

## ORDINANCE NO. 2026-012

Total Pages: 14

Annexation of Hunt Property: Parcel 7.018; Parcel 7.017; Parcel 7.016

**WHEREAS**, on the 6<sup>th</sup> day of April 2026, Harold B. Hunt Jr. and Kimberly Hunt, 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 <sup>7th</sup> ~~9th~~ day of <sup>May</sup> ~~April~~, 2026



Richard Bruce, Mayor

ATTEST:

  
Mary T. Smith, Town Clerk/Treasurer



CLERK'S CERTIFICATION

I hereby certify that the foregoing Ordinance constitutes a true, correct and exact copy of Ordinance No. 2026-012 which was duly passed and adopted by the Town Council of the Town of Kilpatrick, Alabama in a regular council meeting held on the 7th day of May, 2026.

IN Witness Whereof, I have hereunto set my hand and affixed the official corporate seal of the Town of Kilpatrick, Alabama on this the 7th day of May 2026.

  
Mary T. Smith, Town Clerk/Treasurer

**CLERK'S CERTIFICATE**

I hereby certify that a true, correct and exact copy of Ordinance 2026-012 (Annexation of Hunt Property) and Ordinance 2026-013 (Annexation of C & J Property) were posted on May 11th, 2026, in three (3) public places within the corporate limits of the Town of Kilpatrick, Alabama and said copies will remain posted for a period of thirty (30) days.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official corporate seal of the Town of Kilpatrick, Alabama on this the 11<sup>th</sup> day of May 2026.

  
Mary T. Smith  
Town Clerk

Posting Locations:  
Jet Pep 81  
Kilpatrick Quick Mart  
Kilpatrick Town Hall



**Exhibit A**

**Parcel 7.018**

Lot #26 in Kilpatrick Acres Subdivision, Sector 4 in Dekalb County, Alabama. Lot #26 is located on Highway 68 and Road 9004. Lot 199.6' x 291.01' x (157'+38') x (160.72'+118.84') 1.36 acres more or less.

**Parcel 7.017**

Lot #25 in Kilpatrick Acres Subdivision, Sector 4, as recorded in Plat Book 7, Page 93, Slide 184 in the Probate Office of Dekalb County, Alabama.

