



**Vestavia Hills
City Council Agenda
October 28, 2024
6:00 PM**

1. Call to Order
2. Roll Call
3. Invocation - Don Richards, Vestavia Hills Chaplain
4. Pledge Of Allegiance
5. Approval Of The Agenda
6. Announcements, Candidates and Guest Recognition
7. City Manager's Report
8. Councilors' Reports
9. Approval Of Minutes - October 14, 2024 regular meeting minutes

Old Business (Public Hearing)

10. Public Hearing - Ordinance Number 3248 - Rezoning - 4244 White Oak Drive; Rezone from Vestavia Hills Agriculture to Vestavia Hills R-9 (Planned Residential District) for construction of three single family detached homes; Jon Hinds, Sweet Home Group, LLC, Owner

New Business

11. Resolution Number 5534 - A Resolution accepting dedication of excess right-of-way located at the intersection of Dolly Ridge Road and Cahaba Heights road being offered by Jefferson County Commission

New Business Requesting Unanimous Consent (Public Hearing)

First Reading (No Action To Be Taken At This Meeting)

12. Public Hearing - Ordinance Number 3251 - An Ordinance authorizing the Mayor and City Manager to execute and deliver a License Agreement with TDG Vestavia, LLC, granting non-exclusive and permissive use of City property to provide tenants of

AVIA Apartments access to and from the Apartments and the Vestavia Hills Civic Center.

13. Citizens Comments
14. Time Of Adjournment

PUBLIC HEARING PROCEDURES

The following procedures shall be followed for every public hearing of the City Council:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the Mayor and/or presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING CITY COUNCIL MEETINGS

If you prefer not to attend a City Council meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at <https://us02web.zoom.us/j/5539517181>. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "video" feature and unmute yourself by toggling the mute button. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then you may address the Council. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing *6 on your keypad. Then state your name and wait for the Mayor to recognize you. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Meetings may be recorded. By participating in the meeting, you are consenting to be recorded.

"Zoom-bombing." Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be terminated immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.



**Vestavia Hills
City Council Minutes
October 14, 2024
6:00 PM**

1. Call to Order

The City Council of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com, following publication pursuant to Alabama law. The Mayor called the meeting to order and the City Clerk called the roll with the following:

2. Roll Call

Roll call was as follows:

MEMBERS PRESENT: Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver*, City Councilor Kimberly Cook, City Councilor Paul Head, City Councilor George Pierce

MEMBERS ABSENT: None.

OTHER OFFICIALS PRESENT: Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Rebecca Leavings, City Clerk; Shane Ware, Police Chief; Melvin Turner, Finance Director; Marvin Green, Fire Chief; Ryan Farrell, Asst. Fire Chief; Umang Patel, Court Director*; Keith Blanton, Building Services Director*

*participated via Zoom

3. Invocation - Melvin Turner, III, Finance Director

4. Pledge Of Allegiance

5. Approval Of The Agenda

The Mayor opened the floor for a motion to approve the agenda as presented.

MOTION: Approve the agenda as presented.. Motion By: George Pierce. Seconded By: Kimberly Cook.

Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head,

George Pierce.

No: None. Abstain: None. Motion passed.

6. Announcements, Candidates and Guest Recognition

Announcement of an upcoming vacancy on the Vestavia Hills Parks and Recreation Board; Applications begin to be accepted on Tuesday, October 15, 2024, and the deadline for application is 5 PM, Monday, November 4, 2024. Interview dates are Wednesday, November 6, 2024, and, if needed, Wednesday, November 13, 2024 - Councilor Paul Head

Announcement of an upcoming vacancy on the Vestavia Hills Library Board; Applications begin to be accepted on Tuesday, October 15, 2024, and the deadline for application is 5 PM, Monday, November 4, 2024. Interview dates are Wednesday, November 6, 2024, and, if needed, Wednesday, November 13, 2024 - Mayor Ashley C. Curry

Special Recognition - Members of the Vestavia Hills Fire Department

Mayor Curry and the City Council presented special recognition and certificates of appreciation to members of the Vestavia Hills Department for their deployment to assist in search and rescue efforts in the affected areas of Florida and North Carolina resulting from the damage from Hurricane Helene and Tropical Storm Debby.

The following is the list of those who were deployed to Florida and North Carolina:

Florida Deployment

Battalion Chief Christian Elliott
Battalion Chief Scott Hunter
Captain Jacob Jones
Firefighter/Medic William Davis
Firefighter/Medic Pierson Paddock
Firefighter Micah Cunningham

North Carolina Deployment

Captain Jacob Jones
Apparatus Operator Terrell Robinson
Apparatus Operator Jacob King
Firefighter/Medic Eben Leeman
Firefighter/Medic Lawrence Pugliese

Mr. Downes read the recognition certificates and the Mayor presented them to the attending VHFD personnel. The City Council offered their gratitude for the efforts and courage of these talented individuals and said how proud they are that they are representing the City and the community.

7. City Manager's Report

- Mr. Downes stated that the City had completed preliminary FY24 financials, and he provided a sneak preview prior to final adjustments. He presented a chart of revenues from the City's General Fund showing year-end balances. He stated that

as FY24 wraps up, the city is at \$72 million in all revenues. He showed the breakdown of various revenue sources, explaining that these sources, including sales and use taxes, ad valorem taxes, and permits and licenses, all had a significant increase. Further, investment income also increased because of the efforts of this administration based upon the great advice of the City's consultants.

