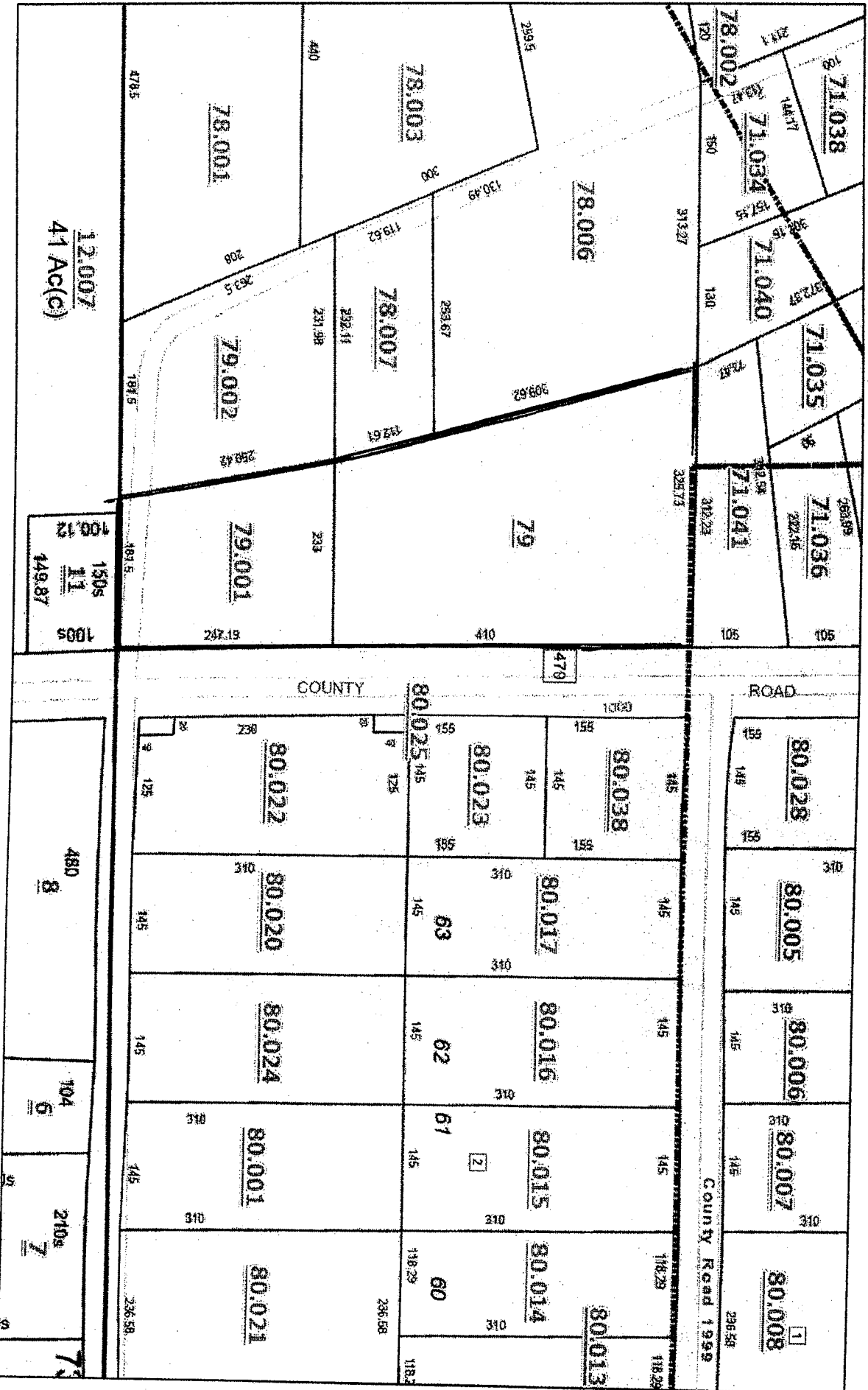
north 13 deg 31 min west 250.42 feet

north 87 deg 57 min east 233 feet to
a public road

south 01 deg 39 min east 247.19 feet
to beginning point

containing 1.18 acres more or less in
the SW1/4 of SW1/4 **Section 11**
Township 9 South Range 5 East
in Dekalb County, Alabama