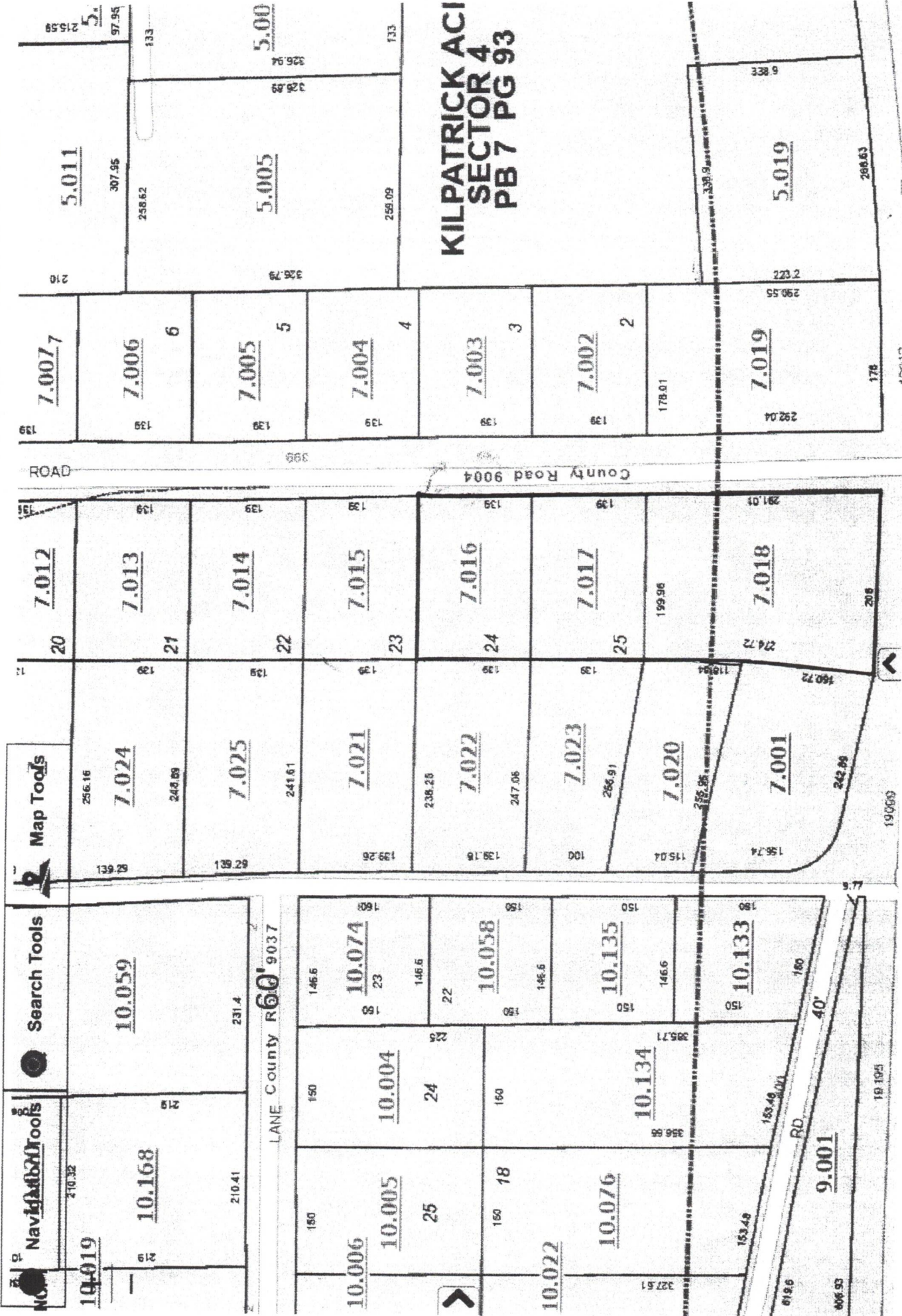
**Parcel 7.016**

Lot Description:

Lot #24 in Kilpatrick Acres Subdivision, Sector #4, as recorded on 06/09/97 in Plat Book 7, Page 93, Slide 184, in the Probate Office of Dekalb County, Alabama.



# Dekalb Revenue Commissioner's Parcel Viewer



**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 asking and requesting that our property hereinafter described be annexed to the Town of Kilpatrick, Alabama under authority of Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

Said property is described as follows:

**Parcel 7.018**

Lot #26 in Kilpatrick Acres Subdivision, Sector 4 in Dekalb County, Alabama. Lot #26 is located on Highway 68 and Road 9004. Lot 199.6' x 291.01' x (157'+38') x (160.72'+118.84') 1.36 acres more or less.

**Parcel 7.017**

Lot #25 in Kilpatrick Acres Subdivision, Sector 4, as recorded in Plat Book 7, Page 93, Slide 184 in the Probate Office of Dekalb County, Alabama.

**Parcel 7.016**

Lot Description: Lot #24 in Kilpatrick Acres Subdivision, Sector #4, as recorded on 06/09/97 in Plat Book 7, Page 93, Slide 184, in the Probate Office of 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 annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by Sections 11-42-21, Code of Alabama 1975. A map of said property is hereto attached.

We do 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 is required by law so that the corporate limits of the Town of Kilpatrick shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 7<sup>th</sup> day of April, 2026.

