



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

June 25, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A24-000006 - A request by NOE ROMAN TABOADA, Applicant and Owner, to allow front steps to be less than thirty (30) feet from the front property line at 8024 PRICE AVE LEEDS AL 35094, TPID: 2500162010010000, Jefferson County, Zoned R-2, Single Family District.
2. A24-000013 - A request by Michael McDevitt, Applicant, and Owner to request seeks approval to (1) construct a new accessory structure (21X28) to be used as a carport. Also, the applicant seeks approval to (2) add the new accessory structure in addition to the existing two accessory structures described above. Further, the applicant seeks approval to (3) exceed the allowed maximum area for the new accessory structure 27.3% of the H/C residence area. The owner purchased the property in 2005 and added parcels over the last 18 years to total approximately 10 acres. The original property contained a residence (2,150 SF) with two existing accessory structures - a 40X42 barn and a 14X30 pole barn at 8788 Spruiell St, 35094, TPID 2500154000006000, Jefferson County, Zoned R-2, Single Family District.
3. A24-000016 - A request by Mike Stowe, Applicant, and Owner to:1. TO ALLOW A FENCE TO BE PLACED ON THE PROPERTY THAT EXCEEDS THE HEIGHT AND A STYLE THAT DIFFERS FROM THAT PERMITTED; 2. TO ALLOW A COVERED DECK TO BE LOCATED LESS THAN THE REQUIRED SEVENTY-FIVE FEET FROM THE REAR PROPERTY LINE AND TO BE LESS THAN FIFTY (50) FEET FROM THE SIDE (NORTH) PROPERTY LINE IN THE A-1, AGRICULTURE DISTRICT, AT 112 FOSTER RD, LEEDS, AL 35094, TPID: 2700012000001000, JEFFERSON COUNTY.

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. A24-000006 - A request by NOE ROMAN TABOADA, Applicant and Owner, to allow front steps to be less than thirty (30) feet from the front property line at 8024 PRICE AVE LEEDS AL 35094, TPID: 2500162010010000, Jefferson County, Zoned R-2, Single Family District.

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant:
Noe Roman Taboada

Mailing Address:
2025 Karah Dr Moody, AL 35004

Telephone:
(205) 936-1795

E-mail:
Noe.Roman.67@gmail.com

Signature:
Noe Roman

Part 2. Parcel Data

Owner of Record:
Noe Roman Taboada

Owner Mailing Address:
2025 Karah Dr Moody AL 35004

Site Address:
8024 Price Ave Leeds, AL 35094

Tax Parcel ID #	Existing Zoning	Existing Land Use
<i>25 0016 2010 010.000</i>		

Part 3. Request

Section of Ordinance for which variance is requested:
2015 IRC

Nature of Variance with reference to applicable zoning provision:
Existing footings ~~are~~ approval for use. In reference to one post in the rear and one post in the lock.

Part 4 Enclosures (Check all required enclosures with this application)

- Vicinity Map showing the location of the property
- Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout
- Copy of Deed as recorded in the Judge of Probate Office
- Application Fee \$120.00

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Nee Farnell

Signature:

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY

Application Number:	Date Received:
Received By:	Scheduled Public Hearing Date:

**SEND TAX NOTICE TO:
Noe Roman Toboada and Petronila
Vazquez de Roman
8024 Price Avenue
Leeds, Alabama 35094**

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of **One Hundred Ninety Nine Thousand Nine Hundred dollars & no cents (\$199,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

John M. Oliver and Emily Oliver, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Noe Roman Toboada and Petronila Vazquez de Roman

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOTS 37 AND 38, EXCEPT THE WEST 15.8 FEET OF LOT 38, ACCORDING TO THE SURVEY OF SOUTHERN EXPOSURES, AS RECORDED IN MAP BOOK 13, PAGE 55, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.
LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.**

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 13, Page 55.

Right of Way granted to Alabama Power Company by Inst. recorded in Real 234, page 970 in the Probate Office of Jefferson County, Alabama.

Encroachment Agreement as recorded in Instrument 2017024055 and refiled in Inst. 2017033426, in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), November 22, 2021.

John M. Oliver (Seal)
John M. Oliver

Emily Oliver (Seal)
Emily Oliver

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

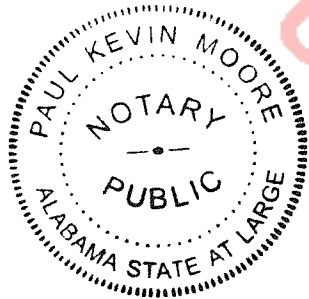
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John M. Oliver and Emily Oliver, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2021

[Signature]

Notary Public.

(Seal)
My Commission Expires: 5.21.22



UNOFFICIAL DOCUMENT

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name John M. Oliver and Emily Oliver

Grantee's Name Noe Roman Toboada and Petronila Vazquez de Roman

Mailing Address 3506 Misty Hollow Drive
Bessemer, Alabama 35022

Mailing Address 8024 Price Avenue
Leeds, Alabama 35094

Property Address 8024 Price Avenue
Leeds, Alabama 35094

Date of Sale 11/22/2021

Total Purchase Price \$199,900.00

or

Actual Value _____

or

Assessor's Market Value _____

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

Appraisal

Sales Contract

Other _____

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 of 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 11-22-21

Print Noe Roman Toboada

Unattested



(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Residential Deck Drawings

General Notes

1. All lumber shall be pressure treated for exterior use. All metal fasteners & hangers shall be G185 galvanized, stainless steel or otherwise compatible with the wood treatment. All bolts shall be 1/2" diameter, minimum and staggered.
2. All beams, joists, posts and decking shall be No. 2 Southern Pine, or better.
3. All beam splices and guard top rail splices shall occur at or on a post.
4. All footings shall be cast-in-place concrete with a min. 3000 psi compressive strength.
5. Guards are required at all areas where the deck/porch floor is greater than 30" above grade at any point.
6. Required guards shall be 36" tall (min.) and be constructed such that a 4" diameter object will not pass through.
7. Guard post spacing shall not exceed 6 ft. on center.
8. Required guards & handrails at stairs shall range from 34" to 38" vertically above the stair nosings.
9. Handrail ends, at the top and bottom, shall terminate into a post or be returned to a wall.
10. On stairs with closed risers, treads shall have a projected nosing ranging from 3/4" to 1-1/4". All treads and risers shall be equal.
11. The deck/porch floor shall be within 8-1/4" of the top of the door threshold.
12. Live Load Deflection: Joists & Beams- L/360
Guards- L/240
13. Design Loads: Floor Live Load - 40 lbs/sf (min.)
Wind Speed - 90 mph
Soil Bearing Pressure - 2000 psf
14. Guards shall be designed for a 200 lb. concentrated load placed along the top rail in any direction, at any point.
15. This deck/porch is not designed for hot-tub or spa loading.
16. All exterior stairs & associated landings shall be illuminated.
17. Post size is based on the height of the deck floor above finished grade (at the highest point):
0' to 8' high: 4x4, 4x6, 6x6
over 8' to 10' high: 4x6, 6x6
over 10' high: 6x6 (required for multi-level decks too)
18. All separated beams shall receive full depth solid blocking at 24" on center, maximum spacing.
19. The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval or new permit.

Framing/Footing Table

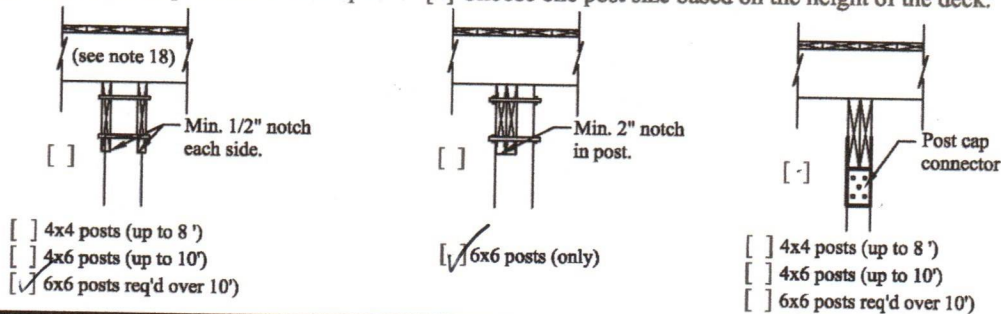
[1] Choose one floor joist size with the associated span, [2] Choose one floor beam size. Entire row applies.

