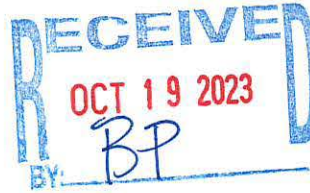


# CITY OF LOXLEY

4Bcc  
RL  
RICHARD L. TEAL, MAYOR

City Clerk – Treasurer  
Melissa Lawrence

Council Members  
Richard Lee Wilson  
Jeffrey T. Knight  
Katherine Q. Breeden  
Chris McCall  
Kasey Childress



P. O. Box 9  
LOXLEY, ALABAMA 36551

OFFICE: (251) 964-5162  
FAX: (251) 964-5371

October 17, 2023

RE: Annexation into the corporate limits of the City of Loxley

To Whom It May Concern:

The City of Loxley Council, during a regular council meeting held on September 25, 2023, approved Ordinance Number 2023-26 which annexed property into the corporate limits of the City of Loxley. Documentation on the annexation is enclosed. Please update your records to include the following parcel of land in the City of Loxley Corporate Limits.

Parcel Number: 05-33-03-07-0-000-005.000

PPIN: 75502

Census Block: 4002

If you have any questions, please contact me at 251-964-5162.

Sincerely,

Melissa Lawrence  
City Clerk/Treasurer

enclosure

STATE OF ALABAMA  
COUNTY OF BALDWIN

PETITION FOR ANNEXATION

TO THE CLERK OF THE TOWN OF LOXLEY, AN ALABAMA MUNICIPAL CORPORATION:

Comes now Scott Dahlberg, and respectfully petitions the Mayor and Council, as the governing body of the Town of Loxley, an Alabama municipal corporation, that the property hereinafter described be annexed into and be included within the corporate limits of the Town of Loxley and respectfully represents and shows as follows:

1. That the Petitioner is the owner of real property situated in Baldwin County, Alabama, described on the attached Exhibit "A".
2. That said property is located outside the corporate limits of the Town of Loxley, Alabama, but it is contiguous to the corporate limits of such municipality and not within the corporate limits or police jurisdiction of any other municipality.
3. That the Petitioner has attached as Exhibit "B", a map showing the property's relationship to the corporate limits of the Town of Loxley.
4. This petition is filed pursuant to §11-42-21, Code of Alabama, 1975, as amended.

WHEREFORE, Petitioner respectfully requests that the governing body of the Town of Loxley, Alabama, adopt an ordinance assenting to the annexation of said property into such municipality, all in accordance with the statutes provided.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 2nd day of June, 2023.

Scott Dahlberg

Scott Dahlberg



STATE OF ALABAMA  
COUNTY OF BALDWIN

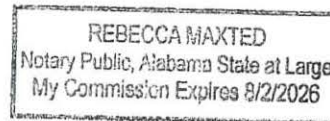
I, Rebecca Maxted, a Notary Public, in and for said  
County in said State, hereby certify that Scott Dahlberg, whose  
name is signed to the foregoing instrument and who is known to me, acknowledged before me on  
this day that, being informed of the contents of the instrument, he executed the same voluntarily  
on the day the same bears date.

Given under my hand and seal this 2<sup>nd</sup> day of June, 20 23.

Rebecca Maxted

Notary Public

My Commission Expires: 8/2/26



**REAL ESTATE SALES VALIDATION**

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below.

Grantor's Name: NORMOND B. MCALLISTER, JR.

