

LEGEND

Jurisdictional Boundaries

Annexation

Baldwin Corporate Limits

Loxley

County Maintained Roads

Surface Type

Paved

Baldwin 911 Roads

Baldwin 911 Roads

Parcels

PIN 118757

Loxley

8/25/2025

IN 2214335

CHURCHILL DR

STABLES DR

U.S. HWY 31

REDMOND LN

Loxley

Baldwin County Highway Department

0 250 500 1,000 1,500 2,000 2,500 Feet



CITY OF LOXLEY

RICHARD L. TEAL, MAYOR

City Clerk – Treasurer
Melissa Lawrence

P. O. Box 9
LOXLEY, ALABAMA 36551

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

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

October 14, 2025

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

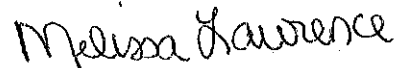
To Whom It May Concern:

The City of Loxley Council, during a regular council meeting held on August 25, 2025, approved Ordinance Number 2025-41 which annexed property into the corporate limits of the City of Loxley. Documentation on the annexations is enclosed. Please update your records to include the following parcels of land in the City of Loxley Corporate Limits.

Property Owner(s): The Fort Storage, LLC
Parcel Number: 05-33-03-07-0-000-005.002
PIN: 118757
Census Block: 4002

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

Sincerely,



Melissa Lawrence
City Clerk/Treasurer

enclosure

ORDINANCE NO. 2025-41

AN ORDINANCE TO APPROVE THE ANNEXATION OF TERRITORY WITHIN THE
CITY LIMITS OF THE CITY OF LOXLEY, ALABAMA
(The Fort Storage, LLC)

WHEREAS, on the 25th day of June 2025, Geoff Lane (As Member) being the owner of all the real property hereinafter described, did file with the City Clerk a petition asking that the said tract or parcel of land be annexed to and become a part of the City of Loxley; and

WHEREAS, said petition did contain the signatures of all the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Loxley; and

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

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

Section 1. The Council of the City of Loxley, Alabama finds and declares as the legislative body of the City that it is in the best interests of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the City of Loxley.

Section 2. The boundary lines of the City of Loxley, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory heretofore encompassed by the corporate limits of the City of Loxley, Alabama, and in addition thereto the following described territory, to-wit:

Parcel No. 05-33-03-07-0-000-005.002

PIN: 118757

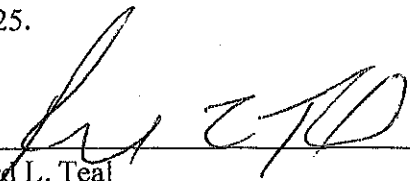
BEGINNING AT A CAPPED REBAR (26014) AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 1558.74 FEET TO A CAPPED REBAR (26014) ON THE EAST MARGIN OF U.S HIGHWAY 31 (80 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 06 DEGREES 06 MINUTES 05 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 888.67 FEET TO A CAPPED REBAR (0036) AT THE SOUTHWEST CORNER OF CHURCHILL DOWNS, PHASE ONE (AMENDED), AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2329-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHURCHILL DOWNS, A DISTANCE OF 1462.74 FEET

TO A CAPPED REBAR (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SAID CHURCHILL DOWNS; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 884.11 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 30.66 ACRES, MORE OR LESS, AND LIES IN THE SOUTHEAST QUARTER OF SECTION 7,

Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Baldwin County, Alabama

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Loxley, Alabama, upon publication of this ordinance as set forth in Section 3 above.

ADOPTED THIS THE 25TH DAY OF AUGUST, 2025.



Richard L. Teal
Mayor

Attest:

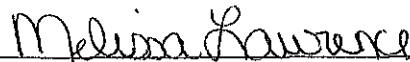


Melissa Lawrence
City Clerk/Treasurer

CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 25th day of August, 2025, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof at the Loxley Post Office, Loxley City Hall, Loxley Public Library, and Loxley Public Works beginning August 27, 2025, and took effect five days thereafter.



