



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

January 25, 2022 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes of December 14, 2021.

OLD BUSINESS:

2. BZA - Executive Session
- [3.](#) A21-000024 -An application by Walji Nazleen Shahid, applicant, to allow vape sales at 7700 Parkway Dr., Leeds, AL 35094, TPID 2500212003002000, Jefferson County, Zoned T-5-A - Urban Center Zone

OTHER BUSINESS:

- [4.](#) A21-000026 - A request by Michael T & Stacy E. Wells to allow the placement of two (2) accessory buildings in the front yard of the residence as per the plot plan submitted with the application at 6025 Bluebird Ln, Leeds, AL 35094, TPID 2700012000027003, Zoned A-1, Agriculture, 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. Minutes of December 14, 2021.



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

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

December 14, 2021 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Brad Pool
Board Member Mark Musgrove
Board Member Gerald Miller

ABSENT

Board Member Andrea Howard
Board Member Andy Watkins

DETERMINATION OF QUORUM:

A quorum was present.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - October 26, 2021
The minutes were approved as presented.

OLD BUSINESS:

None

OTHER BUSINESS:

2. A request to allow a wholesale used car dealership - no parking of vehicles outside at 8400 Thornton Ave, Leeds, aL 35094, TPID 2500211016007.002, Jefferson County,
Mr. Daryl Cherry presented his application to the board.

Motion made by Board Member Musgrove to approve the request with the variance limited to the time that Mr. Daryl Cherry is the leasee of the property and he maintains all city licenses and taxes, Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

3. A21-000023 - An application by J. Michael Snowden, applicant, to allow a 38X48 Horse Barn to be fifty (50) feet in lieu of the required seventy-five (75) feet from the rear property line at 230 Mountain View Pl, 35094, TPID 2700011000021003, Jefferson County.

Mr. Michael Snowden presented his application to the board.

Motion made by Board Member Pool, Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

4. A21-000024 -An application by Walji Nazleen Shahid, applicant, to allow vape sales at 7700 Parkway Dr., Leeds, Al 35094, TPID 2500212003002000, Jefferson County, Zoned T-5-A - Urban Center Zone

Ms. Nazleen presented the application to the board.

Motion made by Board Member Musgrove to table the hearing until the next meeting of January 25, 2022, Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

5. Executive Session

The meeting adjourned into Executive Session at 6:35 PM

ADJOURNMENT:

Mr. Mike McDevitt, Chairman

Ms. Andrea Howard, Secretary

File Attachments for Item:

3. A21-000024 -An application by Walji Nazleen Shahid, applicant, to allow vape sales at 7700 Parkway Dr., Leeds, Al 35094, TPID 2500212003002000, Jefferson County, Zoned T-5-A - Urban Center Zone

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Sent To **WALJI NAZLEEN SHAHID**
 Street and Apt. No., or PO Box No. **1200 COLONY PL**
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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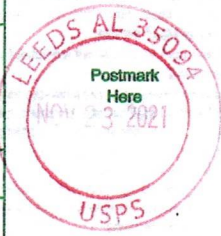
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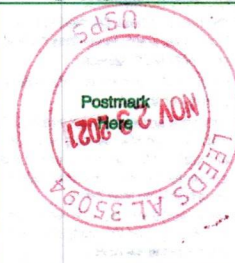
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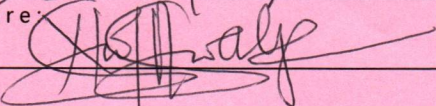
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A 21-00024

SPECIAL EXECEPTION APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F.
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

NO 15 1420

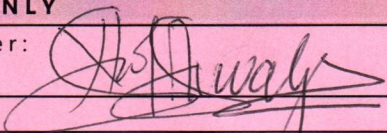
Part 1. Application	
Name of Applicant: NAZLEEN WALJI.	
Mailing Address: 1200 COLONY PLACE HOOVER AL 35226	
Telephone: 205 427 8323	E-mail: Nazleen walji@yahoo.com
Signature: 	

Part 2. Parcel Data		
Owner of Record: NAZLEEN WALJI.		
Owner Mailing Address: 1200 COLONY PL HOOVER AL 35226		
Site Address: 7700 PARKWAY DRIVE LEEDS AL 35094		
Tax Parcel ID #	Existing Zoning:	Existing Land Use:

Part 3. Request
Terms of Special Exception Requested: ACCEPTANCE TO SELL VAPES.