Grantee's Name: LOCKLEAR FOLEY REAL ESTATE, LLC

Mailing Address: 10099 Nelle Avenue, #1107  
Pensacola, Florida 32507

Mailing Address: 14467 State Highway 181  
Fairhope, AL 36532

Property Address: 33516 Highway 31 North  
Spanish Fort, Alabama 36527

Date of Sale: May 13, 2022

Purchase Price: \$1,000,000.00

STATE OF ALABAMA  
COUNTY OF BALDWIN

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that NORMOND B. MCALLISTER, JR., an unmarried man ("Grantor"), in consideration of the sum of \$1,000,000.00, the receipt and sufficiency of which are hereby acknowledged, does, subject to the provisions hereinafter contained, hereby GRANT, BARGAIN, SELL and CONVEY unto LOCKLEAR FOLEY REAL ESTATE, LLC, an Alabama Limited Liability Company ("Grantee"), and the successors and assigns of Grantee, that certain real property in the County of Baldwin, State of Alabama, described as follows:

**PARCEL A:**

Being a parcel of land lying in the Southeast Quarter of Section 7, Township 4 South, Range 3 East, Baldwin County, Alabama, and also being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence North 00 degrees 10 minutes 38 seconds East, 2652.61 feet; thence North 89 degrees 29 minutes 03 seconds West, 611.88 feet to the Point of Beginning of the parcel herein described; thence South 00 degrees 10 minutes 38 seconds West, 206.46 feet; thence North 89 degrees 29 minutes 03 seconds West, 654.36 feet to the East right-of-way of U.S. Highway No. 31, in a curve which is concave

to the East having a radius of 10,709.75 feet from said right-of-way; thence Northeasterly; 210.00 feet along the arc of said curve, a chord bearing and distance of North 11 degrees 02 minutes 38 seconds East, 210.00 feet; thence South 89 degrees 29 minutes 03 seconds East, 614.77 feet to the Point of Beginning of the parcel herein described.

PARCEL B:

Being a parcel of land lying in the Southeast Quarter of Section 7, Township 4 South, Range 3 East, Baldwin County, Alabama, and also being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence North 00 degrees 10 minutes 38 seconds West, 2239.42 feet to the point of beginning of the parcel herein described; thence North 89 degrees 30 minutes 14 seconds West, 1301.78 feet to the East right-of-way of U.S. Highway No.31, in a curve which is concave to the East, having a radius of 10,709.75 feet; thence Northeasterly 210.00 feet along the arc of said curve, a chord bearing and distance of North 09 degrees 55 minutes 14 seconds East 210.00 feet; thence South 89 degrees 29 minutes 03 seconds East 654.38 feet; thence North 00 degrees 10 minutes 38 seconds East, 206.46 feet; thence South 89 degrees 29 minutes 03 seconds East, 611.88 feet; thence South 00 degrees 10 minutes 38 seconds West, 413.19 feet to the point of beginning of the parcel herein described.

TO HAVE AND TO HOLD said property, in its AS IS condition, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

The property is conveyed subject to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due, and to the following:

1. Restrictive covenants as recorded in Real Property Book 514, Page 264 and in Real Property Book 539, Page 493.



2. Right-of-way Deed to Baldwin County as contained in Instrument recorded in Deed Book 26, Page 539 and in Deed Book 59, Page 108.
3. Right-of-way of US Highway 31.
4. Any and all easements, rights-of-way, rights of third parties, etc. as would be shown on an accurate survey or apparent from a thorough inspection.
5. Any outstanding oil, gas and/or other mineral interests.


IN WITNESS WHEREOF, Grantor has executed this Deed this 11<sup>th</sup> day of May, 2022.

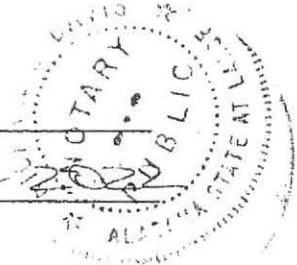
  
NORMOND B. MCALLISTER, JR.

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said County, in said State, hereby certify that NORMOND B. MCALLISTER, JR. is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11<sup>th</sup> day of May, 2022.