Floor Joists ^a			Floor Beams ^b			Footing Size				1/2" Ledger Board Bolts
Choose Joist Size	Lumber Size (nominal)	Max. Span [A] (feet)	Choose One Row	Lumber Size (nominal)	Max. Span [B] (feet)	Single-Span Floor Joists		Multi-Span Floor Joists		Spacing (inches)
						min. dia. [C] (inches)	min. thick [D] (inches)	min. dia. [C] (inches)	min. thick [D] (inches)	
[]	2 x 6	8	[]	(2) 2 x 6	5	12	6	15	8	24
			[]	(2) 2 x 8	7	12	6	16	8	24
			[]	(2) 2 x 10	9	12	6	18	9	24
			[]	(2) 2 x 12	11	12	6	20	10	24
[]	2 x 8	10	[]	(2) 2 x 8	7	12	6	20	10	16
			[]	(2) 2 x 10	9	12	6	22	11	16
			[]	(2) 2 x 12	10	12	6	22	11	16
[]	2 x 10	13	[]	(2) 2 x 10	8	14	7	24	12	16
			[]	(2) 2 x 12	9	14	7	26	13	16
[]	2 x 12	16	[]	(2) 2 x 12	8	16	8	28	14	12

a. Choose one joist size and corresponding maximum span. All joists are spaced a maximum of 16" o.c.
b. Choose one floor beam (entire row) that corresponds with the size of joist chosen.

Beam to Post Connection Options

[3] Choose one beam to post connection option. [4] Choose one post size based on the height of the deck.



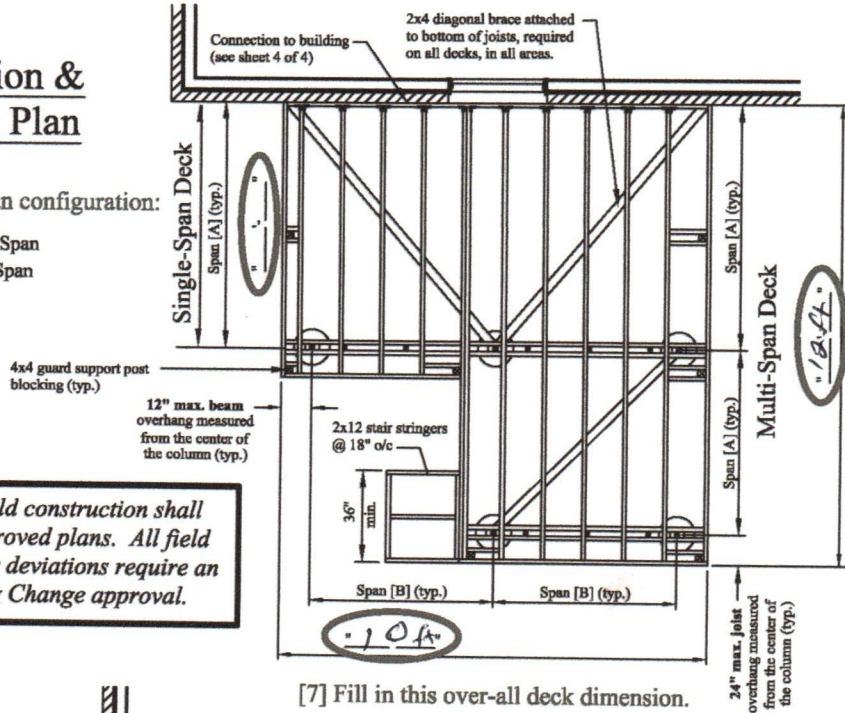
Property Owner:	Person Completing this Form:	Contractor:	Application No.
Name: _____	Name: _____	Name: _____	Sheet No. 1 of 5 <small>Residential Deck Drawings</small>
Address: _____	Address: _____	Address: _____	
Phone: _____	Phone: _____	Phone: _____	

Foundation & Framing Plan

[5] Choose one span configuration:

- Single-Span
- Multi-Span

The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.

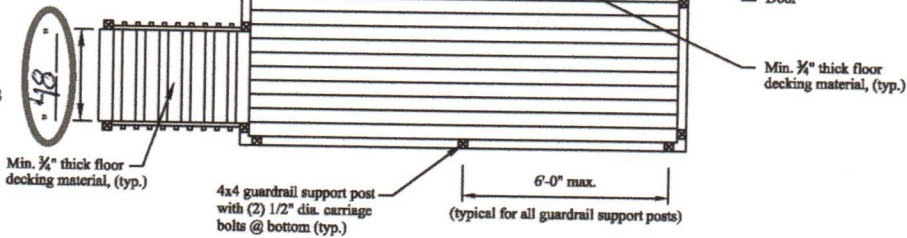


[7] Fill in this over-all deck dimension.

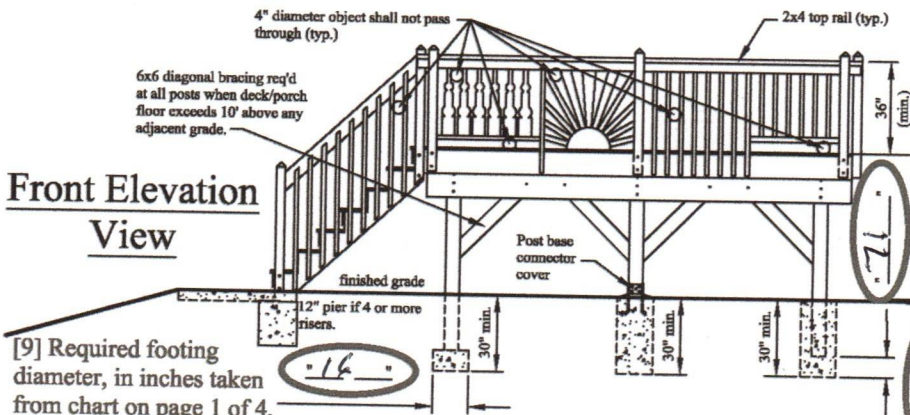
[6] Fill in this over-all deck dimension.

Deck Finished Floor Plan

[8] Fill in the stair width, in inches (36" min.).



Front Elevation View



[9] Required footing diameter, in inches taken from chart on page 1 of 4, "C" dimension.

[10] Choose a footing option:

- Post on top of buried concrete footing
- Post attached to top of concrete footing
- Post on top of buried concrete footing

[9] Required footing diameter, in inches taken from chart on page 1 of 4, "D" dimension.

30

Application No.

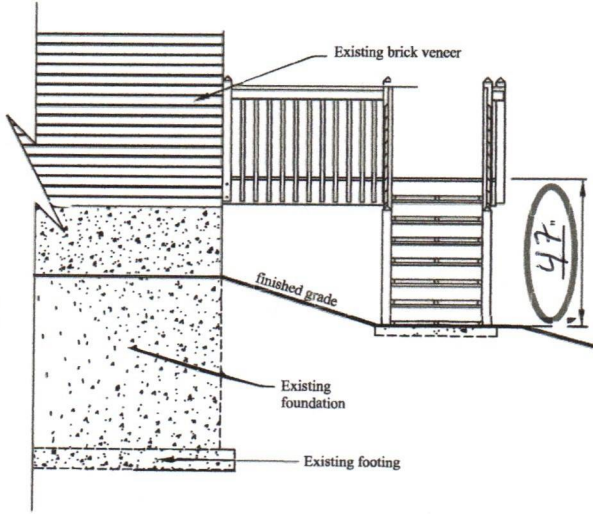
Sheet No.

2 of 5

Residential Deck Drawings

Left Side Elevation View

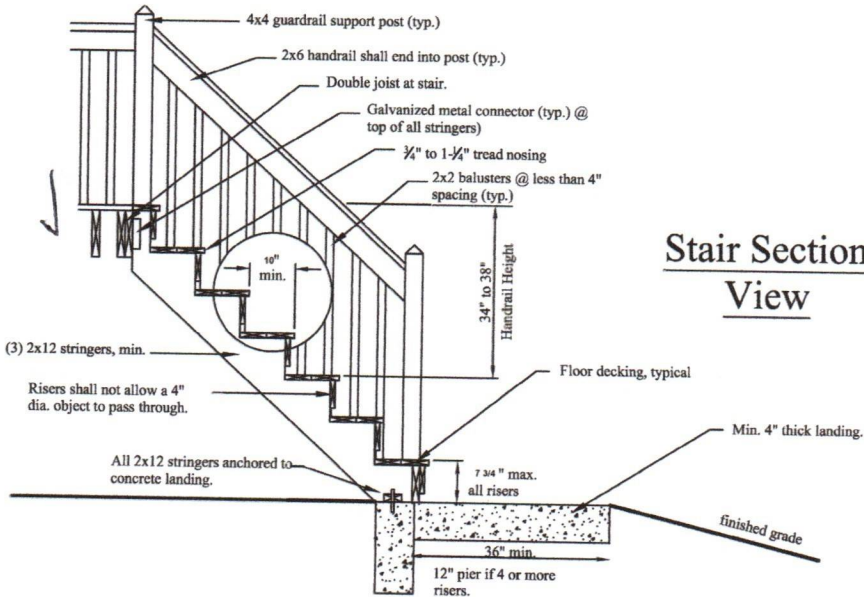
The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.