Exhibit A



TO THE TOWN OF KILPATRICK, ALABAMA

We, the undersigned, constituting all of the owners of the hereinafter described real property, do hereby execute and file with the Town Clerk this written Petition requesting that our property, as described below, be annexed to the Town of Kilpatrick, Alabama, pursuant to Code of Alabama 1975 §§11-42-20 through 11-42-24.

Said property is described as follows:

Commencing at the Southeast corner of the SW1/4 of the SW1/4; thence S 88 degree 30' W 181.5 feet to a point of beginning of the property herein described; thence continue S 88 degree 30' W 181.5 feet to a point on the east margin of a public road; thence N 24 degrees 25' W along said East road margin 713.5 feet; thence leaving the east margin of said public road N 88 degree 30' E 639 feet to a point in the second public road; thence S 01 degree 39' E along said public road 410 feet; thence leaving said public road S 87 degree 57' W 233 feet; thence S 13 degrees 31' E 250.42 feet to the point of beginning in the SW1/4 of the SW1/4 of section 11, township 9 South, Range 5 East in Dekalb County, Alabama.

AND ALSO

commence at the southeast corner of the SW1/4 of the SW1/4
south 88 deg 30 min west 181.5 feet
north 13 deg 31 min west 250.42 feet
north 87 deg 57 min east 233 feet to a public road
south 01 deg 39 min east 247.19 feet **to beginning point**
containing 1.18 acres more or less in the SW1/4 of SW1/4 **Section 11**
Township 9 South Range 5 East in Dekalb County, Alabama

We further certify that said property is contiguous to the Town of Kilpatrick and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the above description which lies within the police jurisdiction of both the Town of Kilpatrick and another municipality is located closer to the Town of Kilpatrick than to the

other municipality as required by Code of Alabama 1975 § 11-42-21. A map of said property is attached hereto as Exhibit "A" and incorporated herein.

We hereby request that the Town Council and the Town Clerk give such notice, hold such hearings, and adopt such ordinances and do all such things or acts as are required by law so that the corporate limits of the Town of Kilpatrick shall be rearranged so as to include such territory as described above and as mapped in the attached Exhibit "A."

IN WITNESS WHEREOF, we have hereunto subscribed our names.

SIGNATURE:

Fernando Guzman 2/3/26
Signature Date

Printed Name

Signature Date

Printed Name

Signature Date

Printed Name

Signature Date

Printed Name

PROPERTY SIGNED FOR:

1118 Co Rd 479

Albertville Al 35951

1040 Co Rd 479

Albertville Al 35951

Parcel 79

State of Alabama, DeKalb County
Ronnie Osborn, Judge of Probate
Recorded: 10/21/2021 8:14:38AM
DEED - BK: 3001- Page: 6973
Deed Tax \$70.00
TOTAL \$100.00

Total Pages: 4

Prepared By

Arely Aponte
601 Norwood Street
Albertville, Alabama
35950

After Recording Return To

Fernando Guzman
1118 County Rd 479
Albertville, Alabama
35951

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

State of Alabama

Dekalb County

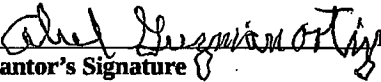
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Abel Guzman Ortiz, a Married individual, residing at 1140 County Rd 479 , Apt A, Albertville, Alabama, 35951.

The receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, and sells to Fernando Guzman, a married individual, residing at 1118 County Rd 479, Albertville, Alabama, 35951 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in Dekalb County, Alabama, to-wit:

Commencing at the Southeast corner of the SW 1/4 of the SW 1/4; thence S 88 degree 30' W 181.5 feet to a point of beginning of the property herein described; thence continue S 88 degree 30' W 181.5 feet to a point on the East margin of a public road; thence N 24 degrees 25' W along said East road margin 713.5 feet; thence leaving the east margin of said public road N 88 degree 30' E 639 feet to a point in the second public road; thence S 01 degree 39' E along said public road 410 feet; thence leaving said public road S 87 degree 57' W 233 feet; thence S 13 degrees 31' E 250.42 feet to the point of beginning in the SW 1/4 of the SW 1/4 of section 11, township 9 South, Range 5 East in DEKALB county, Alabama.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

 Date October 20 2021
Grantor's Signature
Abel Guzman Ortiz
1140 County Rd 479 , Apt A, Albertville, Alabama, 35951

NOTARY ACKNOWLEDGMENT

State of Alabama)

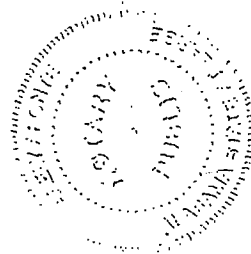
County of Marshall)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that ~~Abel Gorman Off 17, Fernando Gorman~~ whose names are 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of October, 2021.

Arcely Spente (SEAL)
Notary Public

My Commission Expires: OCT 11, 2023



Real Estate Sales Validation Form

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

Grantor's Name Abel Guzman Ortiz
Mailing Address _____

Grantee's Name Fernando Guzman
Mailing Address 1119 County Road 479

1140 County Road 479
Appt A, Albertville AL 35951

Albertville AL 35951

Property Address 1040 County Road 479
Albertville AL 35951

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 70,000⁰⁰

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 _____

Print _____

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Parcel 79.001

RE 683 146 12/03/2007



JUDGE OF PROBATE
Ronnie Osborn
Dec 03, 2007 12:26P

STATE OF ALABAMA - DEKALB CO

above space reserved for recording information

WARRANTY DEED

SW 1/4 OF SW 1/4 11-9-5

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DEKALB

**I SHIRLEY A. COBB also known as SHIRLEY DIXON COBB
a single person**

grantor in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to me in hand paid the receipt whereof is hereby acknowledged do hereby **grant**, bargain, sell and convey to

FERNANDO GUZMAN

grantee the following described property, **to-wit:**

DESCRIPTION ATTACHED AS EXHIBIT 1

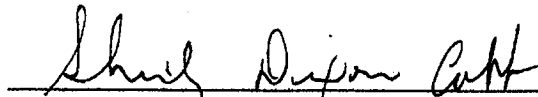
Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to grantee his heirs and assigns forever.

Court Fee	24.00
Not. Fee	
Doc. Tax	10.00
Reg.	16.50
Total	21.50

And I for myself and my heirs covenant with grantee his heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as stated above; that I have a good right to sell and convey the same as aforesaid and that I will warrant and defend the same unto grantee his heirs and assigns against the lawful claims and demands of all persons forever.

IN WITNESS WHEREOF I set my hand and seal this 2nd day
of February, 2006.



Shirley Dixon Cobb

STATE OF ALABAMA

ACKNOWLEDGMENT

COUNTY OF DEKALB

I the undersigned authority a notary public in and for said county in said state here certify that **SHIRLEY DIXON COBB a single person** 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of February, 2006.



