



Ordinance No. 2025-16

AN ORDINANCE TO APPROVE THE ANNEXATION OF TERRITORY WITHIN THE TOWN LIMITS OF THE TOWN OF MAGNOLIA SPRINGS, ALABAMA

WHEREAS, 25-Magnolia Springs-77, LLC ("Magnolia Springs-77") is the owner of one singular tract or parcel of land, as identified by the legal description below, (the "Property");

WHEREAS, on the 5th day of November, 2025, Magnolia Springs-77 by and through Lisa Miller, an authorized member of Magnolia Springs-77, filed with the Town Clerk a petition asking the Town to annex in the Property;

WHEREAS, said petition did contain the signatures of all of the owners of the described Property;

WHEREAS, said petition did include a map, attached hereto as Exhibit A, which shows the Property's relationship to the Town's corporate limits; and

WHEREAS, the governing body did determine that it is in the public interest that the Property be annexed to the Town, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama, 1975:

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF MAGNOLIA SPRINGS, ALABAMA, AS FOLLOWS:

Section 1. The Town Council of the Town of Magnolia Springs, Alabama, finds and declares as the governing body of the Town that it is in the best interest of the citizens of the Town, and the citizens of the affected area, to bring the Property described in Section 2 of this Ordinance into the Town's corporate limits.

Section 2. The boundary lines of the Town, be, and the same are hereby altered or rearranged so as to include all of the property currently encompassed by the Town's corporate limits, and in addition thereto, the portion of the following described property that is contiguous to the Town's corporate limits:

Commence at the center of Section 28, Township 7 South, Range 3 East, St. Stephens Meridian, as shown by map or plat of Coles Live Oak Park Addition to Magnolia Springs, recorded in Map Book 1, Page 105, Probate Records, Baldwin County, Alabama, and run thence North 00 degrees 34 minutes 09 seconds East, a distance of 50 feet to an iron pin marker for the POINT OF

BEGINNING; thence continue North 00 degrees 34 minutes 09 seconds East, a distance of 1294.09 feet to an iron pin marker; thence run South 89 degrees 50 minutes 49 seconds West, a distance of 2666.80 feet; thence run South 00 degrees 04 minutes 04 seconds West, a distance of 1284.4 feet to a point on the North margin of U.S. Highway No. 98; thence run South 89 degrees 56 minutes 46 seconds East, along said Highway, a distance of 2655.46 feet to the Point of Beginning; SUBJECT TO a right of way easement, over and across, the East 20 feet thereof in use as part of Schindler Lane AND ALSO SUBJECT TO a 30 foot right of way easement, over and across the West 30 feet thereof, in use as part of Lipscomb Road. Tract lies in the Northeast Quarter of Section 28, Township 7 South, Range 3 East, Baldwin County, Alabama.

Section 3. This Ordinance shall be published, as provided by law, and a certified copy of the same containing a description of the Property shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama.

Section 4. The Property described in this Ordinance shall become a part of the Town's corporate limits upon publication of this Ordinance as set forth in Section 3, above.

APPROVED AND ADOPTED this the 25th day of November 2025.


Ross Houser, Mayor

ATTEST:


Hannah Driskell, Town Clerk



CERTIFICATE OF PUBLICATION

I, Hannah Driskell, Clerk of the Town of Magnolia Springs, Alabama, hereby certify that no newspaper is published in the Town of Magnolia Springs and that the above-noted ordinance was published by posting copies thereof at the Mayor's Office in the Town Hall, Magnolia Springs Post Office, and United Bank beginning November 26, 2025, through December 26, 2025.

