

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Planning and Zoning Commission

Application for Subdivision  
**Sanders 1-Lot Subdivision**

## APPLICATION

An application for a subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for a certified plat "Sanders 1-Lot Subdivision". This proposed subdivision consists of 1 lot that is zoned R-2, Single Family Residential District.

## PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations.

<b>CASE #:</b>	<b>S-2018-007</b>
<b>APPLICANT NAME:</b>	<b>APRIL SANDERS, AGENT</b>
<b>PROPERTY OWNER:</b>	<b>MARY S GURLEY</b>
<b>TAX PARCEL ID#:</b>	<b>part of 2606140002012000</b>
<b>CASE ADDRESS:</b>	<b>2300 MOSS AVENUE; LEEDS, AL 35094</b>
	<b>ST. CLAIR COUNTY</b>
<b>ZONED:</b>	<b>R-2, SINGLE FAMILY RESIDENTIAL DISTRICT</b>

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed final plat. The hearing is scheduled on

**Date:** Thursday, June 14, 2018  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson  
**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

**Phone:** 205-699-2585

**Mailing Address:**  
City of Leeds  
Planning and Zoning Commission  
1404 9<sup>th</sup> Street  
Leeds, AL 35094

For more information, visit [www.leedsalabama.gov](http://www.leedsalabama.gov)

# SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA

## DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558

[INSPECTIONS@LEEDSALABAMA.GOV](mailto:INSPECTIONS@LEEDSALABAMA.GOV) \* leedsalabama.gov

Part 1. Application	
Name of Applicant: April Sanders	
Mailing Address: 2320 Moss Ave Leeds, AL 35094	
Telephone: 205-936-1890	E-mail: april12683@gmail.com
Signature: April Sanders	
Date Application Filed: 5/25/18	Requested Hearing Date: June 14th

Part 2. Parcel Data		
Owner(s) of Record: Paul and April Sanders		
Owner Mailing Address: 2320 Moss Avenue Leeds, AL 35094		
Site Address: 2230 Moss Avenue Leeds, AL 35094		
Tax Parcel ID # St. Clair Co. has not assigned yet	Existing Zoning: <sup>was Rolli to Sanders-</sup> Sanders-residential	Proposed Zoning: Sanders-residential
Telephone: 205-936-1890	E-Mail: april12683@gmail.com	
Signature Of Designated Plat Representative: April Sanders		

Part 3. Request	
<input type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Resurvey of Existing Recorded Subdivision	

transfer of family land Rolli to Sanders (see deed)  
(already recorded w/ St. Clair County)

Part 4 Additional Information	
<input checked="" type="checkbox"/> Number of proposed Lots	1 lot at 2230 Moss Ave
<input checked="" type="checkbox"/> Approximate Acreage	1 lot at 2230 Moss Ave 6.5 acres total
<input checked="" type="checkbox"/> Concurrent Zoning/Variance Case(s)	staying residential property
<input checked="" type="checkbox"/> Concurrent Construction Case	will be building house at 2230 Moss Ave
<input checked="" type="checkbox"/> Review Fee (see Schedule)	\$150.00 fee paid check #1013

**Release for Postponement of Case**

I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.

Signature of Designated Plat Representative:

*April Sanders*

Date:

*5/25/18*

Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.

Signature of Designated Plat Representative:

*April Sanders*

Date:

*5/25/18***FOR OFFICE USE ONLY**

Application Number:

*S-2018-007*

Date Received:

*05-29-18*

Received by:

*F. Moore*

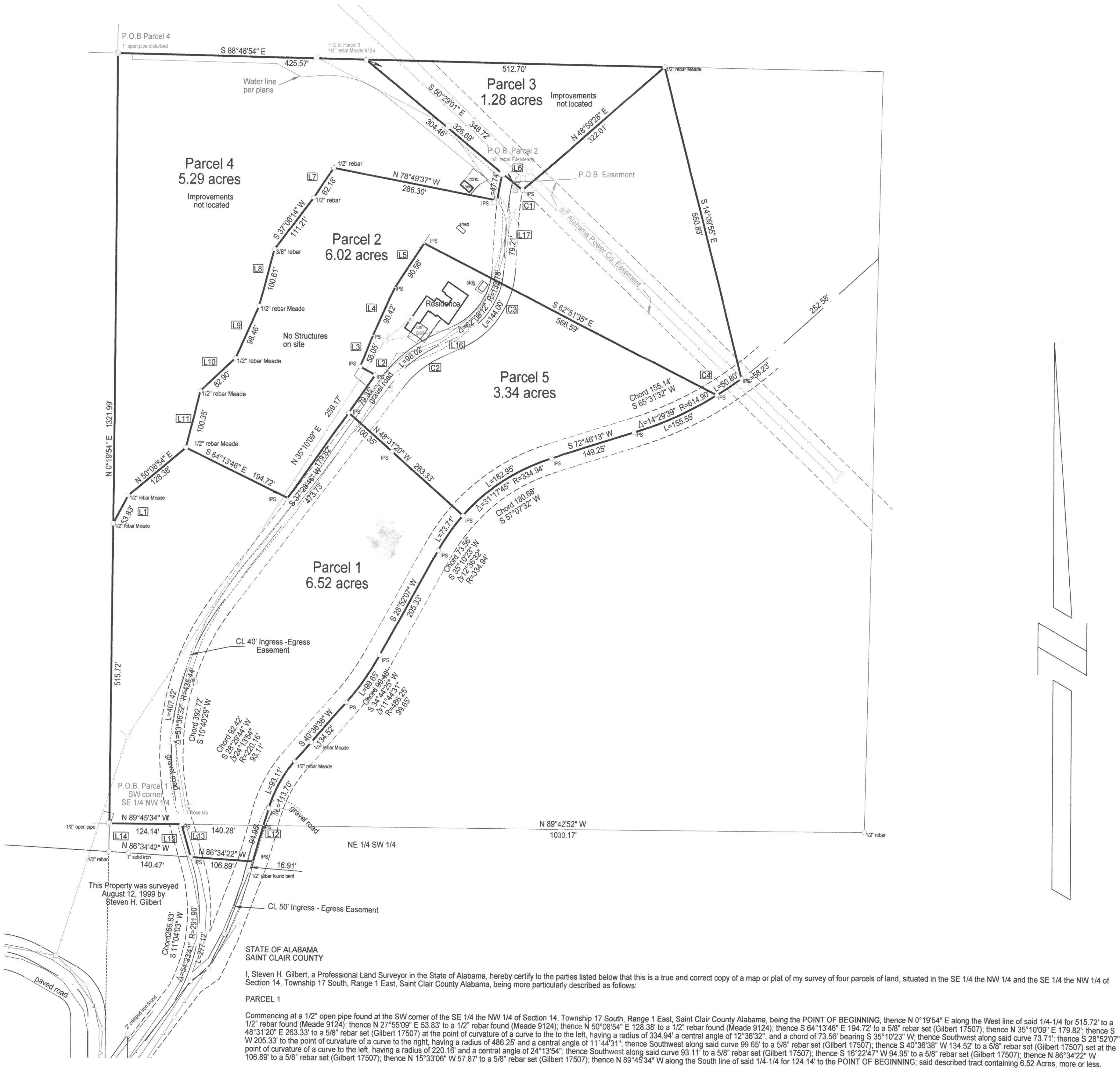
Scheduled Public Hearing Date:

*06-14-18*



Line Table		
Id	Bearing	Distance
L1	N 27°55'09" E	53.83'
L2	N 61°52'44" W	30.09'
L3	N 22°08'09" E	58.05'
L4	N 24°35'11" E	90.42'
L5	N 33°26'58" E	90.56'
L6	N 50°19'31" W	44.62'
L7	S 33°15'34" W	62.18'
L8	S 15°04'19" W	100.61'
L9	S 24°12'37" W	98.46'
L10	S 46°16'55" W	82.90'
L11	S 13°51'44" W	100.35'
L12	S 16°22'47" W	94.93'
L13	N 15°33'06" W	57.87'
L14	N 0°41'06" E	47.89'
L15	S 16°07'48" E	76.37'
L16	S 65°23'17" W	37.23'
L17	S 3°15'05" W	79.21'

