

ORDINANCE NO. 2026-013

Total Pages: 12

Annexation of Property: Parcel 37.001; Parcel 47.000; Parcel 47.001

WHEREAS, on the 8th day of April 2026, C & J Properties, 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 heretofore 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 ^{7th} ~~9th~~ day of ^{May} ~~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. 2026-013 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 11th day of May 2026.



Mary T. Smith
Town Clerk

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



Exhibit A

Parcel 37.001

Tract 1:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 9 South, Range 5 East; thence South to the point where the South ROW of County Road 179 (50 foot ROW) intersects the East line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11; thence south 355 feet to a point; thence Northwesterly 220 feet to the south ROW of County Road 179 ; thence Northeasterly along the said ROW 250 feet to the Point of Beginning, (Known as Parcel #28 31 01 11 0 001 037.001, PIN 35003. Source of title: Deed Bk 898, pg. 403)

Parcels 47.000 and 47.001

Tract 2: (2 parcels)

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 9 South, Range 5 East; thence South to the point where the North ROW of County Road 179 (50 Foot ROW) intersects with the South Row line of the Road that forms the SW boundary of Kilpatrick Cemetery (Parcel: 31 01 11 0 001 048.000) the POINT OF BEGINNING; thence Northwesterly, along the curvature of said road on the SW side of the cemetery, for 300 feet to the point where the West ROW line of said road intersects the North boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11; thence West along Quarter/Quarter line for 220 feet to a point on the East ROW line of a private road; thence Southeasterly along the private road 530 feet to the Northwest ROW line of County Road 179; thence Northeasterly along the ROW line of County Road 179 for 150 feet, more or less, to the point of beginning.

The above description encompasses two parcels: (Parcel: 31 01 11 0 001 047.000, PIN: 35021; and Parcel: 31 01 11 0 001 047.001, PIN: 35022. Source of title: Deed Book 898, pg. 403