**SIGNATURE:**

**PROPERTY SIGNED FOR:**

  
Harold B. Hunt Jr. aka Harold Hunt  
4/6/26  
Date

75 Rd 9004  
Crossville, AL 35962

  
Kimberly Hunt aka Kim Hunt  
4/6/26  
Date

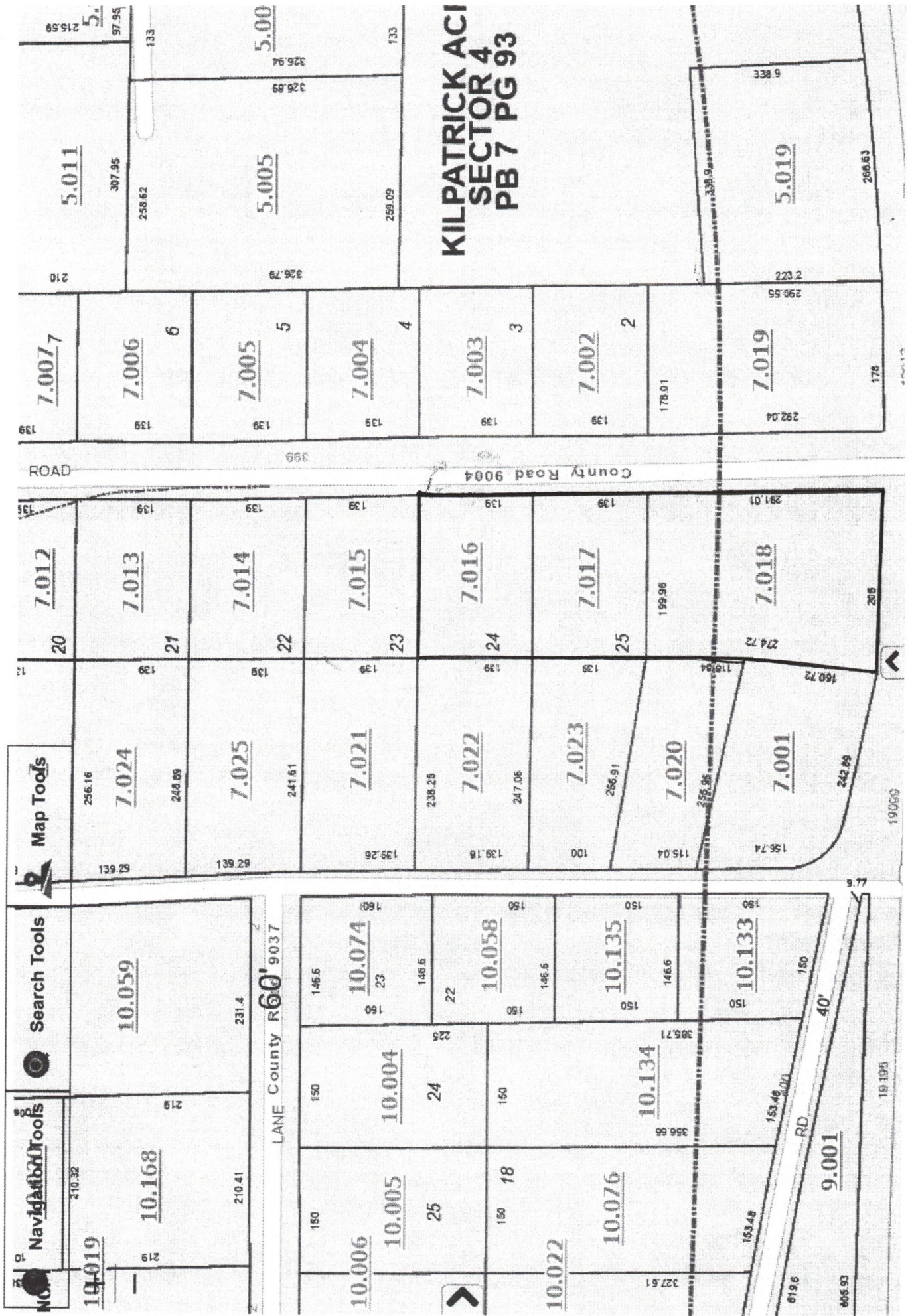
93 Rd 9004  
Crossville, AL 35962

\_\_\_\_\_  
\_\_\_\_\_



# Dekalb Revenue Commissioner's Parcel Viewer

Find address or place



**STATE OF ALABAMA**      **WARRANTY DEED**

Total Pages 2

**DEKALB COUNTY**

KNOWN ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) or acknowledged, I (we) the grantors, Harold B. Hunt Sr, and Harold B. Hunt Jr., do hereby grant, bargain, sell, convey to Harold B. Hunt Jr. and Kimberly Hunt, hereinafter referred to as Grantee the following described real estate, situated in Dekalb County, Alabama, to wit:

Lot #26 in Kilpatrick Acres Subdivision, Sector 4 in Dekalb County, Alabama. Lot #26 located on Highway 68 and Road 9004. Lot 199.96' x 291.01' x (157'+38') x (160.72'+118.84') 1.36 acres more or less.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property.

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

TO HAVE AND TO HOLD, the said tract or parcel of land unto the said grantee, his heirs and assigns, in fee simple forever ;and for the consideration aforesaid I do for myself, my heirs, executor and administrator, successors and assigns, covenant to and with the grantee that I am lawfully seized and possessed in fee simple of said tract or parcel of land; that I have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, unless otherwise noted above; and that I, the said grantor, will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of JUNE, 2021.

Harold B. Hunt Sr.  
Harold B. Hunt, Sr.

Harold B. Hunt, Jr.  
Harold B Hunt, Jr.

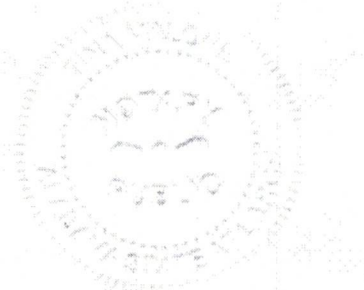