Mrs. Cook asked what accounts for the significant increase in investment revenue. Mr. Downes replied it is due to increases in the market and the amount invested. Increasing surplus funds means more money invested and greater revenue.

Mr. Downes said the City ended with approximately \$4 million surplus for FY24.

Mr. Pierce discussed ad valorem trends, new home construction, the County's assessment methods, and the new senior ad valorem exemption.

8. Councilors' Reports

- Mrs. Cook announced that the next Board of Education meeting will be held on October 28, 2024, at the Board of Education building, 4pm.
- Mr. Pierce welcomed Chamber of Commerce Board member Taylor Burton to the meeting, and said he will be attending the Board's meeting on Thursday morning.

9. Approval Of Minutes - September 23, 2024 Regular Meeting Minutes

The Mayor announced that the minutes of the September 23, 2024, regular meeting are being presented for approval. He opened the floor for a motion.

MOTION: Approve the minutes of the September 23, 2024, regular meeting as presented. Motion By: Kimberly Cook. Seconded By: George Pierce.

Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.

No: None. Abstain: None. Motion passed.

Old Business (Public Hearing)

New Business

New Business Requesting Unanimous Consent (Public Hearing)

First Reading (No Action To Be Taken At This Meeting)

10. Public Hearing - Ordinance Number 3248 - Rezoning - 4244 White Oak Drive; Rezone from Vestavia Hills Agriculture to Vestavia Hills R-9 (Planned Residential District) for construction of three single-family detached homes; Jon Hinds, Sweet Home Group, LLC, Owner

11. Citizens Comments

- None.

12. Time Of Adjournment

There being no further business, Mr. Pierce made a motion to adjourn. The Mayor adjourned the meeting at 6:27 PM.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk



**CITY OF VESTAVIA HILLS
CITY CLERK
INTER-DEPARTMENT MEMO**

October 28, 2024

To: Jeff Downes, City Manager

From: Rebecca Leavings, City Clerk

Cc:

RE: Public Hearing - Ordinance Number 3248 - Rezoning - 4244 White Oak Drive; Rezone from Vestavia Hills Agriculture to Vestavia Hills R-9 (Planned Residential District) for construction of three single family detached homes; Jon Hinds, Sweet Home Group, LLC, Owner

Background:

Property currently backs up to the Summit Shopping Center. Old home on the property was demolished. Request is to divide the property into three single-family lots for construction of three single family homes.

Recommendation:

P&Z Commission unanimously recommended with the condition that the required CC&R's be recorded and a copy submitted to the City Clerk prior to effective date of ordinance.

Fiscal Impact:

na

Attachments:

1. Ordinance 3248

ORDINANCE NUMBER 3248

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS AGRICULTURAL TO VESTAVIA HILLS R-9

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills Agricultural (agricultural district) to Vestavia Hills R-9 (planned residential district):

4244 White Oak Drive
Jon Hinds, Sweet Home Group LLC, Owner(s)

More particularly described as follows:

Part of the NE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 2 west, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the NE corner of said 1/4-1/4 section, run thence southwardly along the east line of said 1/4-1/4 section for a distance of 154 feet to the point of beginning of the property here described; from the point of beginning thus obtained, continue southwardly along said east line for a distance of 181.9 feet to intersection with the northerly right of way line of the Birmingham Water Works; thence turn an angle to the right of 122° 52' and run northwestwardly along the north or northeasterly right of way line for a distance of 254.65 feet; thence turn an angle to the right of 58° 07' and run northwardly for a distance of 148.6 feet; thence turn an angle to the right of 115 ° 24' and run eastwardly for a distance of 235.85 feet to the point of beginning.

BE IT FURTHER ORDAINED, that said rezoning is only effective following the recordation of the required private restrictive covenants to be filed and recorded in the Probate Office of Jefferson County and a copy to be provided to the City Clerk's office to be attached to this Ordinance Number 3248 prior to effective date of zoning.

APPROVED and ADOPTED this the 28th of October, 2024.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3248 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 28th day of October, 2024 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the _____ day of _____, 2024.

Rebecca Leavings
City Clerk





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-24-8

Owner Name: Jon Hinds

Owner Address: 3794 Poe Drive, Vestavia Hills, AL 35223

Representative: Griffin Walker

Rep. Address: 2469 Dolly Ridge Trail, Vestavia Hills, AL 35243

Project Address: 4244 White Oak Drive

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
SITUATED IN JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Legal Description:

BEGIN AT THE NE CORNER OF SAID 1/4-1/4 SECTION, RUN THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 154 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HERE DESCRIBED; FROM THE POINT OF BEGINNING THUS OBTAINED, CONTINUE SOUTHWARDLY ALONG SAID EAST LINE FOR A DISTANCE OF 181.9 FEET TO INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BIRMINGHAM WATER WORKS; THENCE TURN AN ANGLE TO THE RIGHT OF 122 ° 52' AND RUN NORTHWESTWARDLY ALONG THE NORTH OR NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 58 ° 07' AND RUN NORTHWARDLY FOR A DISTANCE OF 148.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 115 ° 24' AND RUN EASTWARDLY FOR A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 28 00 22 4 001 003.000

Current Zoning: A

Requested Zoning: R9 (Planned Residential District)

Intended Purpose: 3 proposed, detached lots

P&Z

Recommendation:

MOTION Mr. Weaver made a motion to recommend Rezoning for 4244 White Oak Dr. from Vestavia Hills A to Vestavia Hills R-9 with the following conditions:

1. Zoning approval not final until CC&R's recorded.

Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Ms. Cochran – yes

Mr. Romeo – yes Mr. Weaver – yes

Mr. Blackenburg – yes Mr. Sykes – yes

Mr. Vercher – yes

Motion carried.