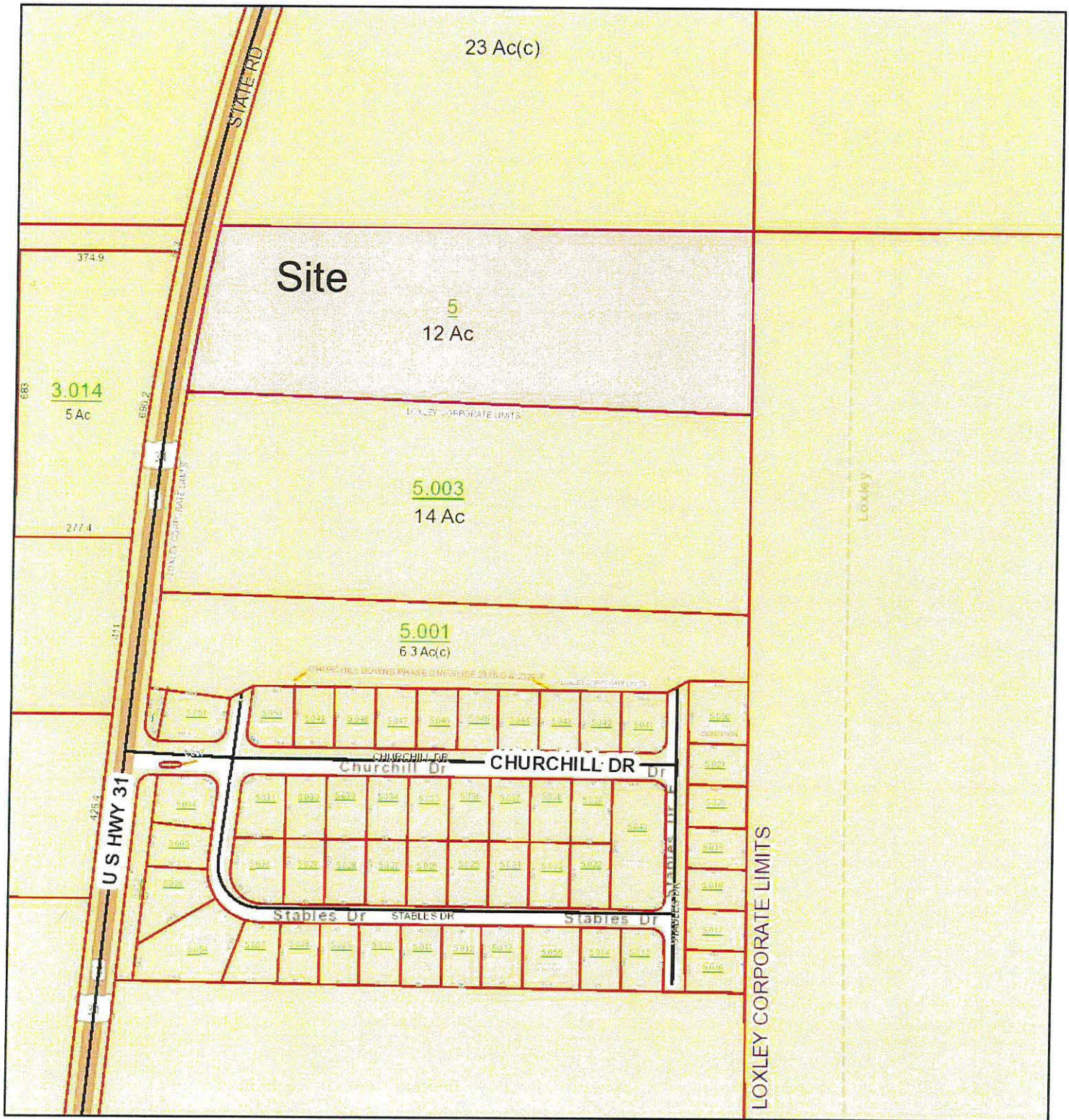
  
NOTARY PUBLIC  
My commission expires: 6-27-2022



**THIS INSTRUMENT PREPARED BY:**  
RICHARD E. DAVIS, Attorney for Grantor  
DAVIS & FIELDS, P.C.  
Post Office Box 2925  
Daphne, Alabama 36526  
(251) 621-1555  
136726.wpd