Dekalb Revenue Commissioner's Parcel Viewer

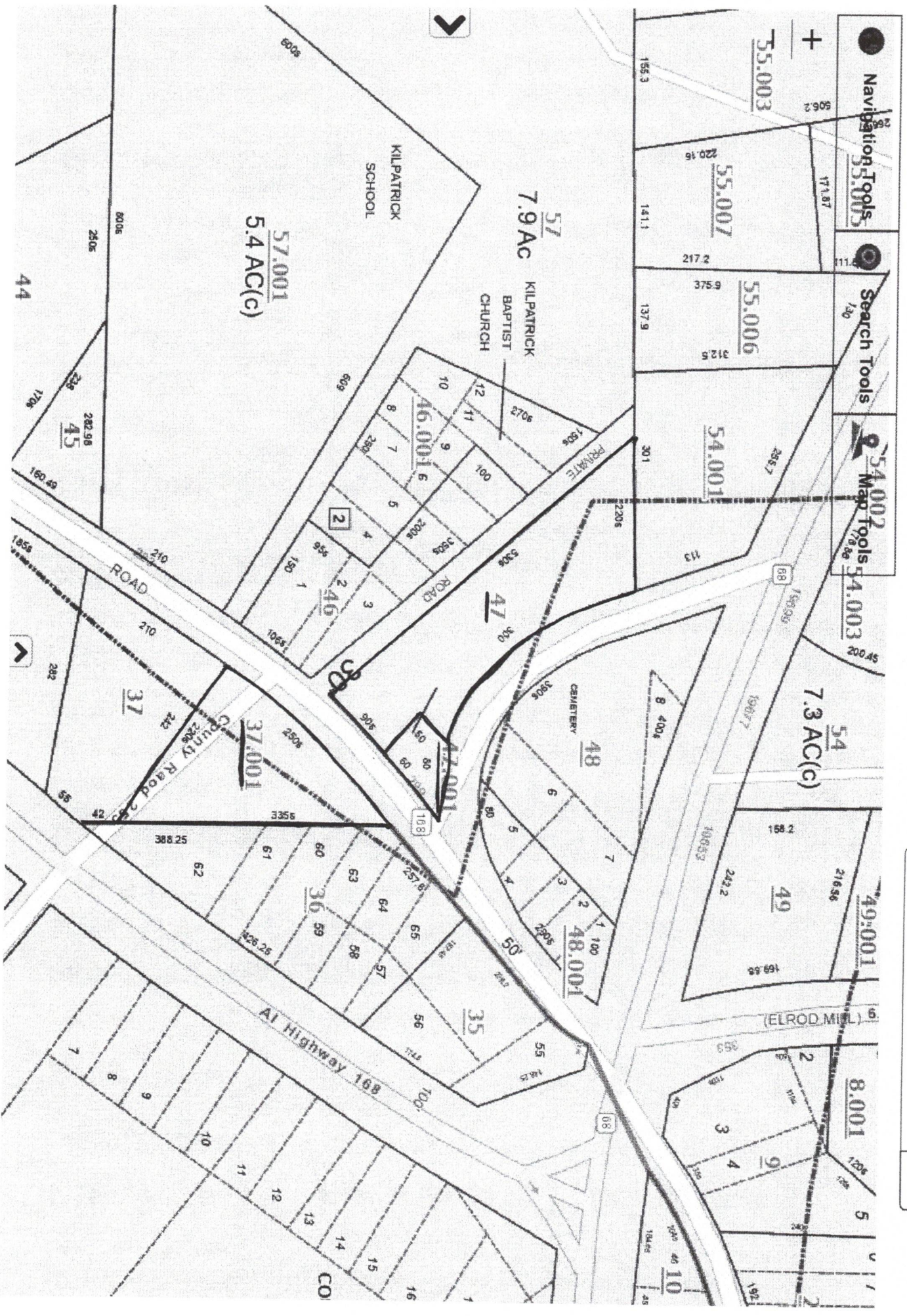
Find address or place



Navigation Tools

Search Tools

Map Tools



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: Exhibit A

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 ___ day of April, 2026.

SIGNATURE:

PROPERTY SIGNED FOR:

C & J Properties of North Alabama, LLC

274 Co Rd 179

By: Jennifer L Olin 4-8-26
Date

Albertville, AL 35951

C & J Properties of North Alabama, LLC

244 Co Rd 179

By: [Signature] 4-8-26
Date

Albertville, AL 35951

250 Co Rd 179

Albertville, AL 35951

275 Co Rd 179

Albertville, AL 35951

Exhibit A

Parcel 37.001

Tract 1:

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Parcels 47.000 and 47.001

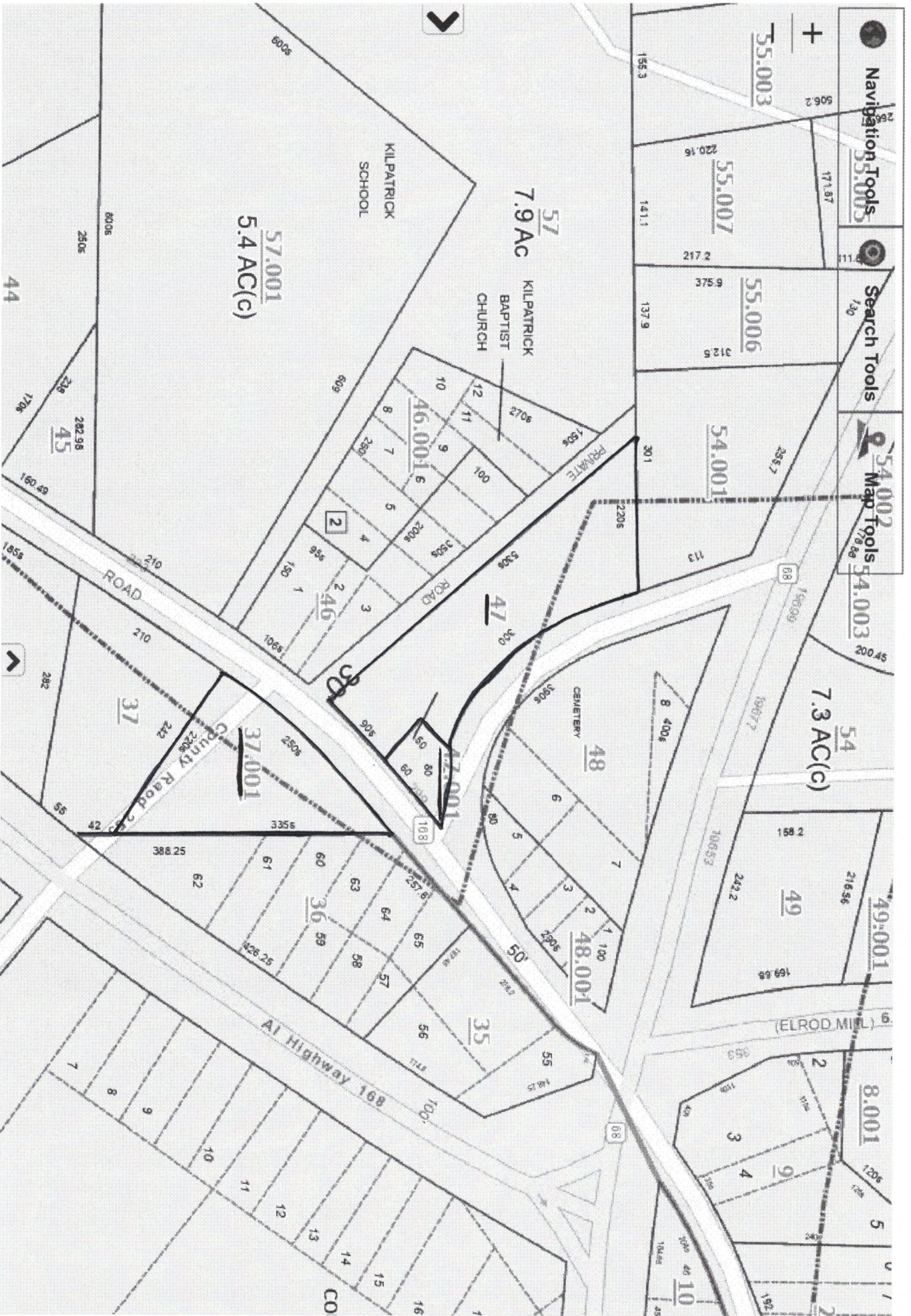
Tract 2: (2 parcels)

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 9 South, Range 5 East; thence South to the point where the North ROW of County Road 179 (50 Foot ROW) intersects with the South Row line of the Road that forms the SW boundary of Kilpatrick Cemetery (Parcel: 31 01 11 0 001 048.000) the POINT OF BEGINNING; thence Northwesterly, along the curvature of said road on the SW side of the cemetery, for 300 feet to the point where the West ROW line of said road intersects the North boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11; thence West along Quarter/Quarter line for 220 feet to a point on the East ROW line of a private road; thence Southeasterly along the private road 530 feet to the Northwest ROW line of County Road 179; thence Northeasterly along the ROW line of County Road 179 for 150 feet, more or less, to the point of beginning.

The above description encompasses two parcels: (Parcel: 31 01 11 0 001 047.000, PIN: 35021; and Parcel: 31 01 11 0 001 047.001, PIN: 35022. Source of title: Deed Book 898, pg. 403

Dekalb Revenue Commissioner's Parcel Viewer

Find address or place



WARRANTY DEED

Total Pages **4**

This instrument was prepared by Milford Cushen, Killian & Cushen, L.L.C., 411 Grand Avenue, South, Fort Payne, Alabama 35967 Phone 845-4396 File #KC 25-064

Grantor: Jennifer L. Oliver and Chase Oliver, 118 County Road 432, Crossville, AL 35962.
Grantee: C & J Properties of North Alabama LLC, 118 County Road 432, Crossville, AL 35962.
Property Address: 274 County Road 179, Albertville, AL 35951 (Pins 35022, 35021, 35003)
244 County Road 179, Albertville, AL 35951 (Pins 35022, 35021, 35003)
250 County Road 179, Albertville, AL 35951 (Pins 35022, 35021, 35003)
275 County Road 179, Albertville, AL 35951 (Pins 35022, 35021, 35003)
14771 Alabama Hwy. 68, Crossville, AL 35962 (Pin 33938)
14749 Alabama Hwy. 68, Crossville, AL 35962 (Pin 67844)
471 Park St, Geraldine, AL 35971 (Pin 43330)

Date of sale: March **31**, 2025.