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing the property boundaries and proposed Development Layout
<input type="checkbox"/> Application Fee

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.

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Application Number: 	Date Received:

DRIVER LICENSE

ALABAMA

9



NO. 9568062 CLASS D
 D.O.B. 11-26-1987 EXP 06-20-2024
 REEMA PANJWANI
 HUDA
 1241 S MAIN ST
 GRAYSVILLE AL 35073-1704
 ENDORSEMENTS REST
 ISS 08-17-2021 SEX F HT 5-00 EYES BRO
 WT 178 HAIR BLK

Reema Panjwani

Secretary Hal Taylor
Secretary of Law Enforcement

HUDA VENTURES LLC
 7700 Parkway Dr.
 LEEDS, AL 35094
 (205) 201-2501

1167

61-897/620

DATE 11/16/21

PAY TO THE ORDER OF

CITY OF LEEDS

\$ 130.⁰⁰/₁₀₀

one hundred & thirty dollars only.

DOLLARS



BANCORPSOUTH
 8433 1st Ave SE
 Leeds, AL 35094-2173
 (205) 699-2181

FOR Filing Special Exception Request

Reema Panjwani

⑈001167⑈ ⑆062003977⑆ 79537304⑈

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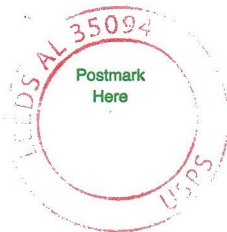
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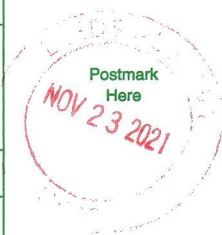
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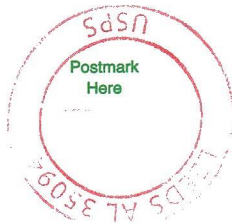
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Street and Apt. No., or PO Box No. **PO BOX 530130**

City, State, ZIP+4® **Birmingham, AL 35253-0130**



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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

7019 1640 0001 4861 6480

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

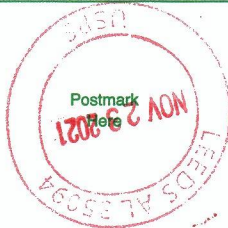
Total Postage and Fees

\$

Sent To American Legion Club ETC

Street and Apt. No., or PO Box No. 8299 Railroad Ave

City, State, ZIP+4® Leeds, AL 35094-2164



Certified Mail service provides the following benefits:

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2019 1640 0001 7000 0497 6102
0159 7984 4861 6510

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

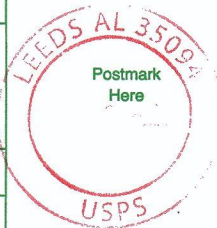
Sent To **LEEDS CITY OF BOARD OF**

Street and Apt. No., or PO Box No.