**STATE OF ALABAMA**  
**DEKALB COUNTY**

I, Tina Malone, the undersigned authority, a Notary Public in and for said County, in said state certify that Harold B. Hunt Sr. and Harold B Hunt Jr., 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 he has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of JUNE, 2021

Tina Malone  
Notary Public

My Commission Expires:

**My Commission  
Expires 10/15/2022**



Real Estate Sales Validation Form

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

Grantor(s): Bonny Hunt  
Mailing Address: 18188 Alford Dr

Grantee(s): Kim Hunt  
Mailing Address: Same

Grantor(s): Crossville, Alabama  
Mailing Address: \_\_\_\_\_

Grantee(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Grantor(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Grantee(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Date of Sale: 1999

Total Purchase Price: \$ 2000  
Or  
Actual Value: \$ \_\_\_\_\_  
Or  
Assessor's Market Value: \$ \_\_\_\_\_

The Purchase Price or actual value claimed can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other \_\_\_\_\_

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 540-22-1(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 1975-540-22-1(h).

Date: 6/15/22

Print: Bonny Hunt  
Sign: Bonny Hunt  
Grantor/Grantee/Agent circle one

Unattested  
(verified by)

*Kim's*

*Kim*

FULL WARRANTY DEED

Total Pages: 3

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS, that in consideration of Ten dollars (\$10.00) the amount and other good and valuable considerations, the receipt of which is acknowledged, I (we) Benny Hunt, Linda Hunt and Kim Hunt (herein referred to as grantor) do hereby GRANT, BARGAIN, SELL AND CONVEY unto Harold B. Hunt Jr., & Kim Hunt, (herein referred to as grantee) the following described real estate, situated in DeKalb County, Alabama, to wit:

Lot #25 in Kilpatrick Acres Subdivision, Sector 4, as recorded in Plat Book 7, Page 93, Slide 184 in the Probate Office of DeKalb County, Alabama.