Notary Public-State At Large
My Commission Expires 08/02/06

Grantee's Address

Fernando Guzman
1160 County Road 479
ALBERTVILLE AL 35951
Phone 256-561-3416

PREPARED BY PHIL GREEN LAWYER POB 186 BOAZ AL 35957-0186 PHONE 256-593-5366

commence at the southeast corner of
the SW1/4 of the SW1/4

south 88 deg 30 min west 181.5 feet

north 13 deg 31 min west 250.42 feet

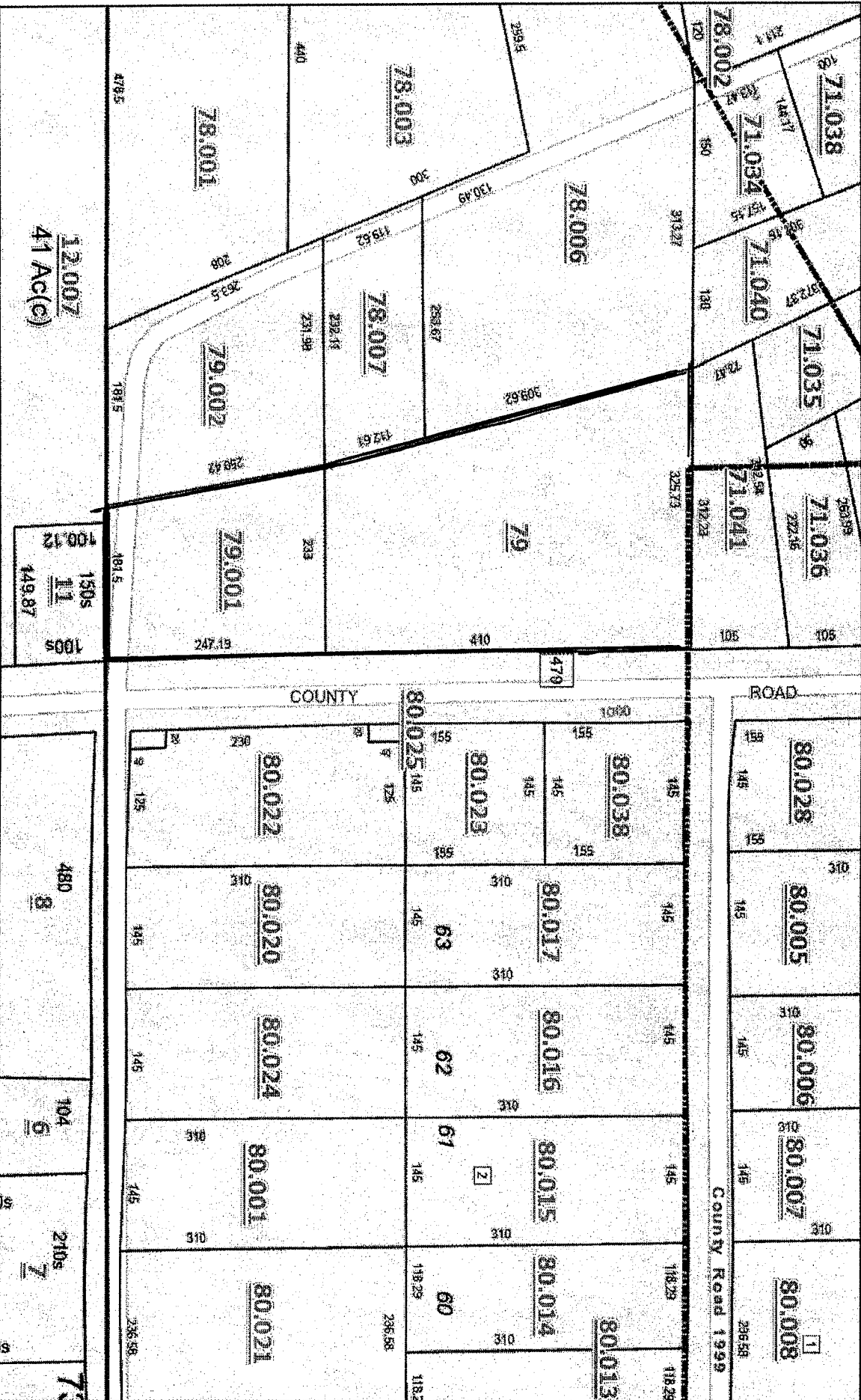
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containing 1.18 acres more or less in
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Township 9 South Range 5 East
in Dekalb County, Alabama

Same property as deed in
Book _____ Page _____.