1517 HURST AVE.

City, State, ZIP+4®

LEEDS - AL - 35094 - 0020



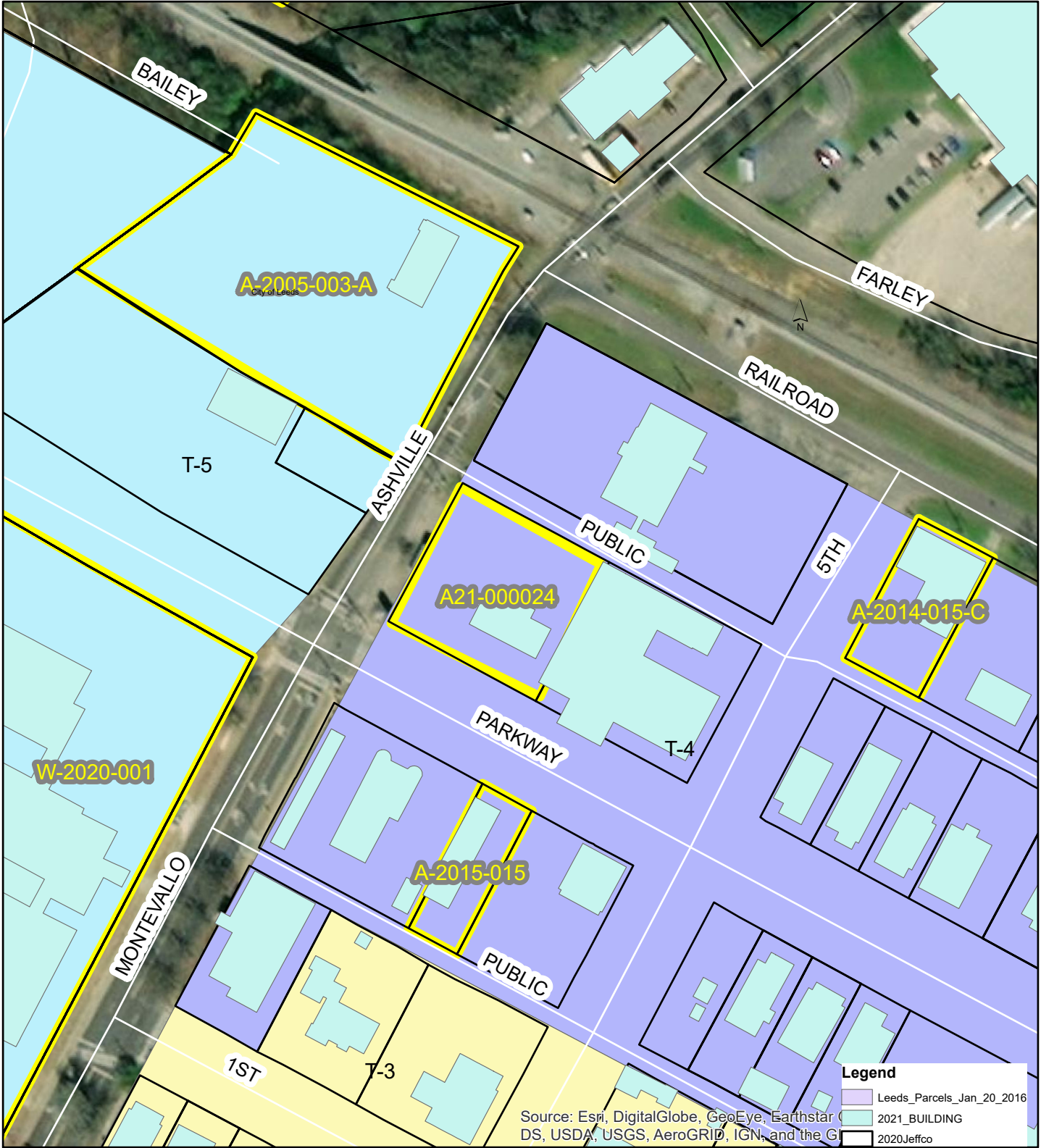
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