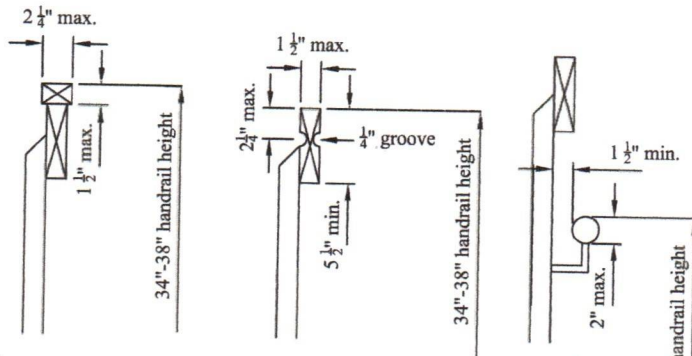
[11] Fill in the highest point above grade in inches.

47"

Stair Section View



Handrail Sections

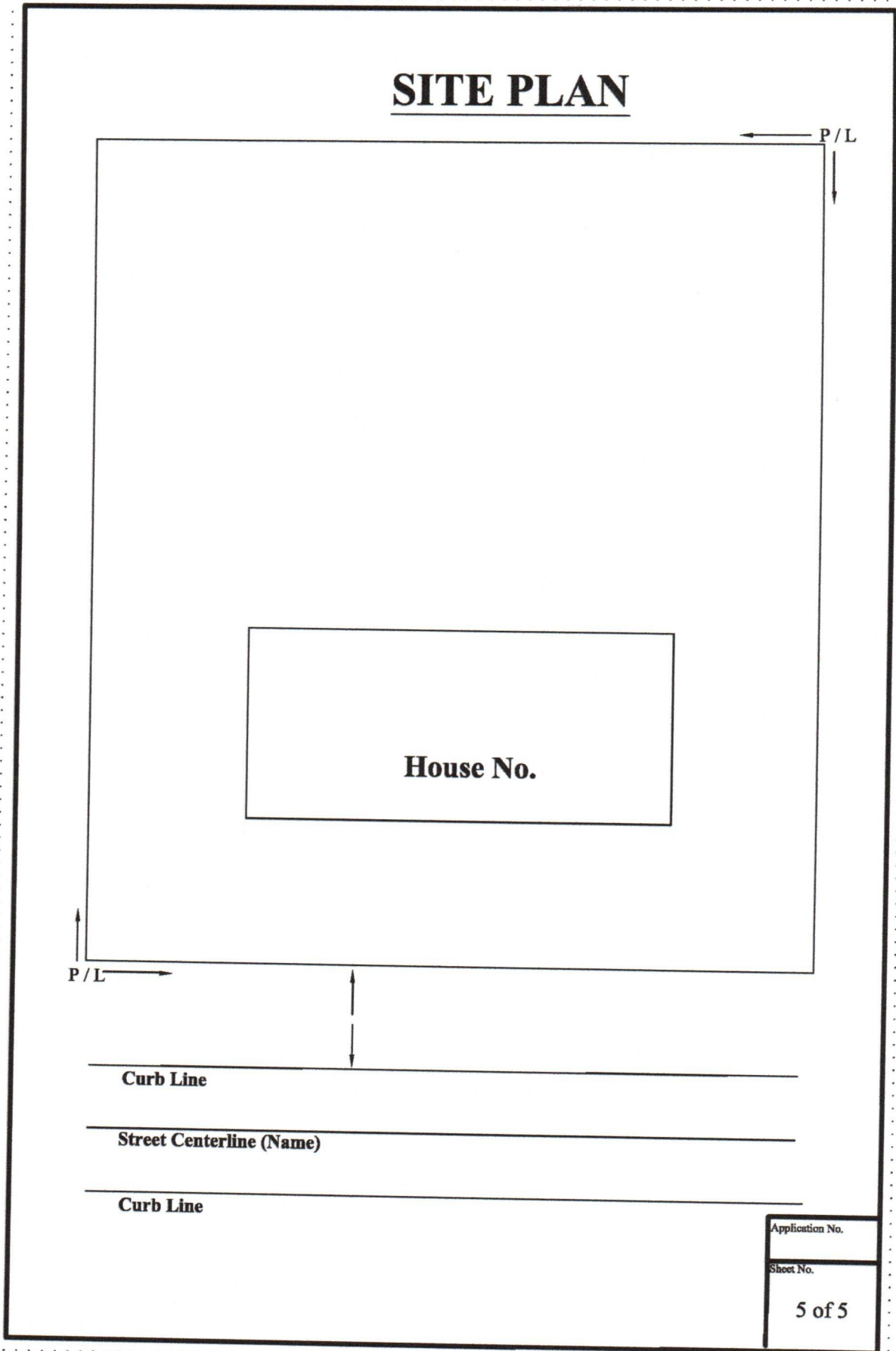


[12] Choose a handrail grip style: [] [] []