Date of P&Z Meeting: September 12, 2024

Authorized by: Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair
Issued by: Conrad Garrison, City Planner

Property Information

Subject Property Address	Tax Parcel ID Number
4244 White Oak Drive	28 00 22 4 001 003.000
Legal Description	
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BEGIN AT THE NE CORNER OF SAID 1/4-1 /4 SECTION, RUN THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 154 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HERE DESCRIBED; FROM THE POINT OF BEGINNING THUS OBTAINED, CONTINUE SOUTHWARDLY ALONG SAID EAST LINE FOR A DISTANCE OF 181.9 FEET TO INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BIRMINGHAM WATER WORKS; THENCE TURN AN ANGLE TO THE RIGHT OF 122 ° 52' AND RUN NORTHWESTWARDLY ALONG THE NORTH OR NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 58 ° 07' AND RUN NORTHWARDLY FOR A DISTANCE OF 148.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 115 ° 24' AND RUN EASTWARDLY FOR A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING.	
Existing Parking Spaces	Proposed Parking Spaces
--	--
Submission Date	Type of Project
08/08/2024	New Residential Subdivision

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
A (Agriculture District)	R9 (Planned Residential District)
For the Intended Purpose of:	
3 proposed, detached lots	
Acreage of Subject Property	Acreage of Property to be Disturbed
0.81	0.81

Setbacks

Front	Back
12	20
Side	Open Space
12	0.52

9/5/24, 9:34 AM	about:blank
Lot Coverage Percentage 35.8	Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs). true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Owner Address City State Zip

3794 Poe Drive, Vestavia Hills, AL 35223

Owner's Phone Number

(205) 222-7233

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Mailing Address of Responsible Party

2469 Dolly Ridge Trail, Vestavia Hills, AL 35243

Phone No. of Responsible Party

(205) 862-3123

Property Owner Name

Jon Hinds

Company Name

Sweet Home Group LLC

Email Address of Owner

jh@al205.com

Owner Representative/Responsible Party

Griffin Walker

Company Name

Walker Building Company

Contact Email of Responsible Party

griffin@walkerbuildingcompany.com

Email Address of Responsible Party

griffin@walkerbuildingcompany.com

Project Engineer Information (if applicable)

Name

Nathan Spence

Company

Foresite Group

Mailing Address

2101 Magnolia Ave S, Suite 100

Email

nspence@fg-inc.net

Phone Number

(205) 397-0370

ENGINEER:

FORESITE

group

ForeSite Group, LLC

1205 West 20th

Mobile, AL 36688

205.933.1000

www.foresitegroup.com

DEVELOPER:

WALKER BUILDING COMPANY

400 West 1st St

Mobile, AL 36688

CONTACT:

GRIFFIN WALKER

PROJECT:

CAHABA HEIGHTS RESIDENTIAL

4244 WHITE OAK DRIVE

VESTAVIA HILLS, AL 35243

PARCEL #: 28 00 22 4 001 003.000

SEAL:

DATE:

REVISIONS:

PROJECT MANAGER:

DRIVING BY:

JURISDICTION:

DATE:

SCALE:

TITLE:

UTILITY AND STORM PLAN

SHEET NUMBER:

C-3

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER:

2242.001



LEGEND

	EXISTING FENCE LINE
	PROPERTY LINE
	EXISTING GAS AND POWER LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED EASEMENT LINE

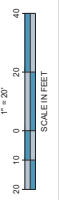
CONTRACTOR TO CONTACT UTILITIES PRIOR TO CONSTRUCTION

CENTER PRIOR TO ANY EXCAVATION

811

Know what's below

Call before you dig



UTILITY AND STORM PLAN

SHEET NUMBER:

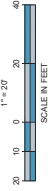
C-3

COMMENTS:

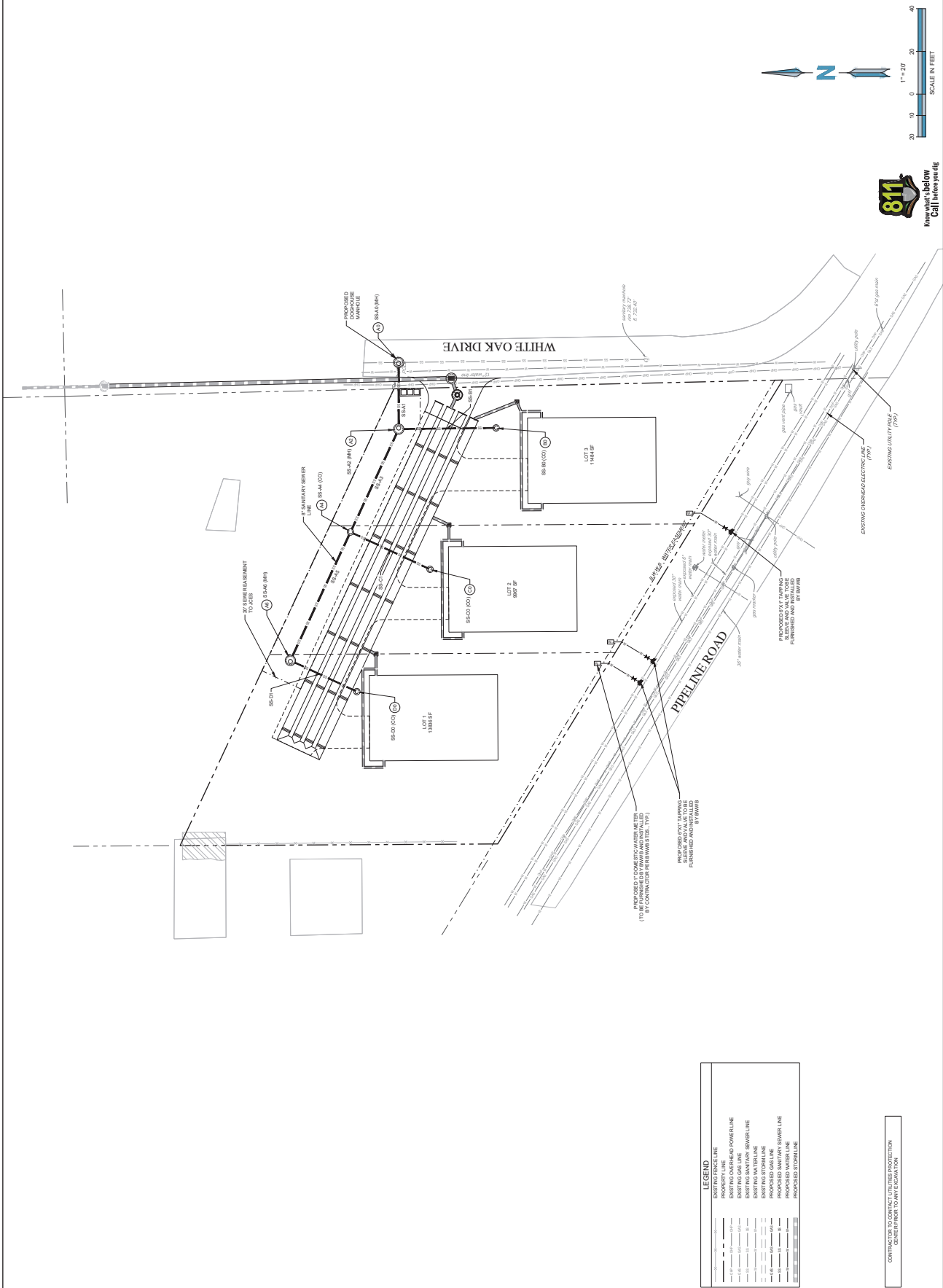
NOT RELEASED FOR CONSTRUCTION

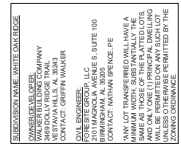
JOB FILE NUMBER:

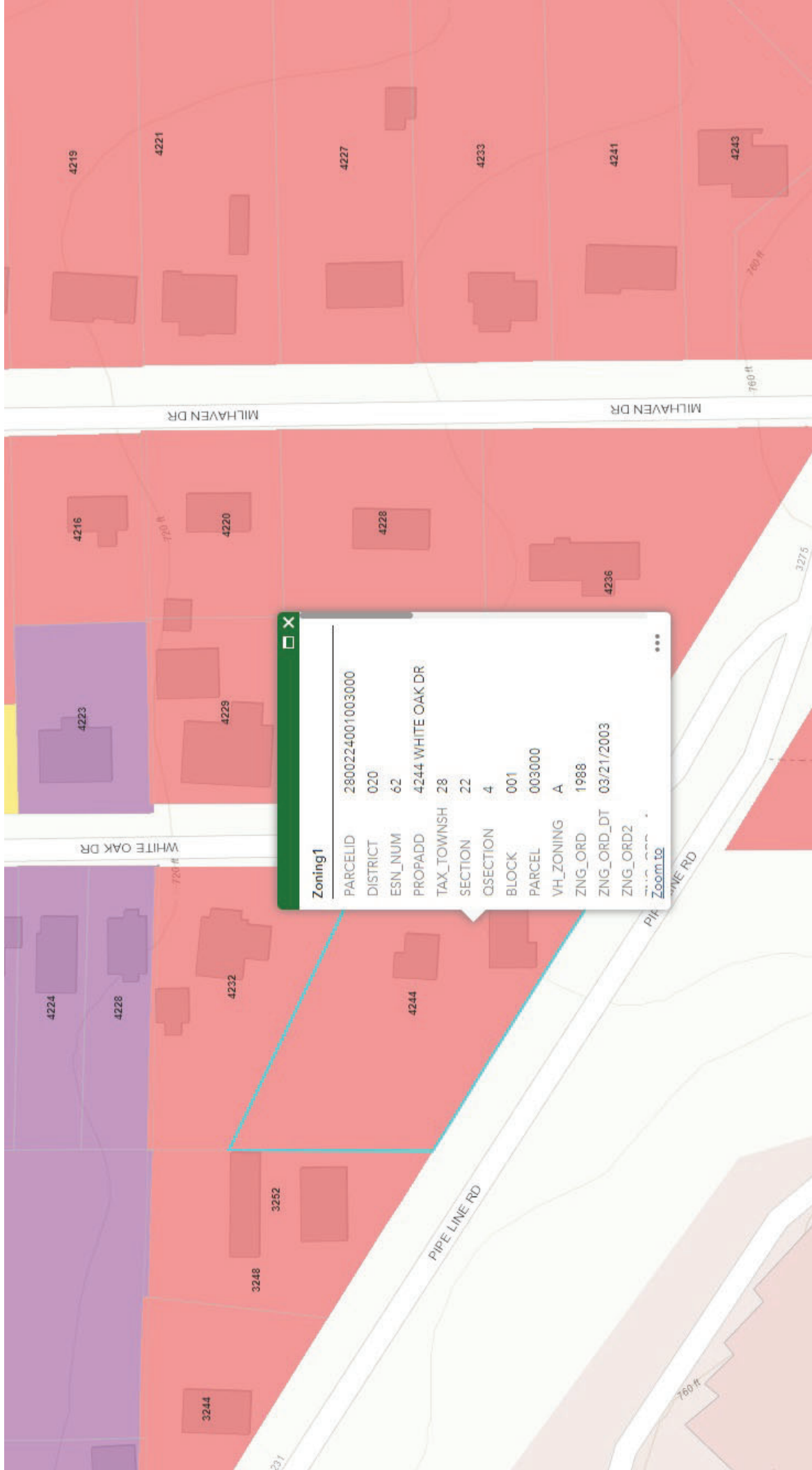
2242.001



UTILITY PLAN	
SHEET NUMBER	C-3
COMMENTS:	NOT RELEASED FOR CONSTRUCTION
OBJECT NUMBER	2242.00



[illegible]



