

IN THE PROBATE COURT OF BALDWIN COUNTY, ALABAMA

IN RE: Notice of Unsafe Condition, *
Public Nuisance and Order to Abate, *
 *
at 24217 COUNTY ROAD 87. *
ROBERTSDALE, BALDWIN COUNTY, *
ALABAMA, 36567 *

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 5/ 2/2022 4:03 PM
TOTAL \$ 19.00
3 Pages

1966198



NOTICE OF FILING

Baldwin County, Alabama, a political subdivision of the State of Alabama, by and through its undersigned counsel, pursuant to section 11-53A-23, *Code of Alabama*, 1975, hereby files and records in the Office of the Judge of Probate of Baldwin County, Alabama, the attached Notice of Nuisance concerning the following real property located in Baldwin County, Alabama, to wit:

Begin at the Northwest Corner of the Southwest quarter of the Southeast quarter, Section 28, Township 5 South, Range 5 East, thence run East 424 feet more or less, to a point where the North line of said forty acre tract intersects the North right-of-way line of a county blacktop road; thence run in a Southwesterly direction along the North right-of-way of said road a distance of 625 feet, more or less to a point on the West line of said 40 acre tract; thence run North 363 feet, more or less to the Point of Beginning.

The above-described real property is also identified as:

24217 County Road 87, Robertsedale, Alabama 36567

Parcel Number: 05-40-08-28-0-000-020.001

The above-described real property is owned by JULIAN DUNNAM, as evidenced by the Warranty Deed recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 1652863.

Respectfully submitted,

Lauren M Collinsworth

J. BRADFORD BOYD HICKS (HIC023)

LAURA M. COKER (STR085)

LAUREN M. COLLINSWORTH (MIL180)

Attorneys for Baldwin County Commission

STONE CROSBY, P.C

8820 US HWY 90

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CERTIFICATE OF SERVICE

I hereby certify that on the 29 day of April 2022, I filed the foregoing with the Clerk of the Court and sent Notice to the following via United States Postal Service:

JULIAN DUNNAM
24217 County Road 87
Robertsdale, Alabama 36567

JULIAN DUNNAM
P.O. Box 1905
Robertsdale, Alabama 36567

Lauren M Collinsworth

THIS DOCUMENT PREPARED BY:

LAUREN M. COLLINSWORTH of

STONE CROSBY, P.C.
8820 U. S. Highway 90
Daphne, Alabama 36526
(251) 626-6696



BALDWIN COUNTY, ALABAMA

Building Department

Via: First Class Mail and Certified Mail

Julian Dunnam
P O Box 1905
Robertsdale, AL 36567

April 20, 2022

Re: Notice of Nuisance
24217 Co Rd 87, Robertsdale, Baldwin County, Alabama
Tax Parcel Number 05-40-08-28-0-000-020.001

Dear Julian Dunnam:

The Building Official of the Baldwin County Commission has made a physical inspection of your property located at 24217 Co Rd 87, Robertsdale, Baldwin County, Alabama and more particularly described as: 167'(S) X 570'(S) IRR BEGIN AT SE COR OF SW1/4 OF SEC 28 TH RUN N 1003'(S) FOR THE POB, TH N 342'(S), TH E 424', TH SWLY ALG RD R/W 551'(S) TO THE POB SEC 28-T5S-R5E (WD)

Based on current property records, you are the owner of the above mentioned property. If you are not the owner, please notify us immediately.

Upon inspection of your property, the Building Official has determined that due to a structure on the property in severe disrepair, your property is unsafe and dangerous to the extent of being a public nuisance. **Therefore, you are hereby required to remedy and/or abate said nuisance within one hundred and twenty (120) days from the date of this notice OR within five (5) days of the date of this notice you may request a hearing before the designated nuisance administrative official to determine whether there has been a violation.** If you request a hearing, it will be held at 8:30 a.m on May 17, 2022 at the Baldwin County Fairhope Satellite Courthouse County Commission Chambers- 2nd floor, 1100 Fairhope Ave. Fairhope, AL 36532.

Failure to abate said nuisance within one hundred and twenty (120) days from the date of this notice may result in the Baldwin County Commission abating said nuisance and assessing the costs of abatement against the property. Any costs assessed against the property, upon approval of the Baldwin County Commission, shall constitute a special assessment against your property and a lien on the property.

If you have any questions, please contact Danielle Anderson at 251.972.6837 ext. 2800. Thank you for your prompt attention to this matter.

Sincerely,

Eddie Harper
Building Official of Baldwin County