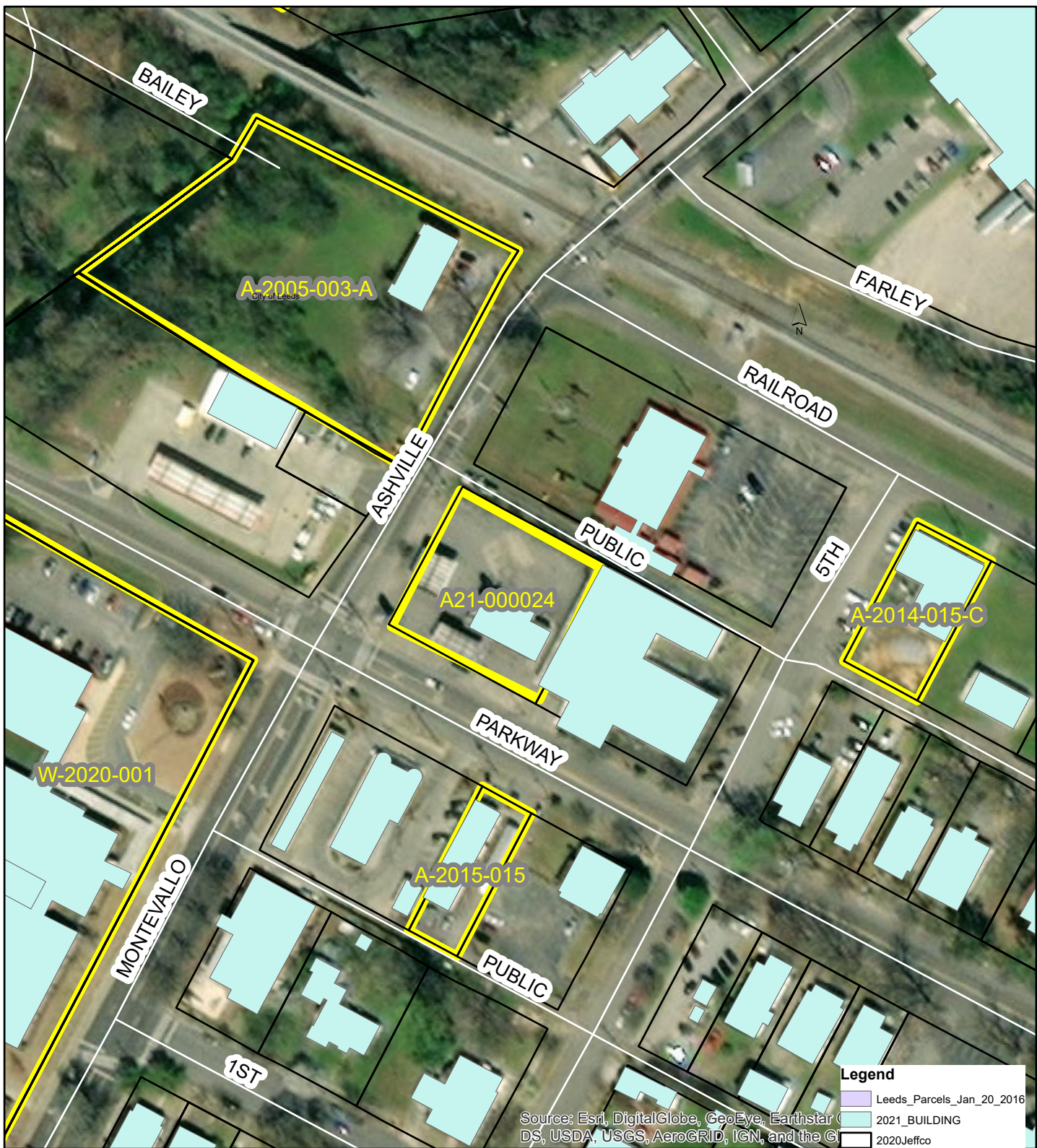
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- IMPORTANT: Save this receipt for your records.**