Future Land Use

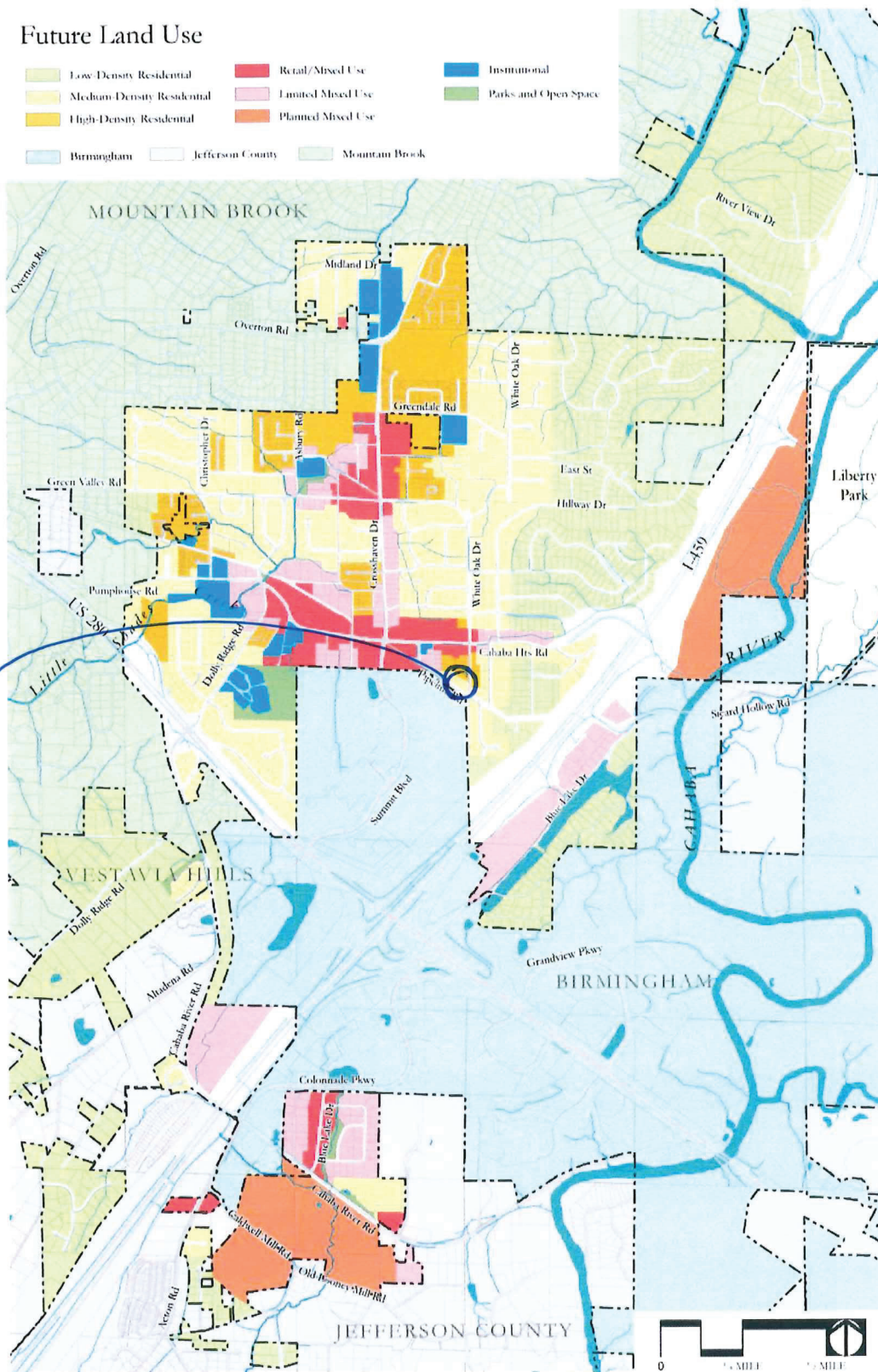


Figure 4: Future Land Use Map



**CITY OF VESTAVIA HILLS
PUBLIC SERVICES
INTER-DEPARTMENT MEMO**

October 28, 2024

To: Jeff Downes, City Manager

From: Ethan Fisher, City Engineer

Cc: Lori Beth Kearley, Public Services Director

RE: Resolution Number 5534 - A Resolution accepting dedication of excess right-of-way located at the intersection of Dolly Ridge Road and Cahaba Heights road being offered by Jefferson County Commission

Background:

Jefferson County Commission has approved the dedication of excess right-of-way to the City of Vestavia Hills for public use. The quitclaim deed has been reviewed by City attorney, Mr. Boone and no exception was taken.

Recommendation:

Engineering recommends approval.

Fiscal Impact:

No impact

Attachments:

1. Resolution 5534

2. Executed Quitclaim deed to Vestavia Hills
3. PH Boone Legal Opinion to City Manager August 22, 2024
4. Exhibit-Excess ROW-Dolly Ridge Rd
5. Cahaba Heights Road and Dolly Ridge Road - ROW

RESOLUTION NUMBER 5534

A RESOLUTION ACCEPTING DEDICATION OF SOME RIGHT-OF-WAY LOCATED AT THE INTERSECTION OF DOLLY RIDGE ROAD AND CAHABA HEIGHTS ROAD OFFERED BY JEFFERSON COUNTY

WHEREAS, Jefferson County Commission (“the County”) has generously offered some supplemental right-of-way (“ROW”) that was declared no longer needed by the County to the City of Vestavia Hills; and

WHEREAS, the City of Vestavia Hills desires to improve said ROW to be used as a scenic gateway improvement to the Cahaba Heights commercial area; and

WHEREAS, the County has offered the ROW in the form of a deed to the governing body of the City of Vestavia Hills; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to accept dedication of said ROW.

NOW, THEREFORE, BE IS RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. The City Council hereby accepts dedication of said ROW from Jefferson County as presented; and
2. The City of Vestavia Hills accepts the legal duty to maintain said ROW in a reasonable safe condition; and
3. This Resolution Number 5534 shall become effective immediately upon adoption and approval.

ADOPTED and APPROVED this the 4th day of November, 2024.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

QUIT CLAIM DEED

STATE OF ALABAMA

JEFFERSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hubert J. Chapman, Sr. Land Acquisition Agent
Right-of-Way Division,
Jefferson County Roads and Transportation
A200 Courthouse, 716 Richard Arrington Jr, Blvd N
Birmingham, AL 35203

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of -----One and no/100----- DOLLARS (\$1.00) to in hand paid by the **City of Vestavia Hills, a municipal corporation,** the receipt whereof is acknowledged **Jefferson County, a political subdivision of the State of Alabama,** to the extent that it maintains any ownership or interest does remise, release, quit claim and convey to the said **City of Vestavia Hills,** all its right, title, interest, and claim in the following described real estate, to wit:

Lot 37 according to the survey of Meadowlawn Estates as recorded in Map Book 44, Page 76, in the Probate office of Jefferson County, Alabama.

Less and except the following described portion of said lot.

Begin at the SE corner of said Lot 37 and run west along the south line of same said lot for 1.84 feet; thence run north to a point on the north line of said lot, 5.37 feet west of the NE corner of said lot, (said 5.37 feet being measured along the north line of said lot); thence run east to the NE corner of said lot 37; thence run south back to the point of beginning.

Less and except the vacated portion of said Lot 37 as adopted by the Jefferson County Commission on the 14th day of August 1990, as recorded in Minute Book 92, Page 315 of the official Minutes and Records of said County Commission.

SUBJECT TO:

All road right-of-way, easements, restrictions, and conditions of record.

Situated in Jefferson County, Alabama.

TO HAVE AND TO HOLD, to the said City of Vestavia Hills, except it is expressly understood and agreed upon by both parties that the City of Vestavia Hills shall not vacate, sale or release said right-of-way, or to use said right-of-way in a manor other than for the use, enjoyment, and benefit of the public. Should the City of Vestavia Hills herein choose to abandon said right-of-way or to use said right-of-way in a manor other than for the use, enjoyment, and benefit of the public, then said right-of-way shall revert to Jefferson County, it's successors or assigns, as its interest may appear.

Given under my hand(s) and seal(s), this 26th day of September, 2024.

JEFFERSON COUNTY, ALABAMA

Attest:

Alesha Y. Glover
Minute Clerk

By:

James A. Stephens
James A Stephens, President
Jefferson County Commission

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Aleshia Y. Coleman, a Notary Public in said County and State, hereby certify that **James A Stephens** whose name as **President** of the **Jefferson County Commission** 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, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said commission.