Still have to add

Application No.
Sheet No.
3 of 5

SITE PLAN



Application No.
Sheet No.
5 of 5



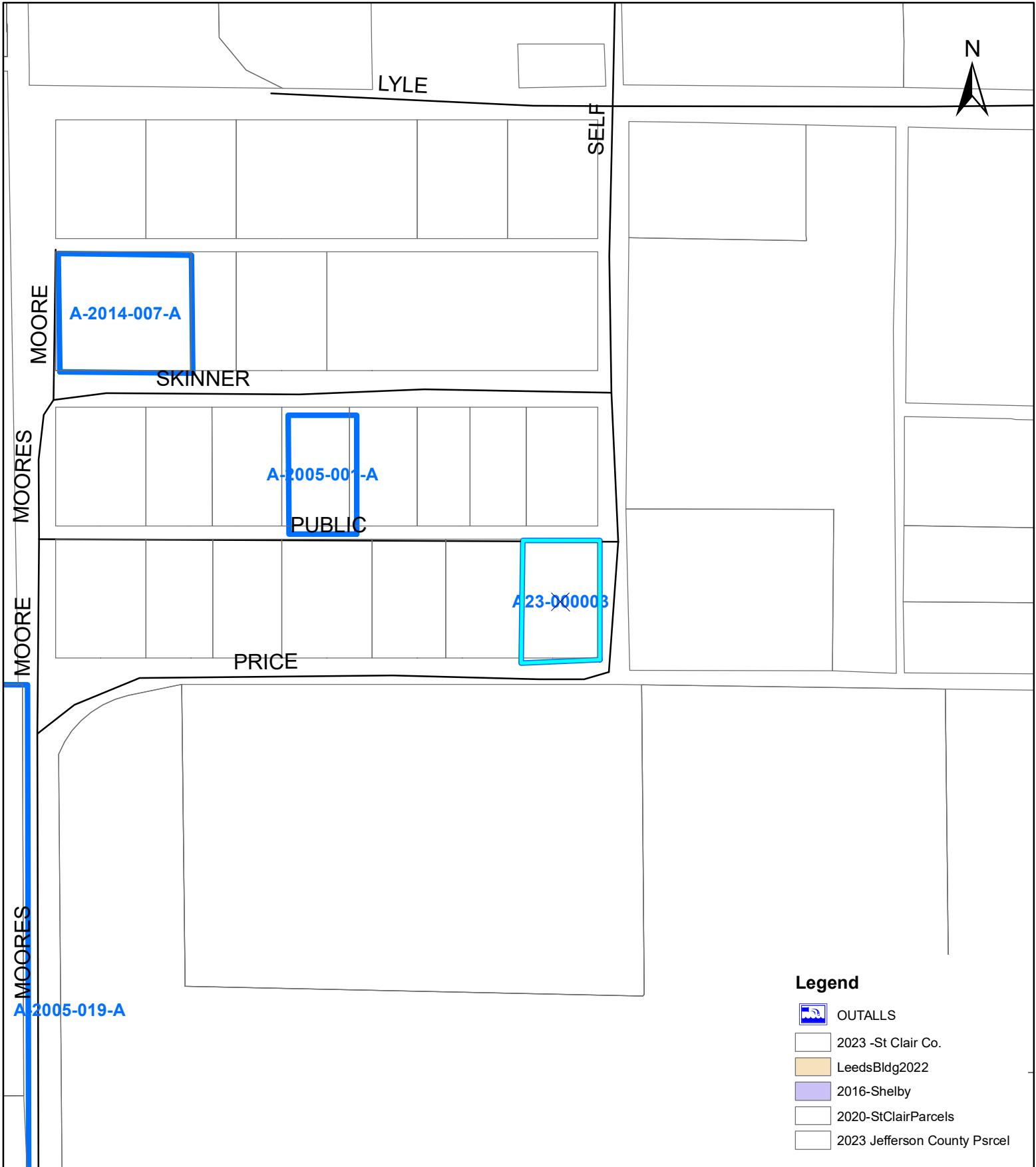




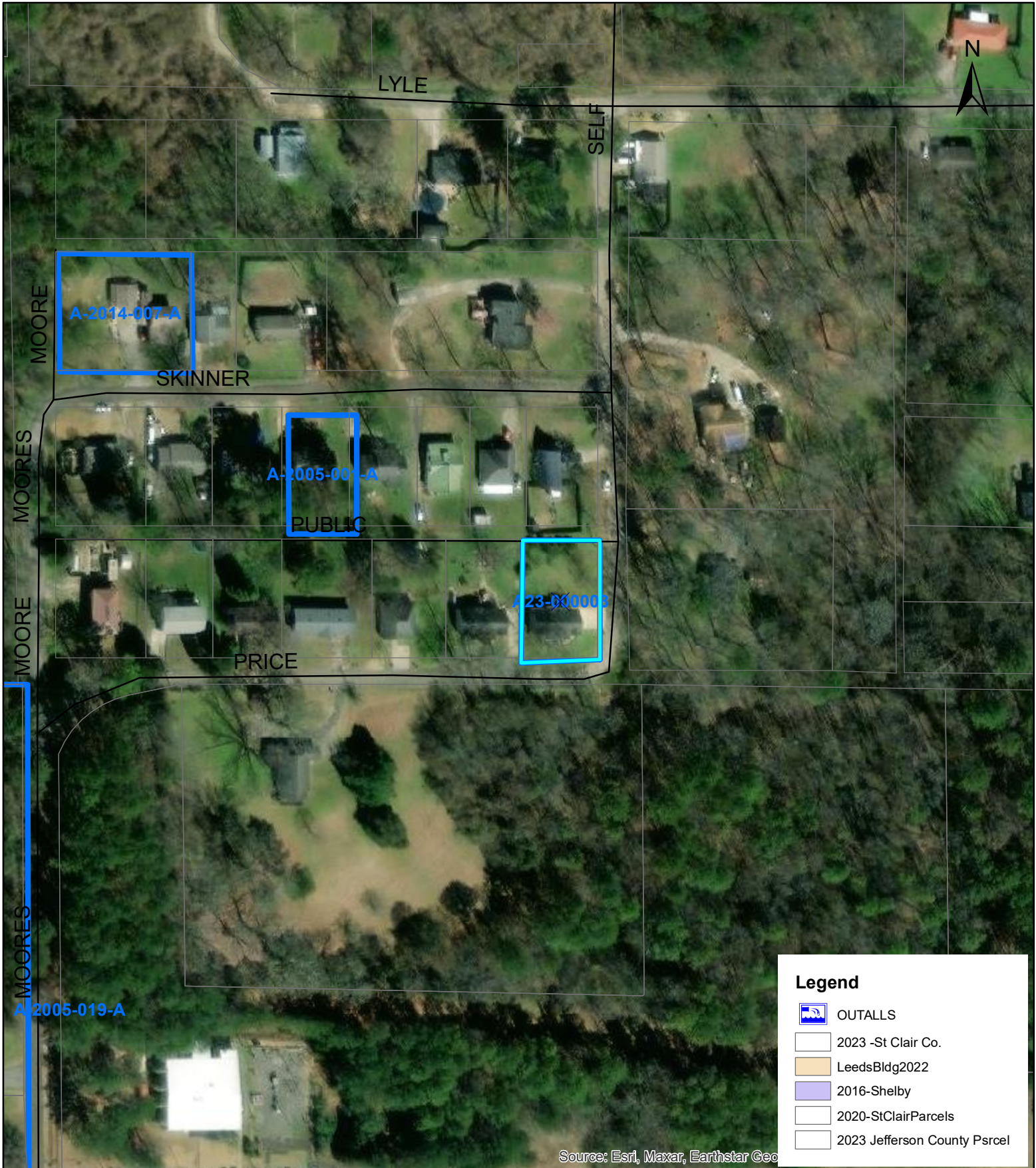




A24-000003 8024 PRICE AVE STREET



A24-000003 8024 PRICE AVE AERIAL



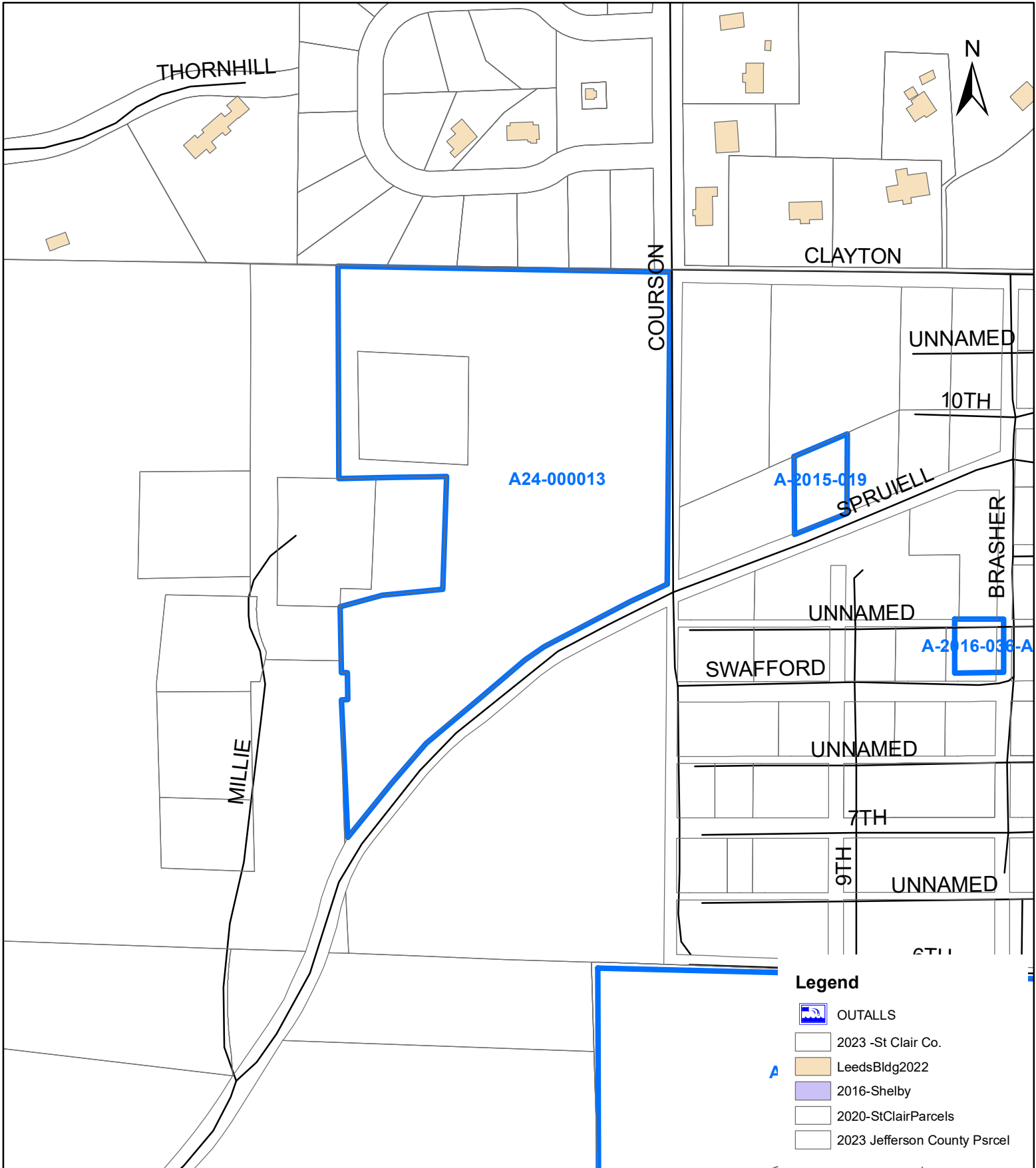
Legend

- OUTALLS
- 2023 -St Clair Co.
- LeedsBldg2022
- 2016-Shelby
- 2020-StClairParcels
- 2023 Jefferson County Psrcel

File Attachments for Item:

2. A24-000013 - A request by Michael McDevitt, Applicant, and Owner to request seeks approval to (1) construct a new accessory structure (21X28) to be used as a carport. Also, the applicant seeks approval to (2) add the new accessory structure in addition to the existing two accessory structures described above. Further, the applicant seeks approval to (3) exceed the allowed maximum area for the new accessory structure 27.3% of the H/C residence area. The owner purchased the property in 2005 and added parcels over the last 18 years to total approximately 10 acres. The original property contained a residence (2,150 SF) with two existing accessory structures - a 40X42 barn and a 14X30 pole barn at 8788 Spruiell St, 35094, TPID 2500154000006000, Jefferson County, Zoned R-2, Single Family District.