Id		Delta	Radius	Arc Length	Tangent	Curve Table	Chord	Ch Bear	PC Tangent	PT Tangent
C1	C	8°47'20"	484.65'	14.34'	37.24'	11°48'20"	74.97'	S 7°38'45" W	S 12°02'25" W	S 3°15'05" W
C2		27°54'34"	201.22'	98.02'	50.00'	28°28'27"	97.05'	S 51°26'01" W	S 65°23'17" W	S 37°26'44" W
C3		62°08'12"	132.78'	144.00'	80.00'	43°08'57"	137.05'	S 34°19'11" W	S 3°15'05" W	S 65°23'17" W
C4		4°43'59"	614.90'	50.80'	25.41'	9°19'04"	50.78'	N 55°54'43" E	N 58°16'42" E	N 53°32'43" E



STATE OF ALABAMA  
SAINT CLAIR COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the parties listed below that this is a true and correct copy of a map or plat of my survey of four parcels of land, situated in the SE 1/4 the NW 1/4 and the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being more particularly described as follows:

PARCEL 1

Commencing at a 1/2" open pipe found at the SW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being the POINT OF BEGINNING; thence N 0°19'54" E along the West line of said 1/4-1/4 for 515.72' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 6.52 Acres, more or less.

PARCEL 2

Commencing at a 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; thence S 50°27'28" E 304.40' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 6.02 Acres, more or less.

PARCEL 3

Commencing at a 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; thence S 50°27'28" E 304.40' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 1.28 Acres, more or less.

PARCEL 4

Commencing at the 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being the POINT OF BEGINNING; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; thence S 50°27'28" E 304.40' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 5.29 Acres, more or less.

PARCEL 5

Commencing at a 1/2" open pipe found at the SW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 0°19'54" E along the West line of said 1/4-1/4 for 515.72' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 3.34 Acres, more or less.

INGRESS - EGRESS & UTILITY EASEMENT

An Easement for ingress, egress, and utilities, 40' wide lying 20' on both sides of the following described centerline

Commencing at a 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; thence S 50°27'28" E 304.40' to a 1/2" rebar found (Meade 9124); thence N 27°55'09" E 53.83' to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.38' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82' to a 5/8" rebar set (Gilbert 17507); thence S 33°15'34" W 62.18' to a 1/2" rebar found (Meade 9124); thence S 37°06'14" W 111.21' to a 1/2" rebar found (Meade 9124); thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24°12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 16°22'47" W 94.93' to a 1/2" rebar found (Meade 9124); thence N 15°33'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 0°41'06" E 47.89' to a 5/8" rebar set (Gilbert 17507); thence S 16°07'48" E 76.37' to a 5/8" rebar set (Gilbert 17507); thence S 65°23'17" W 37.23' to a 5/8" rebar set (Gilbert 17507); thence S 3°15'05" W 79.21' to a 5/8" rebar set (Gilbert 17507); thence N 89°42'52" W 1030.17' to the POINT OF BEGINNING; said described tract containing 3.34 Acres, more or less.

Bearings are based on Alabama State Plane Coordinates, East Zone, obtained from GPS observations and corrections from the ALDOT CORS network.

Steven H. Gilbert  
PLS No. 17507

This survey is invalid without an original signature.

ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Reference Documents:

DB 2003 Page 8150  
DB 2003 Page 8151  
Deed S9701175  
Surveys by F.W. Meade PLS No. 9124 dated August 24, 1998, September 2, 1998, & July 24, 2006.

Southeastern Surveyors Inc  
5160 Scenic View Drive  
Birmingham AL 35210  
205-956-7125 Fax 956-7146

As Built Survey		
Michael & Susan Rolli		
Project No. 20180208	Approved: SHG	Sheet 1 of 1
February 19, 2018	Scale: 1" = 100'	

As Built Survey  
Rolli Property  
2300 Moss Avenue  
Leeds, Alabama

No.	Revisions:	
	Description	Date



**THIS INSTRUMENT PREPARED BY:**

Guy C. McCombs, III  
2301 Moody Parkway, Ste. 4  
Moody, AL 35004

**SEND TAX NOTICE TO:**

2018 3243  
Recorded in the Above  
DEED Book & Page  
04-02-2018 09:11:24 AM  
C. J. Collins - Judge of Probate  
St. Clair County, Alabama

This instrument was prepared without benefit of a Title Insurance Commitment or without request for other title examination. The legal description was furnished by the Grantor. Preparer makes no warranties regarding correctness of legal description.