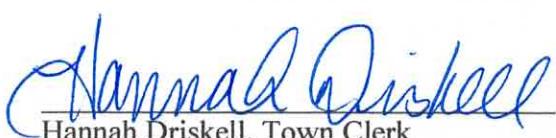
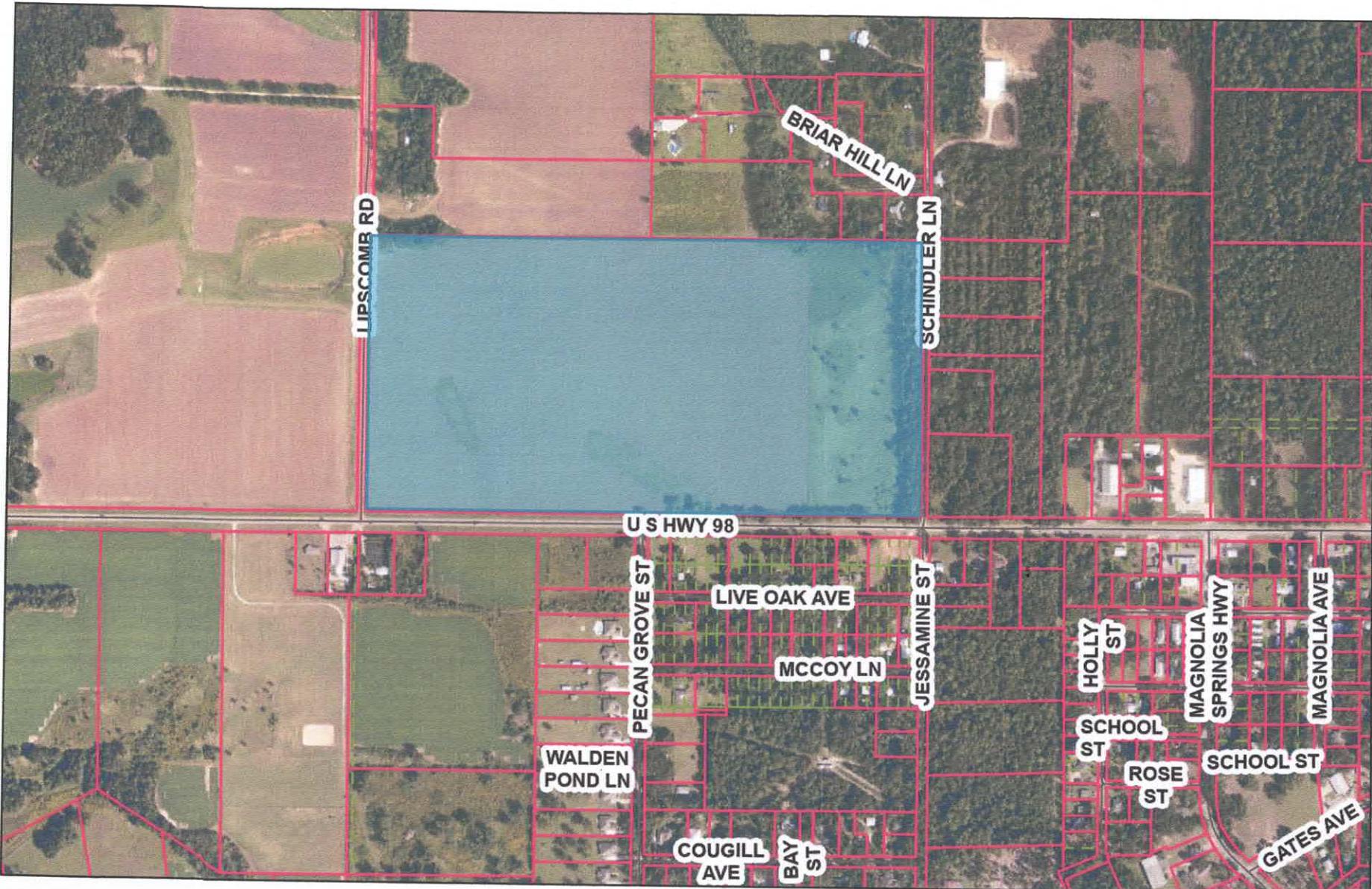

Hannah Driskell, Town Clerk



Exhibit A

25-MagnoliaSprings-77, LLC Annexation Map



November 5, 2025

1:9,028

- Override 1
- Lot Lines
- Parcels
- County Boundary
- Centerlines

0 0.05 0.1 0.2 0.2 mi
0 0.1 0.2 0.4 km

KCS, Pictometry

PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the Town of Magnolia Springs, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the Town of Magnolia Springs, a municipal corporation, that said property be annexed into the Town of Magnolia Springs pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

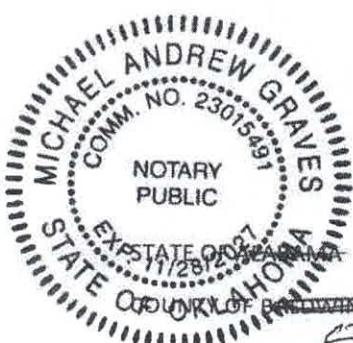
We, the undersigned PETITIONERS, further petition that the Honorable Mayor and Town Council of the Town of Magnolia Springs, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and Town Council of the Town of Magnolia Springs, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to Section 5 of the Voting Rights Acts of 1965, as amended.