Value \$55,000.00 (Albertville), \$18,000.00 (Crossville), \$26,000.00 (Geraldine) for a total of **\$99,000.00**.
This value can be verified by: The Revenue Commissioners Website.

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 Ala. 1975 Section 40-22-1 (h).

Jennifer L. Oliver
Printed Name

Jennifer L. Oliver
Verified by Grantor/Grantee, Owner, Agent (Circle One)
His/Her Signature

**THE STATE OF ALABAMA
DEKALB COUNTY**

Know All Men by These Presents: That in consideration of Ten DOLLARS, to the undersigned grantors, **Jennifer L. Oliver, a married woman and Chase Oliver, a married man** in hand paid by **C & J Properties of North Alabama, LLC**, a limited liability company, the receipt of which is hereby acknowledged, the said grantors, **Jennifer L. Oliver and Chase Oliver** do by these presents, grant, bargain, sell and convey unto the said **C & J Properties of North Alabama, LLC** the following described real estate, situated in DeKalb County, Alabama to-wit:

Exhibit A attached hereto and made a part thereof.

Source of Title: Deed Book 898, Page 403 Parcel 31-01-11-0-001-037.001
31-01-11-0-001-047.000
31-01-11-0-001-037.001
Deed Book 898, Page 401 Parcel 29-08-34-0-003-056.000
Deed Book 898, Page 3374 Parcel 29-08-34-0-003-005.001
Deed Book 1796, Page 4994 Parcel 29-02-10-0-001-068.002

CAVEAT: This deed made without benefit of title examination unless a separate written opinion is rendered and a separate charge made for such examination. No warranty is made by the draftsman as to the quantity of ground, the correctness of the land description or the existence or non-existence of legal lien(s).

The above described property is not the homestead of The Grantor or of His/Her Spouse if Married.

To Have and to Hold, to the said C & J Properties of North Alabama LLC, its's heirs and successors forever.
And we Jennifer L. Oliver and Chase Oliver, do for ourselves, our heirs and assigns, covenant with said C & J Properties of North Alabama LLC, its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.
In Witness whereof, we have set our hands and seals this the _____ day of March, 2025.

Jennifer L. Oliver
Jennifer L. Oliver

Chase Oliver
Chase Oliver

ACKNOWLEDGMENT

THE STATE OF ALABAMA
DeKalb COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jennifer L. Oliver and Chase Oliver 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 conveyance they, executed the same voluntarily.

Given under my hand this the 31 day of March, 2025.



Donetta H. Hitt
Notary Public
My commission expires: 9-26-2028

EXHIBIT A

Tract 1:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 11, Township 9 South, Range 5 East; thence South to the point where the South ROW of County Road 179 (50 foot ROW) intersects the East line of the SW 1/4 of the NE 1/4 of Section 11; thence South 355 feet to a point; thence Northwesterly 220 feet to the South ROW of County Road 179 ; thence Northeasterly along the said ROW 250 feet to the Point of Beginning,

(Known as Parcel #28 31 01 11 0 001 037.001, PIN: 35003. Source of title: Deed Bk 898, pg. 403)

Tract 2 (2 parcels)

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 11, Township 9 South, Range 5 East; thence South to the point where the North ROW of County Road 179 (50 foot ROW) intersects with the South ROW line of the Road that forms the SW boundary of Kilpatrick Cemetery (Parcel: 31 01 11 0 001 048.000) the POINT OF BEGINNING; thence Northwesterly, along the curvature of said road on the SW side of the cemetery, for 300 feet to the point where the West ROW line of said road intersects the North boundary line of the SW 1/4 of the NE 1/4 of Section 11; thence West along said Quarter/Quarter line for 220 feet to a point on the East ROW line of a private road; thence Southeasterly along the private road 530 feet to the Northwest ROW line of County Road 179; thence Northeasterly along the ROW line of County Road 179 for 150 feet, more or less, to the point of beginning.

The above description encompasses two parcels: (Parcel: 31 01 11 0 001 047.000, PIN: 35021; and Parcel: 31 01 11 0 001 047.001, PIN: 35022. Source of title: Deed Book 898, pg. 403.)