A21-000024 7700 PARKWAY DR 2500212003002000 ZONING



A21-000024
7700 PARKWAY DR
2500212003002000
AERIAL



File Attachments for Item:

4. A21-000026 - A request by Michael T & Stacy E. Wells to allow the placement of two (2) accessory buildings in the front yard of the residence as per the plot plan submitted with the application at 6025 Bluebird Ln, Leeds, AL 35094, TPID 2700012000027003, Zoned A-1, Agriculture, Jefferson County

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for to allow the placement of two (2) accessory buildings in the front yard of the residence as per the plot plan submitted with the application.

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 #:	A21-000026
APPLICANT NAME:	WELLS MICHAEL T & STACY E
PROPERTY OWNER:	WELLS MICHAEL T & STACY E
TAX PARCEL ID#S:	2700012000027003
PROPERTY ADDRESS:	6025 BLUEBIRD LN; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

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

Date: January 25, 2022
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representatives 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

30 **PARCEL #:** 27 00 01 2 000 027.003
OWNER: WELLS MICHAEL T & STACY E
ADDRESS: 6025 BLUEBIRD LN LEEDS AL 35094
LOCATION: 6025 BLUEBIRD LN AL 35094

[111-B-] Baths: 3.5 H/C Sqft: 3,512
 14-070.0 Bed Rooms: 4 Land Sch: A123
 Land: 23,000 Imp: 232,000 Total: 255,000
 Acres: 0.000 Sales Info: 12/11/2012 \$186,500

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2020 v

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

Bldg_001

BUILDINGS

GENERAL INFO

Parcel 27 00 01 2 000 027.003
 Building 001
 Type 111
 Eff. Type 111
 Built 1978 [1982]
 Class B-
 No. Rooms 8
 Assmt. Class 3 Bldg. Ht. 0

Current Owners
WELLS MICHAEL T & STACY E

6025 BLUEBIRD LN
LEEDS AL 35094

201314-1917

Last Modified: 9/18/2019 10:08:02 PM

BUILDING VALUE

Base Area 1756
 Base Rate \$73.73
 Const. Units 94
 Adj. Rate \$69.31
 Total Adj. Area 4403 [U: 1756]
 Sub Total \$305,172.00
 Extra Features \$33,505.60
 Base Cost \$338,677.60
 Index 1.09
 Replacement Cost \$369,159.00
 Condition 60
 Value \$221,495.00
 Market Adj. 0
 Final Value \$221,500.00
 Misc. Imp. \$10,500.00
TOTAL IMP. VALUE \$232,000.00

Construction Units

Category	SubCategory	Code	Percent	Units
FOUNDATION	WOOD SUBFLOOR	S09	100	0
EXTERIOR WALLS	WOOD FRAME, STUCCO	W05	100	32
ROOF TYPE	HIP-GABLE	T02	100	8
ROOF MATERIAL	ASPHALT SHINGLES	M04	100	4
FLOORS	CARPET & UNDERLAY	F14	100	12
INTERIOR FINISH	DRYWALL(SHEETROCK)	I07	100	30
PLUMBING	AVERAGE	P03	1	8
Total				94

Extra Features

Code	SubCategory	Qty	Sqft	Base	Total
HT11106	HEAT/AC FHA/AC	1	3512	\$6.30	\$22,125.60
PLB0003	BATH 3FIX	2	0	\$4,270.00	\$8,540.00
PLB0002	BATH 2FIX	1	0	\$2,840.00	\$2,840.00
Total					\$33,505.60

MISC IMPROVEMENTS

Code	Assmt.	SubCategory	Size	Value
24WCBFG	3	GARAGE WOOD OR CB FLOOR GOOD	484	\$10,500.00
TOTAL:				\$10,500.00

APPENDAGES

Symbol	Decimal	Area	Adjusted Area
B 0.3	0.3	1228	368
CP 0.6	0.6	468	281
OP 0.1	0.1	40	4
SP 0.5	0.5	468	234

31

WD 0.2

0.2

20

4

TOTAL: 891 Sqft

VARIANCE 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 * leedsalabama.gov