**DEED OF CORRECTION**  
**OF**  
**WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA**  
**ST. CLAIR COUNTY**

This deed is made only to correct a scrivener's error in the legal description of the attached Exhibit A of a Warranty Deed heretofore executed on February 26, 2018, and filed for record on February 26, 2018, in Deed Book 2018, at page 1808, in the office of the Judge of Probate of St. Clair County, Alabama.

The opening phrase is hereby corrected from:

"Commencing at a 1/2" open pipe found at the SW corner of the SE 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being the POINT OF BEGINNING;"

To:

"Commencing at a 1/2" open pipe found at the SW corner of the SE 1/4 of the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being the POINT OF BEGINNING;"

The corrected legal description is inserted hereinbelow.

\*\*\*\*\*

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of twenty-six thousand five hundred fifty dollars and no cents (\$26,550.00) and other valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt and adequacy whereof is acknowledged, I,

**Michael S. Rolli and Susan G. Rolli**, a married couple, whose mailing address is 2351 Moss Ave., Leeds, Alabama 35094, (herein referred to as Grantor)

do hereby grant, bargain, sell and convey unto

**Paul G. & April N. Sanders** a married couple, whose mailing address is 2320 Moss Ave., Leeds, Alabama 35094, (herein referred to as Grantees),

the following described real estate at 2300 Moss Ave., Leeds, Alabama 35094, situated in St. Clair County, Alabama, to-wit:

**PARCEL 1**

Commencing at a ½" open pipe found at the SW corner of the SE ¼ of the NW ¼ of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama, being the POINT OF BEGINNING; thence N 0°19'54" along the West line of said ¼ - ¼ for 515.72; to a ½" rebar found (Meade 9124); thence N 27°55'09" E 53.83; to a 1/2" rebar found (Meade 9124); thence N 50°08'54" E 128.28' to a ½" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 179.82'; thence S 48°31'20" E 263.33' to a 5/8" rebar set (Gilbert 17507) at the point of curvature of a curve to the left, having a radius of 334.94' a central angle of 12°36'32", and a chord of 73.56' bearing S35°10'23" W; thence Southwest along said curve 73.71'; thence S 28°52'07"W 205.33' to the point of curvature of a curve to the right, having a radius of 486.25; and a central angle of 11°44'31"; thence Southwest along said curve 99.65' to a 5/8" rebar set (Gilbert 17507); thence S 40°36'38" W 134.52' to a 5/8" rebar set (Gilbert 17507) set at the point of curvature of a curve to the left, having a radius of 220.16' and a central angle of 24°13'54"; thence Southwest along said curve 93.11' to a 5/8" rebar set (Gilbert 17507); thence S 16°22'47" W 94.95' to a 5/8" rebar set (Gilbert 17507); thence N 86°34'22" W 106.89' to a 5/8" rebar set (Gilbert 17507); thence N 15°53'06" W 57.87' to a 5/8" rebar set (Gilbert 17507); thence N 89°45'34" W along the South line of said ¼ - ¼ for 124.14' to the POINT OF BEGINNING; said described tract containing 6.52 acres, more or less.

2018 3244  
Recorded in the Above  
DEED Book & Page  
04-02-2018 09:11:24 AM  
Mike Bowlin - Judge of Probate  
St. Clair County, Alabama

TO HAVE AND TO HOLD to the said GRANTEEES in fee simple, and to their heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs 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; that we will and our heirs, executors, and administrators shall warrant and defend the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this 29 day of MARCH, 2018.

  
Michael S. Rolli, Grantor

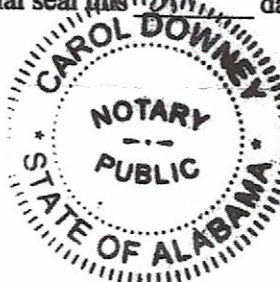
  
Susan G. Rolli, Grantor

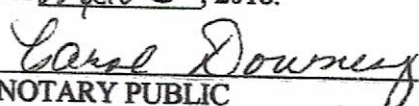
STATE OF ALABAMA)  
ST. CLAIR COUNTY)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael S. Rolli and Susan G. Rolli, a married couple, whose name is 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 on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2018.