Tract 3

A part of Lots 13 and 14, Lot 1 and a portion of Lot 2 in Block 4 and also a portion of Thomas Street of the Leila Gaines Subdivision to Crossville, Alabama, as recorded in the DeKalb County Probate Office in Plat Book 3, page 30 being further described as follows: beginning at the northeast corner of Lot 14, Block 3, which point is also located 143.0 feet West of the intersection of the west ROW of George Street and the south ROW of Alabama Highway #68, thence S0°10' East 173.8 feet; thence S 89°50' West 135.0 feet; thence N 9°10' West 114.4 feet to a poing on the South ROW line of Highway No. 68; thence in a Northeasterly direction along said ROW line 141.75 feet, more or less, to the point of beginning.

(Being know as Parcel: 29-08-34-0-003-056.000, PIN: 33938

Source of title: Deed Book 898, pg. 402.)

Tract 4

Lot 2 in Block 3 of the Leila Gaines Subdivision to the Town of Crossville, Alabama, as recorded in the Office of the Judge of Probate of DeKalb County, Alabama, in Volume 3, page 30. In addition, it is the intent of the parties to move the east boundary line of said Lot 2 Eastward and parallel to its current location, to a point such that the east boundary line of Lot 2 is 15 feet East of the southeast corner of the house located on said Lot 2. However, it is not the intent of the parties that said east boundary line should include any part of the building located on Lot 1 in said Block 3. Section Township Range: 34-08S-06E ALSO INCLUDED is an easement for ingress and egress along the south boundary line of Lot 1 in said Block 3. Said easement to be 15 feet in width and to run from George Street in a Westerly direction and being North of and parallel to the south line of Lot 1 to the east boundary line of Lot 2 in said Block 3.

(For reference: Parcel Number: 29-08-34-0-003-055.001, PIN: 67844,

Source of title: Deed Book 898, pg. 3374.)

ALSO CONVEYED is an easement that runs 15 feet evenly West of, and along the west boundary line of said Lot 2, running from the SW corner of said parcel North to the ROW line of Alabama Highway No. 68 and being 15 ft. wide by 114.4 feet, more or less, in length.

Tract 5

Lot 1 in Block 3 of the Leila Gaines Subdivision to the Town of Crossville, Alabama, as recorded in the Office of the Judge of Probate of DeKalb County, Alabama, in Volume 3, page 30, less 15 feet evenly off the west boundary line of said Lot 1. Section Township Range: 34-08S-06E

SUBJECT TO AND BENEFITTED BY an easement for ingress and egress along the south boundary line of Lot 1 in said Block 3. Said easement to be 15 feet in width and to run from George Street in a Westerly direction and being North of and parallel to the south line of Lot 1 to the east boundary line of Lot 2 in said Block 3.

(For Reference: Parcel Number: 29-08-34-0-003-055.000, PIN: 33937,
Source of title: Deed Book 3003, pg. 3031).

Tract 6

All that part of the NW 1/4 of the SE 1/4 of Section 10, Township 8 South, Range 6 East, of the Huntsville Meridian, more particularly described as follows: Commencing at a nail and cap found at the Southwest corner of the NW 1/4 of the SE 1/4 of said section; thence along the West line of said forty, North 01°45'00" West a distance of 386.00 feet to an iron pin set on the Easterly right-of-way of Park Street at the point of beginning. From said point of beginning, continue North 01°45'00" a distance of 137.00 feet to an iron pin set; thence leaving forty line right-of-way, North 83°15'00" East a distance of 190.00 feet to an iron pin set; thence South 01°45'00" East a distance of 137.00 feet to an iron pin set; thence South 83°15'00" West a distance of 190.00 feet to the point of beginning, less and except any easements or rights-of-way, and being a portion of the NW 1/4 of the SE 1/4 of Section 10, Township 8 South, Range 6 East of the Huntsville Meridian, DeKalb County, Alabama.

This conveyance is subject to the subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of DeKalb County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

(For Reference: Parcel Number: 29-02-10-0-001-068.002, PIN: 4330
Source of title: Deed Book 1796, Pg. 4994)