A24-000013 8788 SPUJELL ST STREET



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Owner purchased property in 2005 and added parcels over the last 18 years to total approximately 10 acres. The original property contained a residence (2,150 SF) with two existing accessory structures - a 40X42 barn and a 14X30 pole barn. This variance request seeks approval to (1) construct a new accessory structure (21X28) to be used as a carport. Also, applicant seeks approval to (2) add the new accessory structure in addition to the existing two accessory structures described above. Further, the applicant seeks approval to (3) exceed the allowed maximum area for the new accessory structure 27.3% of H/C residence area.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A24-000013
APPLICANT NAME:	Michael McDevitt
PROPERTY OWNER:	MCDEVITT MICHAEL E & SUZANNE B
TAX PARCEL ID#S:	2500154000006000
PROPERTY ADDRESS:	8788 SPRUIELL ST; LEEDS, AL 35094
PROPERTY ZONING:	R-2: SINGLE FAMILY RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: June 25, 2024
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
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:

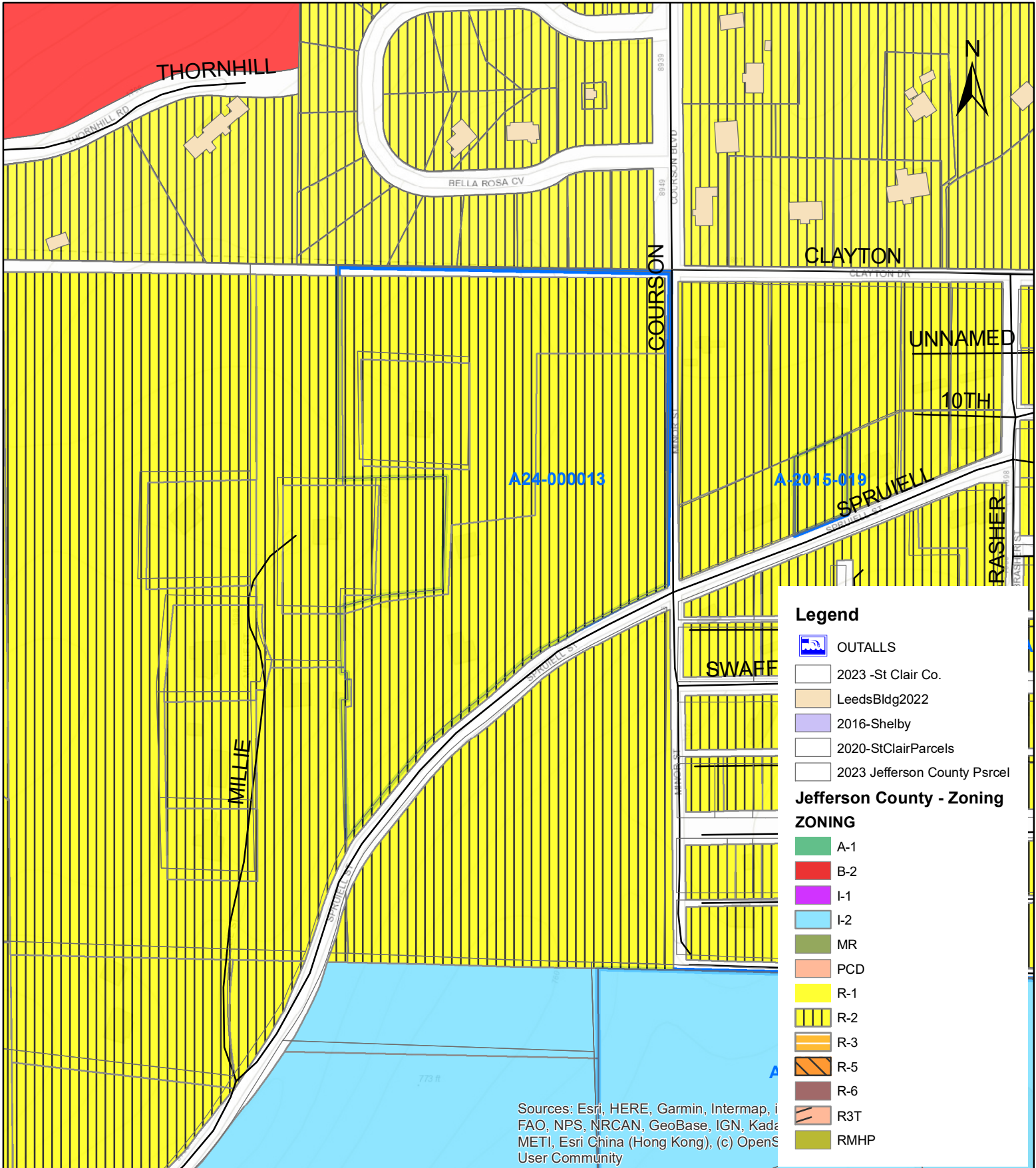
Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

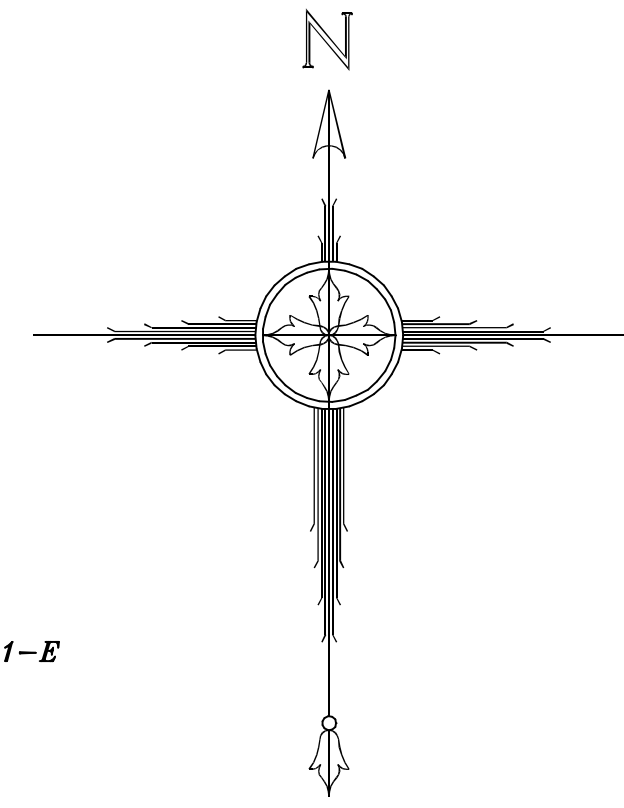
A24-000013 8788 SPUJELL ST ZONING



LEGEND

P.O.C.	POINT OF COMMENCEMENT	○	IRON PIN SET (IPS)
P.O.B.	POINT OF BEGINNING	○	IRON PIN FOUND (IPF)
P.O.T.	POINT OF TERMINATION	○	1/4 SECTION CORNER
ASP	ASPHALT	▬	EXIST. CONC. MON.
BLDG	BUILDING	▬	ACRE(S)
RES	RESIDENCE	S.F.	SQUARE FEET
CALC	CALCULATED	±	PLUS OR MINUS
(R)	RECORD	±	DECK
(M)	MEASURED	±	CONCRETE
BRG	BEARING	↙	RETAINING WALL
CH	CHORD	↘	GLY ANCHOR
R	RADIUS	↖	FENCE
A	DELTA	↗	OVERHEAD POWER
ESMT	EASEMENT	↘	POWER POLE
HW	HEADWALL	○	MANHOLE
OH	OVERHANG	○	WATER METER
POR	PORCH	○	UTILITY PREDESTAL
COV	COVERED	○	GAS VALVE
R.O.W.	RIGHT OF WAY	○	WATER VALVE
A/C	AIR CONDITIONER	○	FIRE HYDRANT
▲	CALCULATED POINT	○	LIGHT POLE