Given under my hand and official seal, this 26th day of September, 2024.

My commission expires 12/14/2026 .

Aleshia Y. Coleman
Notary Public

PATRICK H. BOONE
ATTORNEY AND COUNSELOR AT LAW
NEW SOUTH FEDERAL SAVINGS BUILDING, SUITE 705
215 RICHARD ARRINGTON, JR. BOULEVARD NORTH
BIRMINGHAM, ALABAMA 35203-3720
TELEPHONE (205) 324-2018
FACSIMILE (205) 324-2295

E-Mail: patrickboone@bellsouth.net

August 22, 2024

By Electronic Mail

City Manager Jeffrey D. Downes
Vestavia Hills Municipal Center
1032 Montgomery Highway
Vestavia Hills, Alabama 35216

In Re: Conveyance of Excess ROW by Jefferson County to the City of Vestavia Hills

Dear Mr. Downes:

In a very nice gesture, Jefferson County ("JC") has offered to convey to the City of Vestavia Hills, Alabama ("City") excess right-of-way ("ROW") at the intersection of Dolly Ridge Road and Cahaba Heights Road. Following the transfer of the property, the City plans to work together with the Cahaba Heights Merchants' Association to improve and beautify the ROW as the entrance to the Cahaba Heights community.

I have received and reviewed the following documents that you sent to me:

1. Survey by Artis D. Coggins dated March 13, 1985.
2. Quitclaim Deed prepared by Hubert J. Chapman, Sr., Land Acquisition Agent, Right-of-Way Division, Jefferson County Roads and Transportation.

You have requested that I review this matter and provide you with my written legal opinion. The purpose of this letter is to comply with your request.

I. LEGAL OPINION

From a legal standpoint, I approve the document and the contemplated plan for improvement of the ROW. I have absolutely no problem whatsoever with the reversionary clause in the Quitclaim Deed.

I want to point out some of the legal authorities that the City will have after the conveyance is completed as it works with the Cahaba Heights Merchants' Association to improve the entrance to the Cahaba Heights community.

A. DEDICATION: The city becomes the owner in fee of streets and roadways offered for dedication upon acceptance by the city (*City of Orange Beach v. Benjamin*, 821 So.2d 193 (2001)).

B. ZONING: A municipality has the legal right to zone and rezone property situated in the corporate boundaries. Title 11-52-70 through 73, *Code of Alabama*, 1975.

C. CONSTRUCTION OF IMPROVEMENTS: The City may improve the ROW by virtue of the authority of Title 11-48-4 and Title 11-49-80(b), *Code of Alabama*, 1975.

D. DUTY OF A CITY: A city has a legal duty to maintain streets and ROW in a reasonably safe condition. Title 11-47-190, *Code of Alabama*, 1975.

E. TRAFFIC CONTROL: A municipality rightfully exercises a great deal of control in the use of its public streets in the interests of traffic regulation and public safety. *Hanley v. City of Montgomery*, 401 So.2d 171, 180 (Ala.Cr.App.1981).

Please call me if you have any questions regarding any matters set forth in this legal opinion.

Sincerely,



Patrick H. Boone
Vestavia Hills City Attorney

PHB:gp

cc: City Clerk Rebecca Leavings (by e-mail)