Part 1. Application	
Name of Applicant: Michael + Stacy Wells	
Mailing Address: 6025 Bluebird Lane	
Telephone: 205 531 1842	E-mail: mysittlbrds@yahoo.com
Signature: Stacy E. Wells	

Part 2. Parcel Data		
Owner of Record: Michael and Stacy Wells		
Owner Mailing Address: 6025 Bluebird Lane		
Site Address: 6025 Bluebird Lane		
Tax Parcel ID # 27 00 01 2000 027 .003	Existing Zoning: A 1	Existing Land Use: residential

Part 3. Request	
Section of Ordinance for which variance is request: Dimensional / set back relief	
Nature of Variance with Reference to Applicable Zoning Provision: 2 accessory buildings	

Part 4. Enclosures (Check all required enclosures with this application)	
<input checked="" type="checkbox"/> Written Justification for a Variance	
<input checked="" type="checkbox"/> Vicinity Map	
<input checked="" type="checkbox"/> Plot Plan with variance noted or highlighted	
<input checked="" type="checkbox"/> Copy of Deed as recorded in the Judge of Probate Office	
<input type="checkbox"/> 1 st Class Stamps – equal to number of surrounding parcels	
<input type="checkbox"/> Administrative Fee	

Stacy E. Wells

Dec. 28 2021


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.

FOR OFFICE USE ONLY	
Application Number: <i>AZ1-000024</i>	Date Received: <i>12-28-2021</i>
Received by: <i>Glen Williams</i>	Scheduled Public Hearing Date:

MEL T WELLS
34 BLUE BIRD LN.
LEEDS AL 35094

DATE Dec. 28, 2021

PAY TO THE ORDER OF City of Leeds \$ 130.⁰⁰

one hundred thirty and 00/100 DOLLARS  Security Features included. Details on Back.

FIRST COMMERCIAL BANK
a division of SYNOVUS[®] BANK

MEMO Variance Fee

Stacy E. Wells MP

⑆062003605⑆000⑆162878⑆

1414

DRIVER LICENSE

ALABAMA

NO. 6235673 CLASS D
D.O.B. 05-12-1975 EXP 01-07-2025
STACY ELIZABETH WELLS
6025 BLUE BIRD LN
LEEDS AL 35094-3150
ENDORSEMENTS REST
ISS 05-24-2021 SEX F HT 5-03 EYES HAZ
WT 190 HAIR RED

Stacy E. Wells

Secretary Hal Taylor
Secretary of Law Enforcement

A 21-000026

DRIVER LICENSE



ALABAMA

35



NO. 6171581 CLASS DM
D.O.B. 03-24-1977 EXP 07-07-2024
MICHAEL TRYON
WELLS
6025 BLUE BIRD LN
LEEDS AL 35094-3150
ENDORSEMENTS REST
ISS 10-02-2020 SEX M HT 6-00 EYES BLU
WT 300 HAIR BRO

Secretary Hal Taylor
Secretary of Law Enforcement

This Document Prepared By:

Allison Bourke
Title2land, LLC
11851 Wentling Ave.
Baton Rouge, LA 70816
(800) 549-6684
10-35378A

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816


20130515000508490 1/3
Bk: LR201314 Pg: 1917
Jefferson County, Alabama
I certify this instrument filed on:
05/15/2013 02:59:32 PM D
Judge of Probate- Alan L. King

Source of Title: LR201006 Page 11601

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2012 between LPP Mortgage, LTD as grantor(s) pursuant to that grant of authority on file and of record, whose address is 6000 Legacy Drive, Plano, TX 75024 to Michael T. Wells and Stacy E. Wells, husband and wife, grantee(s), whose address is 6025 Bluebird Lane, Leeds, Alabama 35094.