SURVEY CONTROL:
 THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



LEGAL DESCRIPTIONS:
(AS SURVEYED)

PARCEL #1
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA; THENCE RUN NORTH 88° 32' 35" WEST FOR A DISTANCE OF 40.05 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN" ON THE WESTERLY RIGHT-OF-WAY OF MINOR STREET (25' RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 29' 34" EAST FOR A DISTANCE OF 51.06 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 22' 11" EAST FOR A DISTANCE OF 106.04 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 22' 11" EAST FOR A DISTANCE OF 475.26 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SPRUIELL STREET (40' RIGHT-OF-WAY); THENCE LEAVING THE RIGHT-OF-WAY OF MINOR STREET AND BEGINNING ON THE RIGHT-OF-WAY OF SPRUIELL STREET, RUN SOUTH 64° 21' 06" WEST FOR A DISTANCE OF 89.61 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1184.85 FEET, A DELTA ANGLE OF 27° 41' 52", A CHORD BEARING OF SOUTH 50° 45' 20" WEST, AND A CHORD DISTANCE OF 567.22 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY FOR A DISTANCE OF 572.78 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 38° 23' 02" WEST FOR A DISTANCE OF 132.67 FEET TO FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 01° 06' 29" WEST FOR A DISTANCE OF 266.92 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 87° 25' 19" EAST FOR A DISTANCE OF 10.56 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 35' 16" WEST FOR A DISTANCE OF 44.72 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 89° 20' 09" WEST FOR A DISTANCE OF 9.49 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 12' 47" WEST FOR A DISTANCE OF 169.80 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 00° 57' 14" WEST FOR A DISTANCE OF 38.33 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 88° 47' 35" EAST FOR A DISTANCE OF 62.14 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 21' 36" EAST FOR A DISTANCE OF 131.76 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE RUN NORTH 01° 08' 32" EAST FOR A DISTANCE OF 78.10 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 89° 13' 32" WEST FOR A DISTANCE OF 71.04 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 00° 57' 43" WEST FOR A DISTANCE OF 411.61 FEET TO FOUND CAPPED REBAR STAMPED "ROBERTS"; THENCE RUN NORTH 00° 28' 59" WEST FOR A DISTANCE OF 7.71 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE RUN SOUTH 88° 32' 35" EAST FOR A DISTANCE OF 619.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 11.55 ACRES, MORE OR LESS.

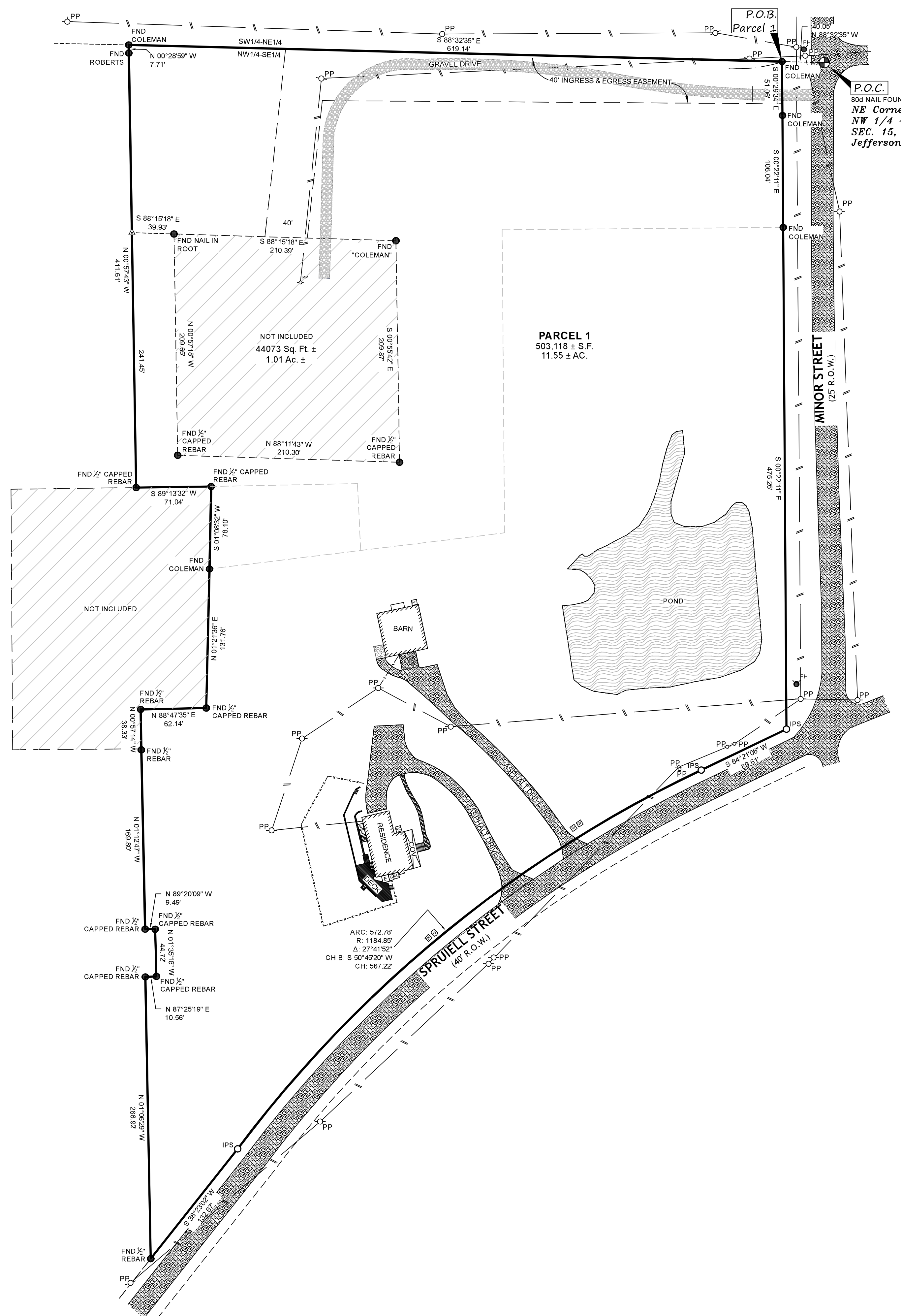
LESS AND ACCEPT:
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA; THENCE RUN NORTH 88° 32' 35" WEST FOR A DISTANCE OF 40.05 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN" ON THE WESTERLY RIGHT-OF-WAY OF MINOR STREET (25' RIGHT-OF-WAY); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 29' 34" EAST FOR A DISTANCE OF 51.06 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 22' 11" EAST FOR A DISTANCE OF 106.04 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00° 22' 11" EAST FOR A DISTANCE OF 475.26 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SPRUIELL STREET (40' RIGHT-OF-WAY); THENCE LEAVING THE RIGHT-OF-WAY OF MINOR STREET AND BEGINNING ON THE RIGHT-OF-WAY OF SPRUIELL STREET, RUN SOUTH 64° 21' 06" WEST FOR A DISTANCE OF 89.61 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1184.85 FEET, A DELTA ANGLE OF 27° 41' 52", A CHORD BEARING OF SOUTH 50° 45' 20" WEST, AND A CHORD DISTANCE OF 567.22 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY FOR A DISTANCE OF 572.78 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 38° 23' 02" WEST FOR A DISTANCE OF 132.67 FEET TO FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 01° 06' 29" WEST FOR A DISTANCE OF 266.92 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 87° 25' 19" EAST FOR A DISTANCE OF 10.56 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 35' 16" WEST FOR A DISTANCE OF 44.72 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 89° 20' 09" WEST FOR A DISTANCE OF 9.49 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 12' 47" WEST FOR A DISTANCE OF 169.80 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 00° 57' 14" WEST FOR A DISTANCE OF 38.33 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 88° 47' 35" EAST FOR A DISTANCE OF 62.14 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 01° 21' 36" EAST FOR A DISTANCE OF 131.76 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE RUN NORTH 83° 19' 07" EAST FOR A DISTANCE OF 145.12 FEET TO A FOUND CAPPED REBAR STAMPED "HARRIS"; THENCE RUN NORTH 02° 47' 56" WEST FOR A DISTANCE OF 64.10 TO FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE RUN SOUTH 88° 50' 29" WEST FOR A DISTANCE OF 139.47 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 89° 13' 32" WEST FOR A DISTANCE OF 71.04 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE NORTH 00° 57' 43" WEST FOR A DISTANCE OF 241.45 FEET TO A POINT; THENCE RUN SOUTH 88° 15' 18" EAST FOR A DISTANCE OF 39.93 FEET TO A FOUND NAIL IN ROOT, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 88° 15' 18" EAST FOR A DISTANCE OF 210.39 FEET TO A FOUND CAPPED REBAR STAMPED "COLEMAN"; THENCE RUN SOUTH 00° 55' 42" EAST FOR A DISTANCE OF 209.65 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 88° 11' 43" WEST FOR A DISTANCE OF 210.30 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 00° 57' 18" WEST FOR A DISTANCE OF 209.65 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.01 ACRES, MORE OR LESS.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JANUARY 03, 2023. Survey invalid if not signed and sealed.