Lot Size: 139.00'x199.96' (0.64 acres more or less).

Description Provided by Grantee. Reference deed recorded in Deed Book 577, Page 169 in DeKalb County Probate Office.

Conveyance is subject, however, to ad valorem taxes, any valid adverse title as to mineral interests or mining rights, easements or right-of-way, covenants running with the land, encroachments, or other matters or defects of record or which would be shown by an accurate survey of said property. Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in any way appertaining.

Restrictions:

- A. Only one single one family mobile home (980 sq. ft. min.) or conventional house (1100 sq. ft. minimum heated area) are allowed per lot or acre. All mobile homes, houses, or buildings of any kind must be underpinned and shall be maintained in a reasonably neat and attractive condition.
- B. No hogs will be allowed on the property, and no horses or cattle shall be kept on any part of the property less than 3 acres. Domestic pets are permitted as long as they are not kept in such numbers as to create an annoyance or nuisance to the neighborhood.
- C. There shall be no commercial use of the property and no poultry houses, swine facilities, feed lots, or junk yards. No junked automobiles or vehicles, equipment, furniture, ect. Can remain on the property for over 15 days.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with right of survivorship.

And Grantor does for itself for its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as foresaid; and it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of February, 2024.

Benny Hunt  
Benny Hunt

Linda Hunt  
Linda Hunt

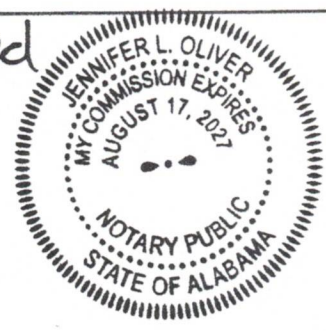
Kim Hunt  
Kim Hunt

STATE OF ALABAMA  
DEKALB COUNTY

I, Jennifer L. Oliver undersigned authority, a Notary Public in and for said County, in said state certify that Benny Hunt, Linda Hunt, and Kim Hunt whose name is signed to the foregoing conveyance, and who is known to me this day, that, being informed date. Given under my hand and official seal this 10<sup>th</sup> day of February, 2024

Jennifer L. Oliver  
Notary Public  
My Commission Expires:

This document prepared  
by Kim Hunt  
75 Road 9004  
Crossville, AL  
35962



Real Estate Sales Validation Form

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

- Grantor's Name Mailing Address Benny Linda & Jim Hunt 18988 Al Hwy 68 Crossville, AL 35962 - Grantee's Name Mailing Address Harold & Jim Hunt 18988 Al Hwy 68 Crossville, AL 35962

- Property Address 75 Road 9004 Crossville, AL 35962 Date of Sale Total Purchase Price \$ or Actual Value \$ or Assessor's Market Value \$ 93,500

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 Sales Contract Closing Statement Appraisal Other

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 2/15/24 Print Linda Hunt Sign Linda Hunt Unattested (verified by) Grantor/Grantee/Owner/Agent circle one

Print Form

DeKalb County, Alabama  
Prudence Beborn, Judge of Probate  
Filed: 2/17/2015 11:55 AM  
TOTA: \$ 28.00  
2 Pages

3071251

*Bono*  
*8024 b4 J&J*

TYPE: RE BOOK 825 PAGE 303

GRANTOR (SELLER) NAME & ADDRESS

J. & J. Land Sales, LLC  
P. O. Box 1351  
201 Sand Mountain Drive, W.  
Albertville, AL 35950

GRANTEE (BUYER) NAME & ADDRESS

Kim Hunt, a single woman, and  
Harold B Hunt, a married man

18988 Highway 68  
Crossville, AL 35962

*4/6/17*

STATE OF ALABAMA \* )  
\* )  
COUNTY OF DeKalb \* )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) or whatever amount and other good and valuable considerations, the receipt of which is acknowledged, I (we) the Grantor(s), John J. McKone III, Joe D. Chandler, & Cheryl E. Chandler, one married man, one single man, and a single woman, respectively, d/b/a J. & J. Land Sales, LLC, do hereby grant, bargain, sell, and convey unto Kim Hunt, a single woman, and Harold B Hunt, a married man, hereinafter referred to as Grantees as Joint Tenants with Rights of Survivorship the following described real estate, situated in DeKalb County, Alabama, to-wit:

Lot # 24 Sector # 4 in Kilpatrick Acres Subdivision  
Original Land Sale Contract Date: 04/13/00

Lot Description:  
Lot # 24 in Kilpatrick Acres Subdivision, Sector # 4, as recorded on 06/09/97 in Plat Book 7, Page 93, Slide 184, in the Probate Office of DeKalb County, Alabama.

Lot Size: 139.00 feet x 199.96 feet

Lot Location/Address: 93 County Road 9004 Crossville, AL 35962

Grantors herein certify that the property being conveyed herein constitutes no portion of their homesteads nor that of their spouses' homesteads.

Deed Reference: Book: 709 Page(s): 348

- This conveyance is subject to the following:
- (1) Ad valorem taxes due from October 1, 2013, to October 1, 2014, to be paid by Grantee(s).
  - (2) Any valid adverse title as to minerals, oil, or mining rights, easements, or rights of way, covenants running with the land.
  - (3) Encroachments or other matters or defects shown by a survey of said property.

(4) Restrictions: Only one mobile home (980 sq. ft. min.) or conventional house is allowed per lot or acre. Houses must have 1100 sq. ft. min. heated area. All mobile homes, houses, or buildings of any kind must be underpinned. The property is restricted against multiple unit housing, poultry houses, swine facilities, feed lots, and junk yards. No junked automobiles (trucks, vans, buses, etc.), equipment, furniture, etc. can remain on the property for over 15 days. There will be no garages, sheds, buildings, etc. allowed for commercial use, except by written consent of Grantors. No hogs, chickens, goats, or sheep will be allowed. There will be no horses or cattle kept on property that is less than 3 acres in size. Domestic pets are permitted as long as they are not kept in such numbers as to create an annoyance or nuisance to the neighborhood.

This property is restricted to a single one-family dwelling, per lot or acre, whether the same be a house, mobile home, or building, and the dwelling shall be maintained in a reasonably neat and attractive condition. In addition, there shall be no garages, sheds, buildings, etc. allowed for commercial use nor shall the premises be used for any other purposes without the express written consent of the Grantors. These restrictions are binding upon the Grantee(s), his/her/their executors, heirs, administrators, successors, and assigns.

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

TO HAVE AND TO HOLD, to said Grantee and to his (her) heirs and assigns forever, or to said Grantees.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee(s) his/her/their heirs and assigns, that I (we) am (are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; and I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), his/her/their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) on this 21<sup>st</sup> day of

January, 2015.

J. & J. Land Sales, LLC

Joe D. Chandler (Seal)  
Joe D. Chandler, d/b/a J. & J. Land Sales, LLC

John J. McKone III (Seal)  
John J. McKone III, d/b/a J. & J. Land Sales, LLC

Cheryl E. Chandler, d/b/a J. & J. Land Sales, LLC

By: Joe D. Chandler (Seal)  
Joe D. Chandler, Her Attorney-in-Fact

STATE OF ALABAMA \*

ACKNOWLEDGMENT

COUNTY OF MARSHALL \*

I, the undersigned Notary Public in and for the State of Alabama at Large, do hereby certify that Joe D. Chandler (himself and as attorney-in-fact) and John J. McKone, III, d/b/a J. & J. Land Sales, LLC, one single man and one married man, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance,

he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21<sup>st</sup> day of January, 2015.

SEAL:

Camille Daniels  
NOTARY PUBLIC  
My Commission Expires: 8-17-2015