  
NOTARY PUBLIC

My Commission Expires 7-12-20

Book/Pg: 2018/3243  
Term/Cashier: 3 PC-PSOB-REC-02 / Dancs211a4  
Tran: 16193.247183.324396  
Recorded: 04-02-2018 09:11:43  
CER Certification Fee 3.00  
PIF Special Index Fee 3.00  
REC Recording Fee 4.00  
Total Fees: \$ 14.50



S-2018-007  
26 06 14 0 002 011.000  
BALLARD SAMUEL PATRICK  
5008 OLD LEEDS RD  
IRONDALE AL 35210

S-2018-007  
26 06 14 0 002 034.000  
CHEEK PAULA KAY  
PO BOX 292  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 012.007  
LAMB RACHEL L  
2229 MOSS AVE  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 014.002  
NICKLES LINDEN  
445 NICHOLS RD  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 010.000  
BARNES LEE  
7804 PARKWAY DR  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 012.004  
DAVIS CHARLES & LISA  
2221 MOSS AVE  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 009.000  
NICKLES DALE AKA J D DELL  
ETAL  
653 NICHOLS RD  
LEEDS AL 35094

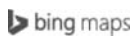
S-2018-007  
26 06 14 0 002 012.008  
WOODALL MARGARET &  
MICHAEL  
6601 MARIE CIR  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 012.009  
BELCHER MARTHA & MARK  
1039 CREST RD  
LEEDS AL 35094

S-2018-007  
26 06 14 0 002 030.000  
HARNER CHERYL LYNN  
9083 CLAYTON DR  
LEEDS AL 35094

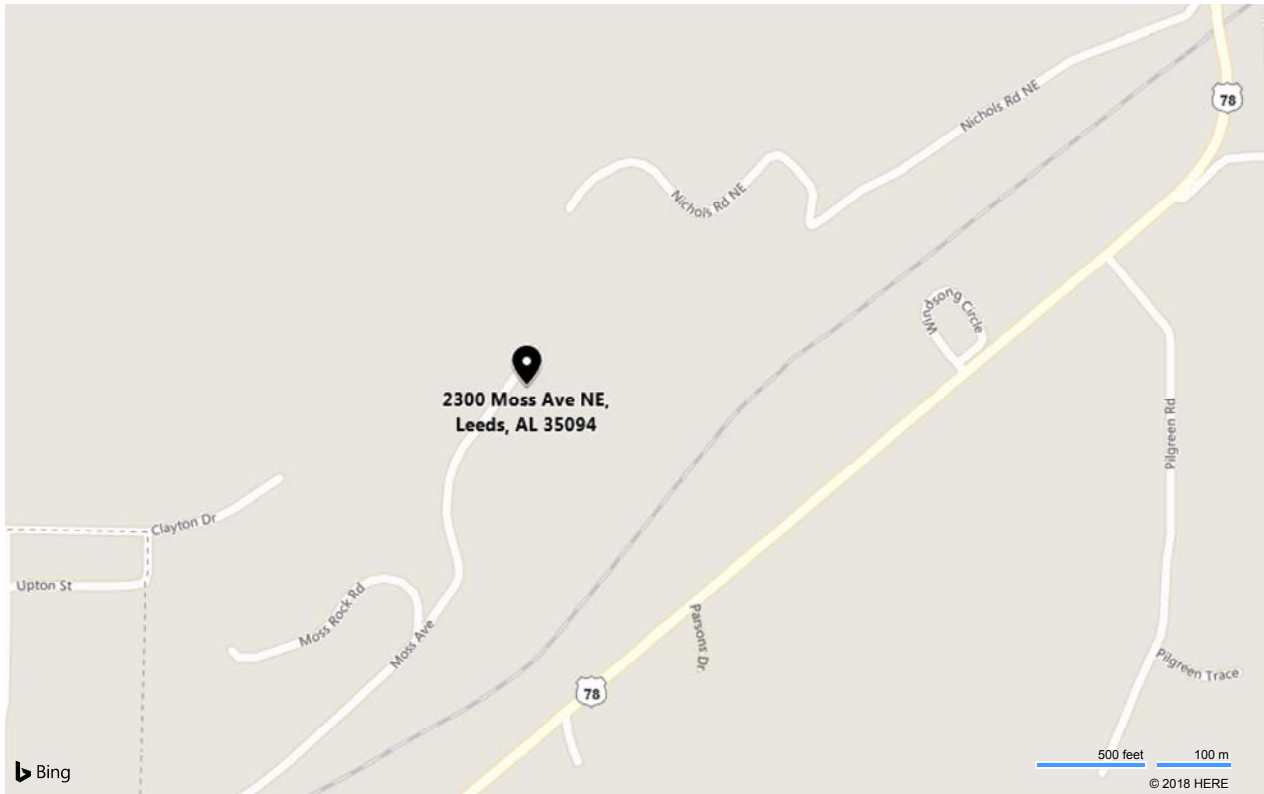
S-2018-007  
26 06 14 0 002 013.000  
NICKLES JIMMY & RUTH  
475 NICHOLS RD  
LEEDS AL 35094