Order No.: 22-677.1
 Owner: MIKE MCDEVITT
 Address: 8788 SPRUIELL STREET

BY: *Steven J. Clinkscales* Date: MAY 30, 2023
 Steven J. Clinkscales, PLS AL 37248
 12254 US-280
 Sterrett, AL 35147
 (205) 671-1033



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 1/2" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1084LS or a 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

CLINKSCALES LAND SURVEYING, LLC				
SCALE: 1" = 60'	APPROVED BY: Steven J. Clinkscales, PLS	DATE OF SURVEY: 01/03/2023	Tel: 205-671-1033	12254 US-280
DATE: 05/30/2023	AL REG. NO. 37248	SURVEYED BY: SJC / DRAWN BY: CSM & TLM		Sterrett, AL 35147
		Job #: 22-677.1	GRAPHIC SCALE 1" = 60'	Copyright ©

SURVEYORS NOTE: THE PURPOSE OF THIS SURVEY IS TO EXCLUDE A 0.23 ACRE PARCEL KNOWN AS PARCEL 2 BY THE PREVIOUS SURVEY DATED 01/03/2023. THE 0.23 ACRE PARCEL IS NOW ADDED TO THIS SURVEY MAKING THE PREVIOUS TOTAL ACREAGE FROM 11.32 ACRES TO 11.55 ACRES, MORE OR LESS.

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Michael E. McDevitt and Suzanne B.
McDevitt
101 Edgeview Avenue
Birmingham, Alabama 35209

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Seven Thousand Five Hundred and 00/100 (\$267,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William R. Ramey, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael E. McDevitt and Suzanne B. McDevitt**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Jefferson**, State of Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.


\$214,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **21st** day of **October**, **2005**.



William R. Ramey

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William R. Ramey, a married man**, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **21st** day of **October**, **2005**.



NOTARY PUBLIC
My Commission Expires: 4/29/06

EXHIBIT "A"

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 15, Township 17 South, Range 1 East, Jefferson County, Alabama and being more particularly described as follows:

Commence at a point accepted as the NE corner of the said 1/4-1/4 section and run West along the North line of the said 1/4-1/4 section for 40.05' to a point on the West Right of Way of Minor Street; thence South along the said right of way for 146.15 to the point of beginning; thence continue along the last described course for 471.85 to the Northerly right of way of Spruicll Street NE; thence an interior angle to the left of 115 degrees 31' 57" and run Southwest along the last said Right of Way for 97.27' to the point of commencement of a curve to the left having a central angle of 26 degrees 38' 40" and a radius of 1220.00'; thence continue along the said right of way and the arc of said curve for 567.34'; thence continue along the said right of way for 133.63'; thence an interior angle to the left of 38 degrees 13' 45" and run North for 267.25'; thence an interior angle to the left of 90 degrees and run East for 10.00'; thence an interior angle to the right of 90 degrees and run North for 45.00'; thence an interior angle to the right of 90 degrees and run West for 10.00'; thence an interior angle to the left of 90 degrees and run North for 170.28'; thence an interior angle to the left of 107 degrees 25' 22" and run Northeast for 85.00'; thence an interior angle to the right of 190 degrees 36' 52" and run Northeast for 119.73'; thence an interior angle to the right of 100 degrees 45' 40" and run Northeast for 145.31'; thence an interior angle to the left of 100 degrees 22' 55" and run Northeast for 136.84'; thence an interior angle to the right of 96 degrees 50' 06" and run North for 287.15'; thence an interior angle to left of 90 degrees and run East for 255.42' returning to the point of beginning. Subject to any recorded easements or rights of ways or restrictions of record.

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, AL 35094

Send Tax Notice To:
MICHAEL E. MCDEVITT and
SUZANNE B. MCDEVITT
8788 SPRUIELL STREET
LEEDS, AL 35094

CORRECTIVE
WARRANTY DEED.

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument
Judge of Probate
NO TAX COLLECTED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Thousand and 00/100 Dollars (\$7,000.00)* to the undersigned Grantor, DORIS LYNDELL HOWARD RAMEY AND HUSBAND WILLIAM RANDALL RAMEY, (hereinafter referred to as Grantor), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto MICHAEL E. MCDEVITT AND SUZANNE B. MCDEVITT (herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

SUBJECT PROPERTY IS ONE AND THE SAME AS A PORTION OF PROPERTY CONVEYED IN DEEDS RECORDED IN INSTRUMENT 9804-1244, BOOK LR200812, PAGE 13678 AND BOOK LR200907, PAGE 3369.

DORIS LYNNELL RAMEY AND DORIS LYNDELL HOWARD RAMEY ARE ONE AND THE SAME.

THE PURPOSE OF THIS DEED IS TO CORRECT THE DEED ORIGINALLY RECORDED INST. NO. 2017129156. SAID DEED HAD THE INCORRECT LEGAL DESCRIPTION

SUBJECT TO: .

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Existing easements for public utilities including but not limited to electrical, gas water, telephone and sewerage.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 70, PAGE 898 AND REAL 70, PAGE 900, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

- 6. RIGHT OF WAY TO CITY OF LEEDS, RECORDED IN REAL 836, PAGE 494 AND REAL 836, PAGE 493, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
- 7. LACK OF INGRESS AND/OR EGRESS.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators 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, said Grantor has hereunto set its hand and seal this the 2nd day of August, 2021.

04 Doris Lynnell Ramey
William Randall Ramey ATT
Doris Lynnell Howard Ramey
 DORIS LYNDELL RAMEY
 BY: WILLIAM RANDALL RAMEY
 ATTORNEY IN FACT FOR
 DORIS LYNDELL HOWARD RAMEY

William Randall Ramey
 WILLIAM RANDALL RAMEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM RANDALL RAMEY, whose name as Attorney in Fact for DORIS LYNDELL HOWARD RAMEY, a married woman, and WILLIAM RANDALL RAMEY, her husband, of LEEDS, AL, 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, WILLIAM RANDALL RAMEY, individually and in his/her capacity as such Attorney in Fact and with full authority ' executed the same voluntarily for DORIS LYNDELL HOWARD RAMEY on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2021.

Jada A. Williams
 NOTARY PUBLIC

My Commission Expires: 5/1/24

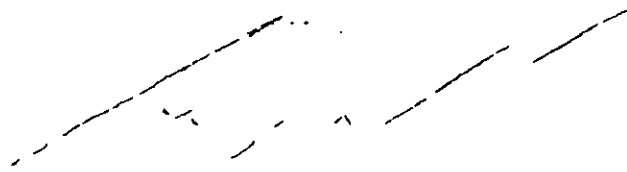


PARCEL DESCRIPTION

STATE OF ALABAMA
COUNTY OF JEFFERSON

A parcel of land located in the Northwest $\frac{1}{4}$ of Section 15, Township of 17 South, Range 1 East, Jefferson County, Alabama and being more particularly described as follows: Commence at the Northeast Corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ section and run West along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for 40.05' to a point on the West Right of Way of Minor Street; thence South along the said Right of Way for 146.15'; thence turning and interior angle to the left $90^{\circ}0'0''$ and run Westerly for a distance of 266.42'; thence turn interior angle to the Right $90^{\circ}0'0''$ and run South 287.15' to a found rebar; thence turn interior angle left $96^{\circ}50'06''$ and run Southwesterly for a distance of 136.84' to a found rebar also being the Point of Beginning; thence turn an interior angle right $100^{\circ}22'55''$ and run Southerly for a distance of 145.31 to a found rebar; thence turn an interior angle left $100^{\circ}45'40''$ and run Westerly for a distance of 119.73' to a Found Rebar & Cap; thence turn an interior angle left $190^{\circ}36'52''$ and run Southwesterly for a distance of 86.86' to a found Rebar and Cap; thence turn an interior angle left $70^{\circ}48'27''$ and run Northerly 37.90' to a found rebar & cap; thence turn an interior angle left $90^{\circ}29'23''$ and run Easterly 62.46' to a found Rebar & Cap; thence turn an interior angle right $90^{\circ}29'23''$ and run Northerly 132.03'; thence turn an interior angle to the left $98^{\circ}11'56''$ and run Easterly 143.19' to the Point of beginning.