# Scott Dahlberg - 33516 Hwy 31 North



September 22, 2023

**polygonLayer**

Override 1

Misc

Parcels

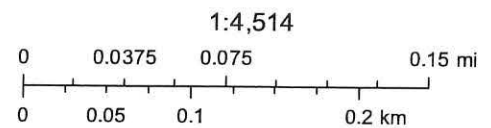
Centerlines

Coastal Control Line

Lot Lines

Conflicts

County Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



ORDINANCE NO. 2023-26

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF LOXLEY, ALABAMA  
(Scott Dahlberg – 33516 Highway 31 North)

THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA finds as follows:

1. A proposed amendment to the Loxley Zoning Ordinance to re-zone a parcel of land was considered by the Loxley Planning Commission.
2. The Planning Commission has recommended to the City Council that the subject property be re-zoned.
3. The report of the Chairman of the Planning Commission concerning the re-zoning has been received by the City Council and the City Council has held a Public Hearing on the same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA, AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the City of Loxley, Alabama be amended to re-zone the following described property from A-O (Agricultural – Open Space) to B-1 (General Business District).

Parcel No.: 05-33-03-07-0-000-005.000  
PIN: 75502

PARCEL A:

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, 2652.61 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, 611.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 10 MINUTES 38 SECONDS WEST, 206.46 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, 654.36 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31, IN A CURVE WHICH IS CONCAVE TO THE EAST HAVING A RADIUS OF 10,709.75 FEET FROM SAID RIGHT-OF-WAY; THENCE NORTHEASTERLY, 210.00 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 02 MINUTES 38 SECONDS EAST, 210.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, 614.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL B:

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS WEST, 2239.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS WEST, 1301.78 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31, IN A CURVE WHICH IS CONCAVE TO THE EAST, HAVING A RADIUS OF 10,709.75 FEET; THENCE NORTHEASTERLY 210.00 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 55 MINUTES 14 SECONDS EAST 210.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST 654.38 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, 206.46 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, 611.88 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 38 SECONDS



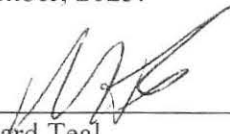
WEST, 413.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SECTION 2. That the official zoning map of the City of Loxley be modified to reflect said zoning.

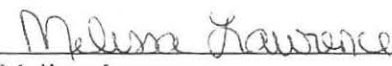
SECTION 3. That all other Articles and Sections thereof of said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 25<sup>th</sup> day of September, 2023.

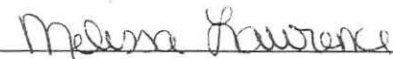
  
\_\_\_\_\_  
Richard Teal  
Mayor

Attest:

  
\_\_\_\_\_  
Melissa Lawrence  
City Clerk/Treasurer


CLERK'S CERTIFICATION

I, the undersigned qualified and acting Clerk of the City of Loxley, Alabama, do hereby certify that the above and foregoing is a true copy of an ordinance lawfully passed and adopted by the City of Loxley Council, at a regular meeting of such council, held on the 25<sup>th</sup> day of September, 2023, and that said ordinance is on file in the office of the City of Loxley Clerk.

  
\_\_\_\_\_  
Melissa Lawrence  
City Clerk/Treasurer

CERTIFICATION OF POSTING

I, Melissa Lawrence, City Clerk/Treasurer of the City of Loxley, Alabama, hereby certify that the above noted ordinance numbered 2023-26 was published by posting copies thereof in the Loxley Post Office, Loxley Police Station, Loxley Public Library, and Loxley City Hall beginning September 27, 2023 and took effect five (5) days thereafter.

  
\_\_\_\_\_  
Melissa Lawrence  
City Clerk/Treasurer