WITNESSETH: that the grantor(s), for in consideration of the sum of ONE HUNDRED EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100 (\$186,500.00) and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of Jefferson, State of Alabama, to-wit:

A parcel of land being situated in the Northwest Quarter of Section 1, Township 18 South, Range 1 West of the Huntsville Principal Meridian, Jefferson County, Alabama, More particularly described as follows, to-wit:

That parcel of land being more particularly described as follows:

Begin at the southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 18 South, Range 1 West; thence in a westerly direction along the south boundary of said 1/4-1/4 section 393.89 feet the point of beginning; thence continue in a westerly direction along said south boundary 293.82 feet; thence turning an angel of 88 degrees 48' 40" to the right in a northerly direction 217.80 feet; thence turning an angle of 88 degrees 48' 40" to the left in a westerly direction 100.00 feet; thence turning an angel of 88 degrees 34' 40" to the right in a northerly direction 60.38 feet; thence turning an angle of 91 degrees 25' 20" to the right in an easterly direction 393.88 feet; thence turning an angel of 88 degrees 34' 40" to the right in a southerly direction 276.58 feet to the point of beginning of the herein described parcel.

Also legal description of a 55.29 foot wide access easement described as follows:

Being at the southeast corner of the Southeast 1/4 of Northwest 1/4 of Section 1, Township 18 South, Range 1 West; thence in a westerly direction along the south boundary of said 1/4-1/4 section 393.89 feet; thence turning an angel of 88 degrees 34' 40" to the right in a northerly direction 276.58 feet to point of beginning; thence continue in a northerly direction along same line 55.29 feet; thence turning an angel of 88 degrees 34' 40" to the left in a westerly direction 393.89 feet; thence turning an angel of 91 degrees 25' 20" to the left in a southerly direction 55.29 feet; thence turning an angle of 88 degrees 34' 40" to the left in an easterly direction 393.89 feet to point of beginning.



Municipal Address: 6025 Bluebird Lane, Leeds, Alabama 35094
Parcel Number: 27-01-2-000-027.003

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being a portion of the same property acquired by Foreclosure Deed of Property from Gregory L. Startley and Teri G. Startley to LPP Mortgage, LTD dated July 20, 2010 and recorded July 29, 2010 as BK: LR 201006 Page 11601, of the official records of Jefferson County, Alabama.

Send Tax Bill To: Michael T. Wells and Stacy E. Wells, 6025 Bluebird Lane, Leeds, Alabama 35094.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assign's forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

LPP Mortgage, LTD

BY: Kent Twitchell, Attorney in Fact

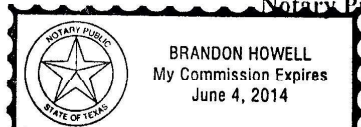
STATE OF Texas

COUNTY OF Collin

I, Brandon Howell, a Notary Public in and for said County, in said State, hereby certify that KENT TWITCHELL, whose named as Attorney in Fact for **LPP Mortgage, LTD**, is signed to the foregoing instrument, and who is known to me on this day, that, being informed of the contents of such instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th of December, 20 12.

My commission expires: 6/4/14 Brandon Howell
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name CPP Mortgage LTD
Mailing Address 6000 Legacy Drive
Plano TX 75024

Grantee's Name Michael T. Wells
Mailing Address 6025 Bluebird Lane
Leeds AL 35094

Property Address 6025 Bluebird Lane
Leeds, AL 35094

Date of Sale 1-28-2013
Total Purchase Price \$ 186,500.00
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

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 p being conveyed by the instrument offered for record.

20130515000506490 3/3
 Bk: LR201314 Pg:1917
 Jefferson County, Alabama
 05/15/2013 02:59:32 PM D
 Fee - \$22.00
 Deed Tax - \$186.50
 Total of Fees and Taxes - \$208.50
 HATCHERK

Actual value - if the property is not being sold, the true value of the property, 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 1-31-2013

Unattested

Cyndi Snyder
(verified by)

Print Yvonne Drexler
Sign Yvonne Drexler
(Grantor/Grantee/Owner/Agent) circle one



Maxar, Microsoft