Dated this 5th day of November 20 25

Lisa Miller



On this 5th day of November, 20 25, before me personally appeared

Lisa Miller, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

Michael Andrew Graves
Notary Public ~~OKLAHOMA~~ #23015491
State of Alabama at Large
My Commission expires: 11/28/2027

STATE OF ALABAMA

COUNTY OF BALDWIN

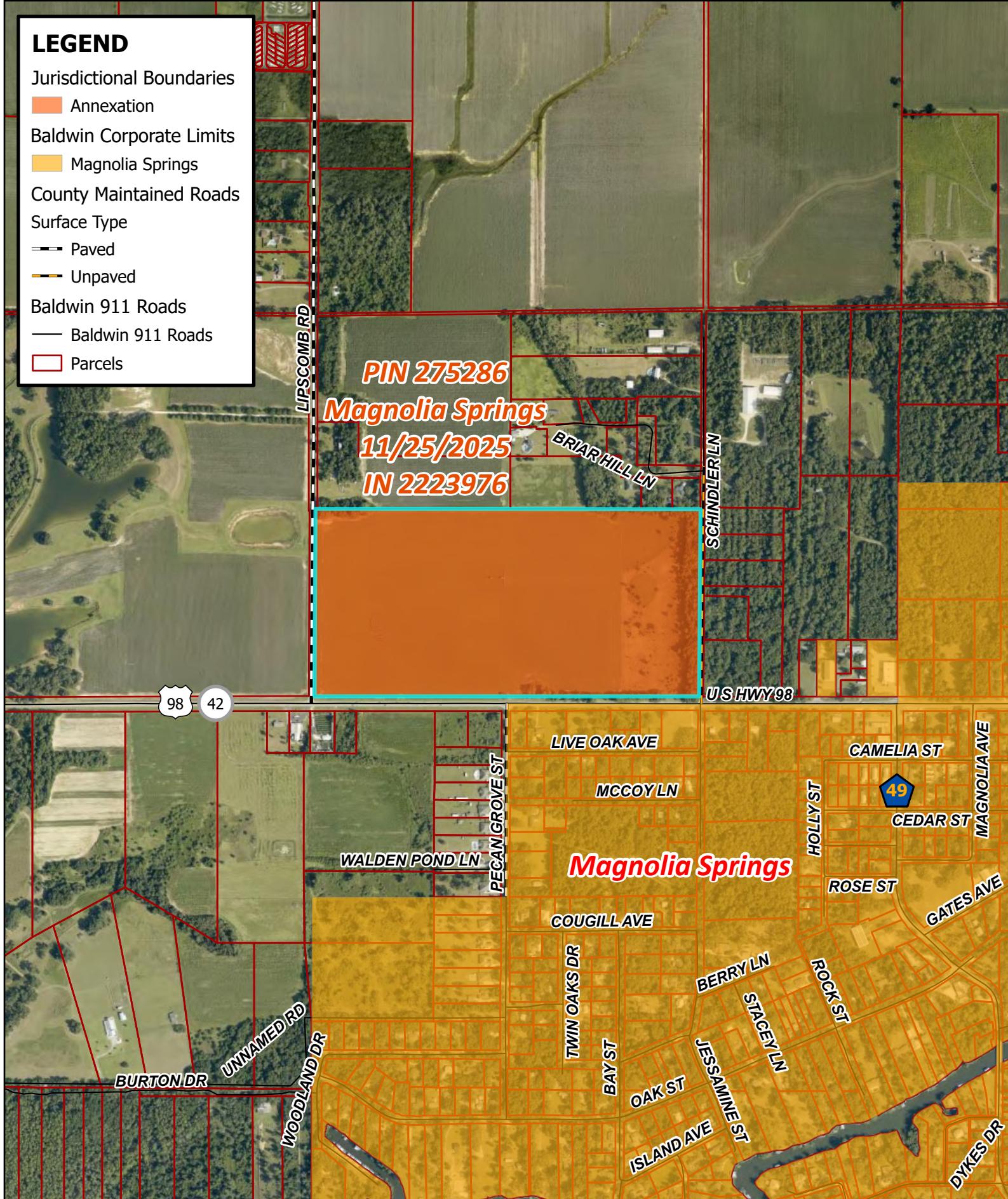
On this _____ day of _____, 20____, before me personally appeared

_____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

Notary Public
State of Alabama at Large
My Commission expires:

LEGEND

- Jurisdictional Boundaries
- Annexation
- Baldwin Corporate Limits
- Magnolia Springs
- County Maintained Roads
- Surface Type
- Paved
- Unpaved
- Baldwin 911 Roads
- Baldwin 911 Roads
- Parcels



Baldwin County Highway Department



Date: 1/12/2026