Containing 21,871.2 SF or 0.502 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name: DORIS LYNDELL HOWARD RAMEY and WILLIAM RANDALL RAMEY
 Mailing Address: _____
 Property Address: PLEASE SEE LEGAL DESCRIPTION

Grantee's Name: MICHAEL E. McDEVITT and SUZANNE B. McDEVITT
 Mailing Address: _____
 Date of Sales: _____
 Total Purchase Price: (\$7,000.00)
 Actual Value: \$ _____
 OR
 Assessor's Market Value: \$ _____

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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u> _____	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 Laura L. Barnes

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

Send Tax Notice To:
MICHAEL E. MCDEVITT and
SUZANNE B. MCDEVITT

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand and 00/100 (\$40,000.00) to the undersigned Grantor, DORIS LYNNELL HOWARD RAMEY, AN UNMARRIED WOMAN, (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto MICHAEL E. MCDEVITT and SUZANNE B. MCDEVITT , (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address:

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Less and except any part of subject property lying with in any road right of way.
5. Right of way granted to Alabama Power Company recorded in Volume 3049, Page 204 and Volume 3872, Page 595.
6. Less and except property and easement recorded in LR 201005, Page 13609.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators 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, said Grantor has hereunto set his/her hand and seal this the ^{14th}~~29th~~ day of ^{August}~~July~~, 2020.

Doris Lynnell Howard Ramey

DORIS LYNNELL HOWARD RAMEY

STATE OF ALABAMA
JEFFERSON COUNTY

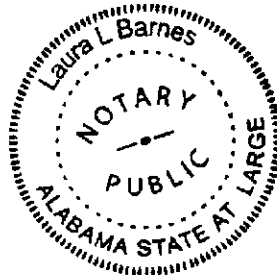
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DORIS LYNNELL HOWARD RAMEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{14th}~~29th~~ day of ^{August}~~July~~, 2020.

[Handwritten Signature]

NOTARY PUBLIC

2/4/24



LEGAL DESCRIPTION

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 17 South, Range 1 East, Jefferson County, Alabama, being more particularly described as follows: Commence at a spike (80d nail) in pavement at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 17 South, Range 1 East; thence North 88 degrees 04 minutes 51 seconds West a distance of 40.05 feet to a $\frac{1}{2}$ " iron pin (ls#12409) on the Westerly boundary of Minor Street; thence South 1 degree 09 minutes 17 seconds East a distance of 40.00 feet to a $\frac{1}{2}$ " iron pin (ls #13409) for a point of beginning; thence South 1 degree 09 minutes 18 seconds East along the Westerly boundary of Minor Street a distance of 106.15 feet to a $\frac{1}{2}$ " iron pin (LS #20356); thence South 88 degrees 49 minutes 27 seconds West a distance of 266.43 feet to a $\frac{1}{2}$ " iron pin; thence South 1 degree 13 minutes 11 seconds West a distance of 287.15 feet to a $\frac{1}{2}$ " iron pin (LS #20356); thence South 81 degrees 56 minutes 43 seconds West a distance of 136.84 feet to a $\frac{1}{2}$ " iron pin (LS #20356); thence North 3 degrees 30 minutes 34 seconds West a distance of 64.05 feet to a $\frac{1}{2}$ " iron pin; thence South 88 degrees 14 minutes 19 seconds West a distance of 210.00 feet to a $\frac{1}{2}$ " iron pin (ls #9124); thence North 1 degree 45 minutes 41 seconds West a distance of 411.99 feet to a $\frac{1}{2}$ " iron pin (ls #17520); thence South 88 degrees 57 minutes 07 seconds East a distance of 148.06 feet to a $\frac{1}{2}$ " Iron pin (LS #13409); thence continue along the same line a distance of 471.34 feet to a $\frac{1}{2}$ " iron pin (LS #13409); thence South 1 degree 09 minutes 16 seconds East a distance of 40.00 feet to the point of beginning.

Less and except property and easement recorded in deed LR 201005, Page 13609.

Situated in Jefferson County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: DORIS LYNNELL HOWARD
RAMEY

Grantee's Name: MICHAEL E. MCDEVITT and
SUZANNE B. MCDEVITT

Mailing Address:

Mailing Address:

Property Address:

Date of Sales July 29th, 2020

Total Purchase Price: (\$40,000.00)

Actual Value: \$ _____

OR

Assessor's Market Value: \$ _____

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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<input checked="" 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: July 29th, 2020


Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

MICHAEL E. MCDEVITT
SUZANNE B. MCDEVITT


This instrument was prepared by:
BRUNSON BARNETT & SHERRER, P.C.
8020 Parkway Drive, Leeds, AL 35094

Send Tax Notice to:
Michael McDevitt
8788 Spruiell Street
Leeds, AL 35094

WARRANTY DEED

County Division Code: AL040
Inst # 2023055777 Pages: 1 of 2
I certify this instrument filed on
6/14/2023 11:55 AM Doc. D
Judge of Probate
Jefferson County, AL. Rec. \$19.00
DeedTx \$3.00
Clerk: CRONANL

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three thousand and no/100 (\$3,000.00), to the undersigned Grantors, William R. Ramey and Doris L. Ramey (husband and wife) in hand paid by Michael E. McDevitt and Suzanne B. McDevitt, the receipt of which is hereby acknowledged, the said William R. Ramey and Doris L. Ramey, do by these present, grant, bargain, sell and convey unto the said Michael E. McDevitt and Suzanne B. McDevitt, the following described real estate, situated in Jefferson County, Alabama, to-wit:

PARCEL TWO

A parcel of land located in the Southeast Quarter of Section 15, Township 1 7 South, Range 1 East, Jefferson County, Alabama, and being more particularly described as follows:

Commence at a point accepted as the Northeast corner of the Northwest Quarter of said Southeast Quarter, thence North 83 degrees, 41' West along a line accepted as the North line of said Quarter for 659.44 feet; thence South 03 degrees, 30' West for 412.02 feet; thence South 86 degrees, 30' East for 138.95 feet; thence South 03 degrees, 30' West for 209.99 feet; thence North 86 degrees, 30' West for 147.52 feet; thence North 5 degrees, 50' East for 210.17 feet to the point of beginning.

NOTE: NOT THE HOMESTEAD OF THE GRANTORS

SUBJECT TO:

1. All easements, rights of way, reservations, restrictions, restrictive covenants, zoning ordinances and other matters of record, if any.
2. No title search has been requested and none has been performed.
3. Legal descriptions provided by William R. Ramey.

SIGNATURE PAGE TO FOLLOW

File Attachments for Item:

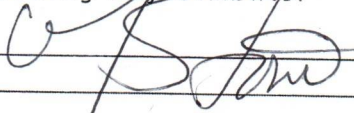
3. A24-000016 - A request by Mike Stowe, Applicant, and Owner to: 1. TO ALLOW A FENCE TO BE PLACED ON THE PROPERTY THAT EXCEEDS THE HEIGHT AND A STYLE THAT DIFFERS FROM THAT PERMITTED; 2. TO ALLOW A COVERED DECK TO BE LOCATED LESS THAN THE REQUIRED SEVENTY-FIVE FEET FROM THE REAR PROPERTY LINE AND TO BE LESS THAN FIFTY (50) FEET FROM THE SIDE (NORTH) PROPERTY LINE IN THE A-1, AGRICULTURE DISTRICT, AT 112 FOSTER RD, LEEDS, AL 35094, TPID: 2700012000001000, JEFFERSON COUNTY.

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Signature: 

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY	
Application Number:	Date Received:
Received By:	Scheduled Public Hearing Date:

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: <i>Michael Stowe</i>	
Mailing Address: <i>112 Foster Rd Leeds 35094</i>	
Telephone: <i>205 994 5803</i>	E-mail: <i>mike@leancegame rentals.com</i>
Signature: <i>[Signature]</i>	

Part 2. Parcel Data		
Owner of Record:		
Owner Mailing Address:		
Site Address:		
Tax Parcel ID #	Existing Zoning:	Existing Land Use:

Part 3. Request
Section of Ordinance for which variance is requested:
Nature of Variance with reference to applicable zoning provision: <i>Front yard Fence</i>

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Vicinity Map showing the location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout
<input type="checkbox"/> Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/> Application Fee \$120.00