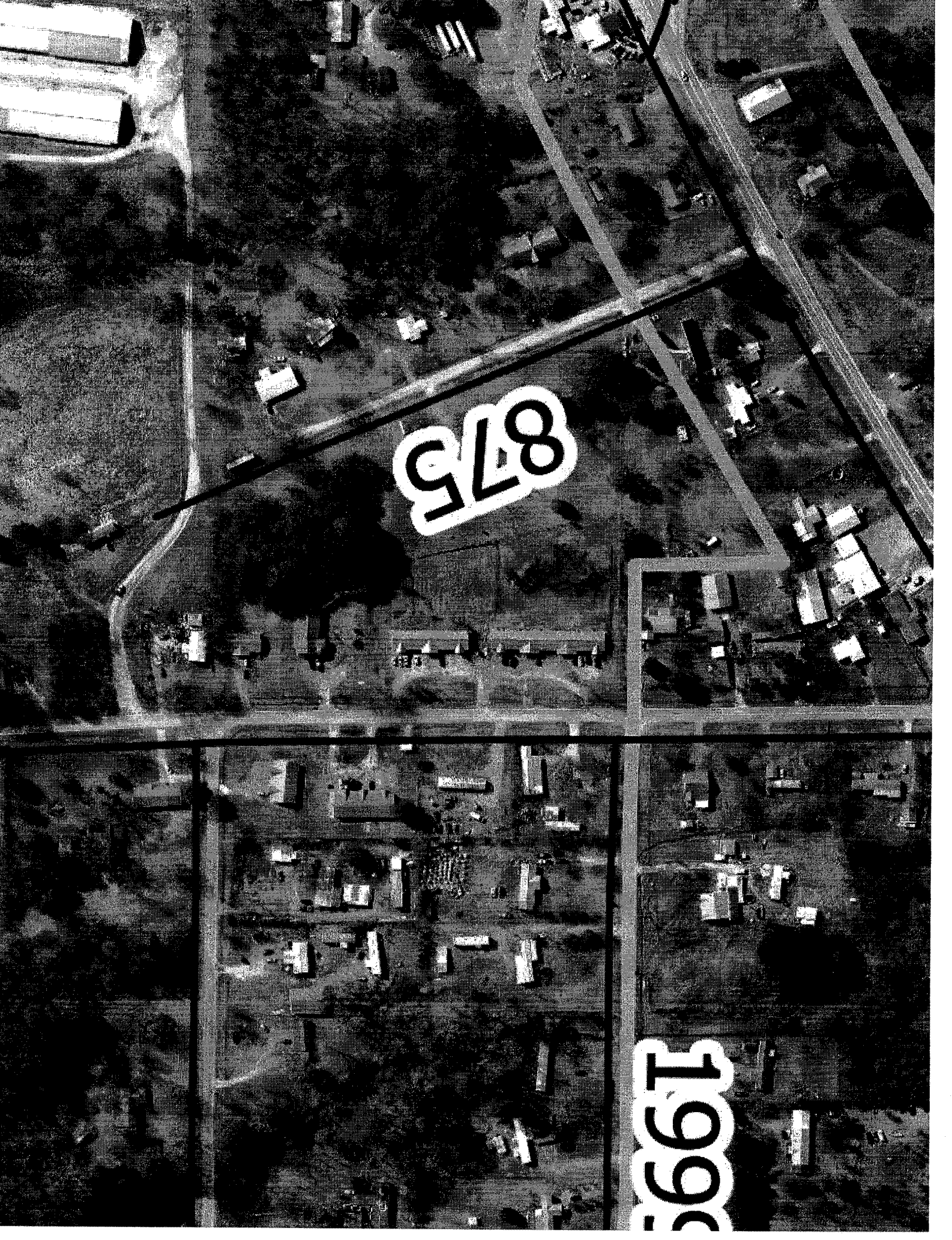
Exhibit A



1998

875





978

1990