Melissa Lawrence
City Clerk/Treasurer

THIS INSTRUMENT
PREPARED BY

Melissa Lawrence
P.O. Box 9
Loxley, AL 36551

STATE OF ALABAMA

PETITION FOR ANNEXATION

COUNTY OF BALDWIN

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

Comes now THE FORT STORAGE LLC 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 a municipality and not within the corporate limits of 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

25th day of JUNE, 2025.

2214335

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/03/2025 03:35 PM
TOTAL \$31.00 7 Pages



A handwritten signature in blue ink, written over a horizontal line.

ACKNOWLEDGEMENT,

STATE OF ALABAMA

COUNTY OF BALDWIN

I, JAMES FREGO. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT GEOFF LANE WHOSE NAME AS MEMBER OF THE FORT STORAGE LLC 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 THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF JUNE 2025.



MY COMMISSION EXPIRES: 7-5-2026 NOTARY

PUBLIC BALDWIN COUNTY.



2019-215

EXHIBIT "A"

BALDWIN COUNTY, ALABAMA
 HARRY D'OLIVE, JR. PROBATE JUDGE
 Filed/Cert. 7/28/2019 1:08 PM
 DEED TAX \$ 595.00
 TOTAL \$ 611.00
 2 Pages

1774188

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of Grantor's knowledge and belief, that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (1975).

Grantor's Name Stapleton Management, LLC
 Mailing Address 5 North Spring Bank Road
 Mobile, AL 36608

Grantee's Name 251 Storage Ventures, LLC
 Mailing Address 19940 State Highway 181, Apt. A
 Fairhope, AL 36532

Property Address 33112 US Hwy 31
 Stapleton, AL 36578

Date of Sale July 25, 2019
 Total Purchase Price \$ 595,000.00 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) ☐ Bill of Sale; ☐ Appraisal; ☐ Sales Contract; ☒ Closing Statement;
 Other: _____

Instrument Prepared By: Tyler Scott Law, LLC, 7071 Stone Drive, Suite A, Daphne, AL 36526. This instrument has been prepared in accordance with information provided by a third party. No title examination and/or opinion was requested of, or rendered by, Tyler Scott Law, LLC. Tyler Scott Law, LLC does not represent the Grantor or the Grantee in this transaction, and recommends the parties hereto seek independent legal counsel to review this instrument.

WARRANTY DEED

State of Alabama
 County of Baldwin

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Stapleton Management, LLC, an Alabama limited liability company (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does here, by these presents, GRANT, BARGAIN, SELL and CONVEY unto the 251 Storage Ventures, LLC, an Alabama limited liability company (herein referred to as GRANTEE), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Baldwin County, Alabama, to-wit:

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: Beginning at the Southeast corner of said Section 7; thence North 89 degrees 23 minutes 32 seconds West, 1558.74 feet to the East right-of-way of U.S. Highway 31; thence North 06 degrees 22 minutes 16 seconds East, along said East right-of-way, 888.67 feet; thence South 89 degrees 23 minutes 32 seconds East, 1462.86 feet; thence South 00 degrees 10 minutes 38 seconds West, 884.20 feet to the point of beginning of the parcel herein described.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights or restrictions of whatever nature, as shown of record.

TO HAVE AND TO HOLD unto said Grantee, and the successors and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the successors and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's successors and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said William McLeod, Jr., as Sole Member of Stapleton Management, LLC, who is authorized to execute this conveyance, has hereto set signature and seal, this the 25th day of July 2019.

Stapleton Management LLC

By: William McLeod, Jr.
Its Sole Member

State of Alabama
County of Baldwin

I, Donna C. Gilheart, a Notary Public, in and for said County in said State, hereby certify that William McLeod, Jr. as Sole Member of Stapleton Management, LLC, 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, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 25th day of July, 2019.

Donna C. Gilheart
Notary Public Donna C. Gilheart

My Commission Expires: _____

My Commission
Expires 06/27/2020