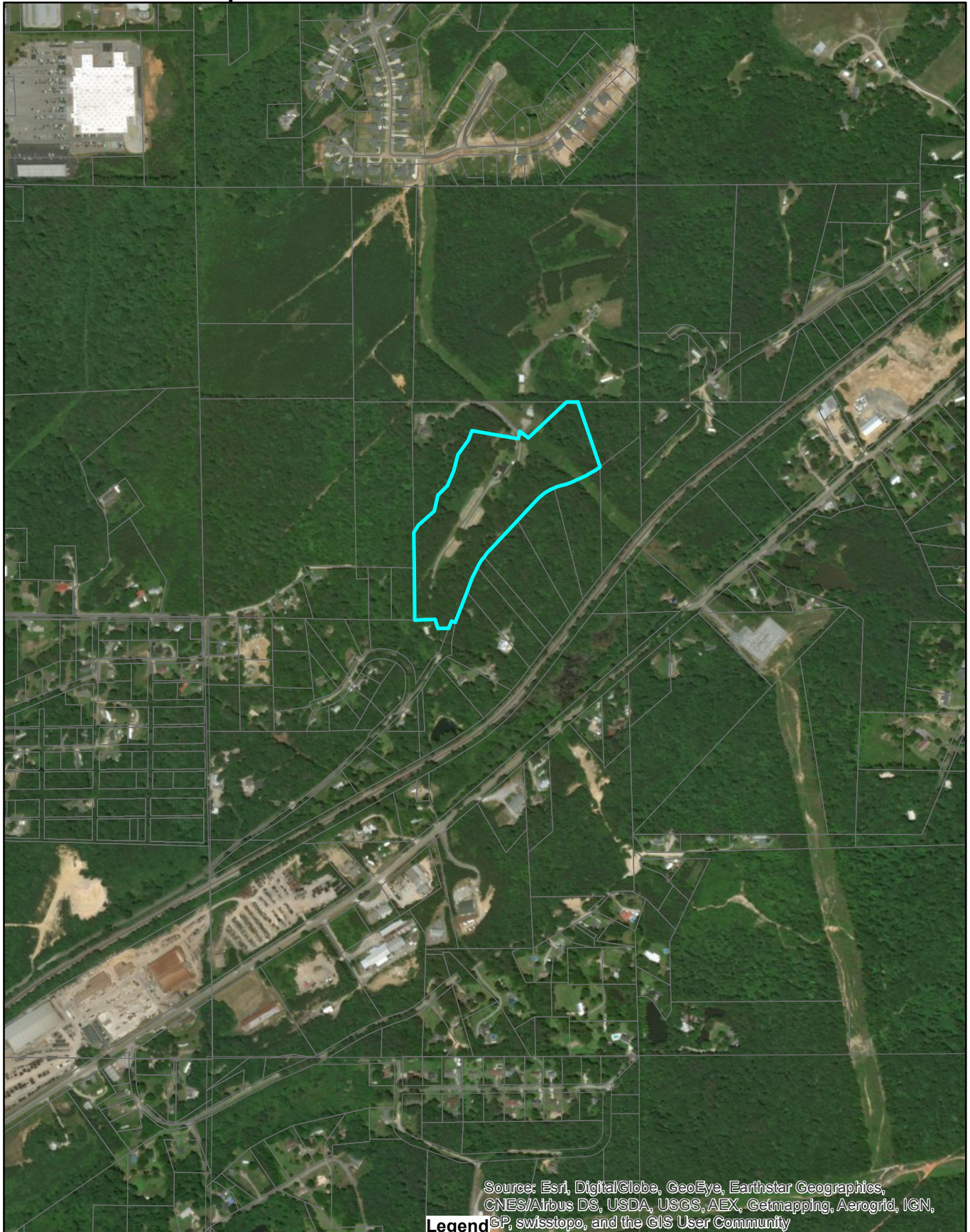


2300 Moss Ave NE, Leeds, AL 35094

S-2018-007



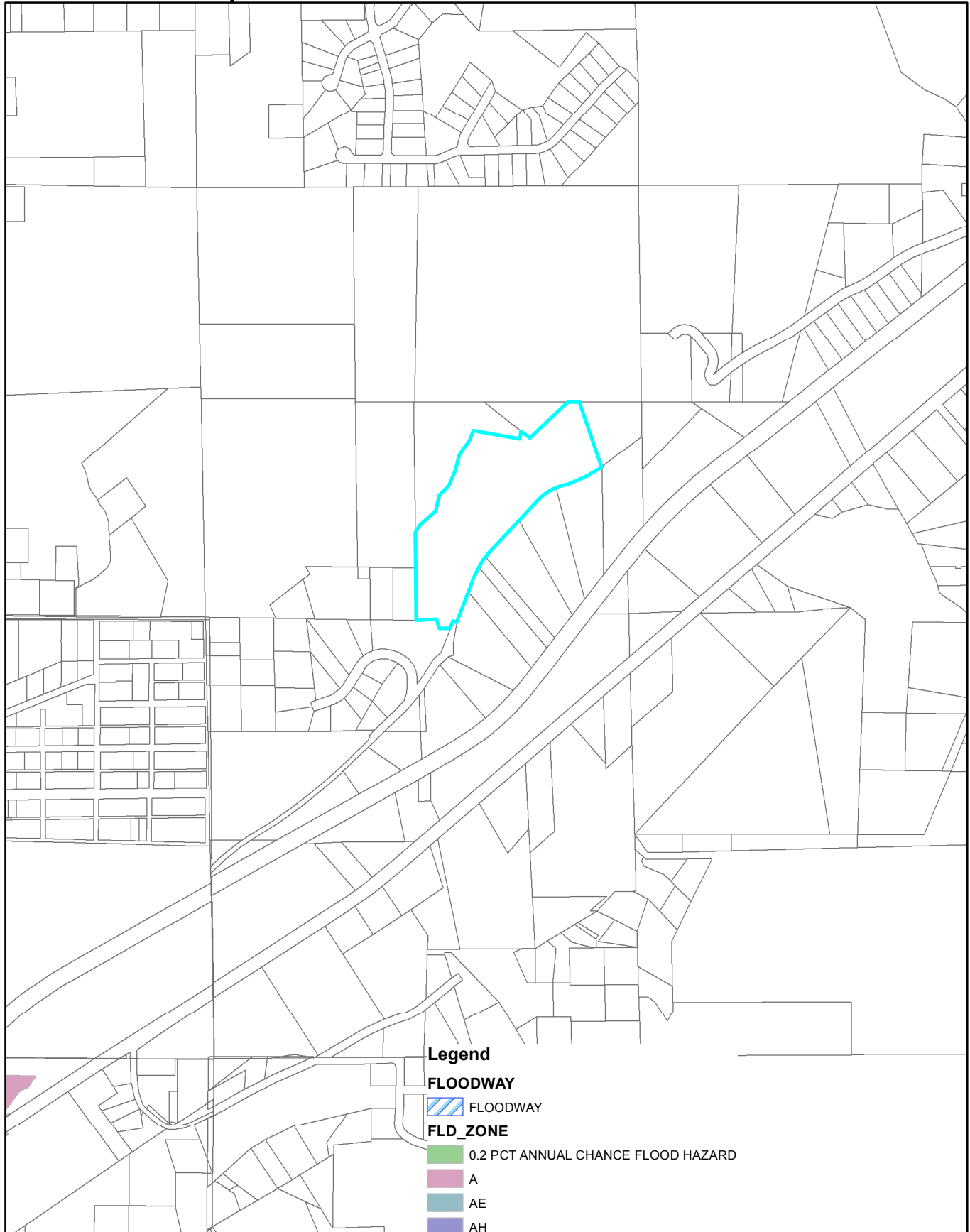
S-2018-007  
AERIAL MAP  
2300 MOSS AVENUE  
part of 2606140002012000



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,  
CP, swisstopo, and the GIS User Community



S-2018-007  
FLOOD MAP  
2300 MOSS AVENUE  
part of 2606140002012000



S-2018-007  
ZONING MAP  
2300 MOSS AVENUE  
part of 2606140002012000