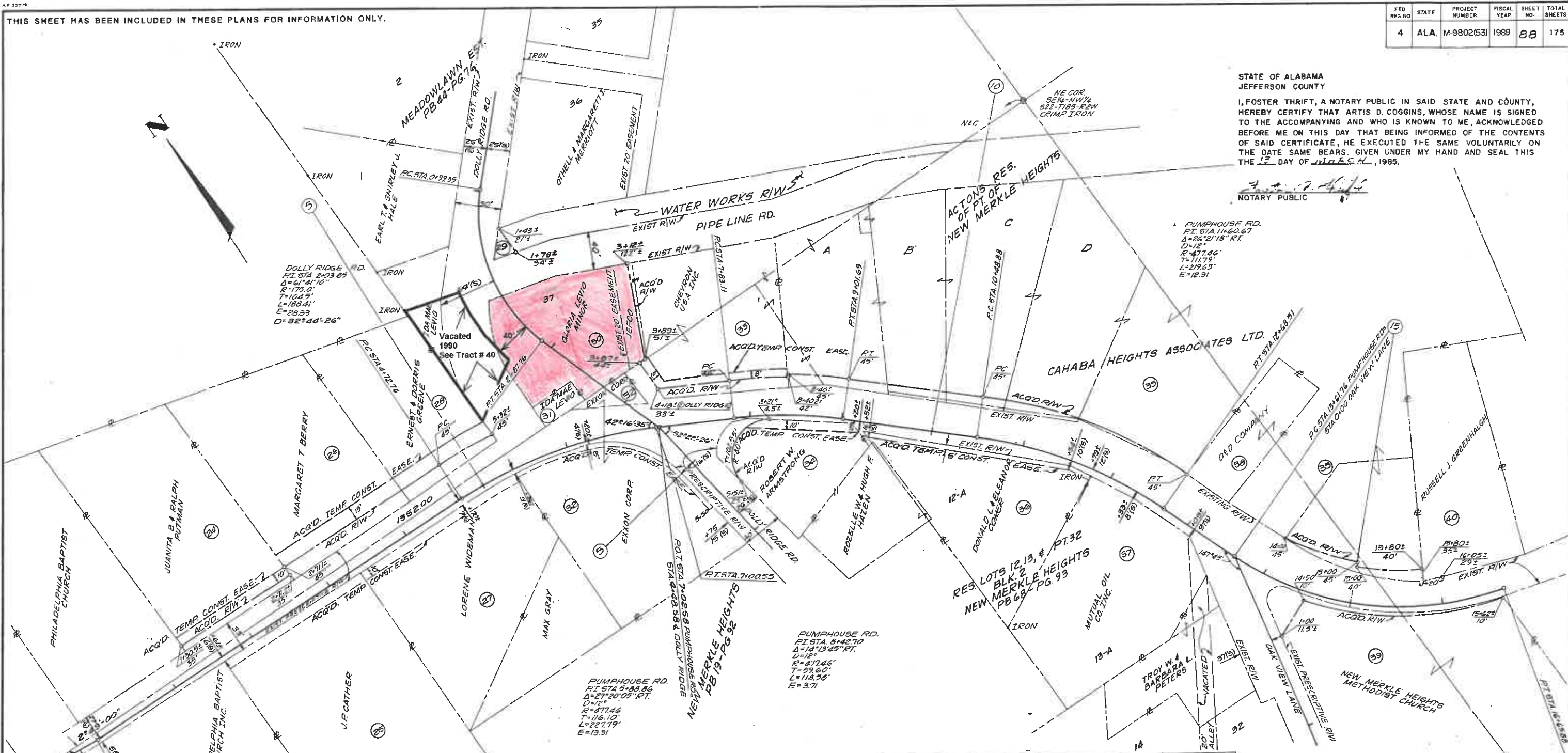
THIS SHEET HAS BEEN INCLUDED IN THESE PLANS FOR INFORMATION ONLY.

FED. REG. NO.	STATE	PROJECT NUMBER	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
4	ALA.	M-9802(53)	1988	88	175

STATE OF ALABAMA
JEFFERSON COUNTY

I, FOSTER THRIFT, A NOTARY PUBLIC IN SAID STATE AND COUNTY, HEREBY CERTIFY THAT ARTIS D. COGGINS, WHOSE NAME IS SIGNED TO THE ACCOMPANYING AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DATE SAME BEARS, GIVEN UNDER MY HAND AND SEAL THIS THE 13th DAY OF MARCH, 1985.

Foster Thrift
NOTARY PUBLIC



STATE OF ALABAMA
JEFFERSON COUNTY

I, ARTIS D. COGGINS, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY SHOWING THE PROPOSED IMPROVEMENTS AT THE INTERSECTION OF JEFFERSON COUNTY ROAD NO. 60 (PUMPHOUSE ROAD) AND JEFFERSON COUNTY ROAD NO. 44 (DOLLY RIDGE ROAD), JEFFERSON COUNTY, ALA.

THIS THE 13th DAY OF March, 1985.
Artis D. Coggins
REGISTERED LAND SURVEYOR REG. NO. 9130

* NOTE:
EXISTING PRESCRIPTIVE R.O.W. DOES EXIST AND 30' WAS ASSUMED AS NOMINAL AND THUS DEPICTED FOR CLARIFICATION PURPOSES; HOWEVER, ACTUAL LIMITS HAVE NOT BEEN DETERMINED.
(S) DENOTES SCALED DISTANCE

PROPERTY OWNERS					
TRACT	PARCEL	TYPE OF ACQ'N	AREA BEFORE SQ. FT. ACRES	AREA ACQUIRED SQ. FT. ACRES	AREA REMAINING SQ. FT. ACRES
24	1 of 1	R/W	34,900 0.80	990 0.02	33,910 0.78
"	TCE	TCE	-	1,410 0.03	-
25	TCE	TCE	71,440 1.64	1,750 0.04	-
26	1 of 1	R/W	33,090 0.76	2,590 0.06	30,500 0.70
"	TCE	TCE	-	2,290 0.05	-
27	TCE	TCE	42,690 0.98	2,000 0.05	-
28	1 of 1	R/W	21,410 0.49	1,620 0.04	19,790 0.45
"	TCE	TCE	-	1,730 0.04	-
29	1 of 1	R/W	N/A	380 0.01	N/A
30	1 of 1	R/W	18,730 0.43	18,730 0.43	0
31	1 of 1	R/W	1,250 0.03	1,250 0.03	0

TRACT	PARCEL	TYPE OF ACQ'N	AREA BEFORE SQ. FT. ACRES	AREA ACQUIRED SQ. FT. ACRES	AREA REMAINING SQ. FT. ACRES	OWNERS
32	TCE	TCE	1,450 0.03	1,450 0.03	28,540 0.66	Exxon Corp.
32	1 of 1	R/W	30,020 0.69	1,480 0.03	28,540 0.66	Exxon Corp.
33	1 of 1	TCE	27,880 0.64	1,740 0.04	26,140 0.60	Chevron USA, Inc.
"	TCE	TCE	1,430 0.03	1,430 0.03	11,890 0.27	Chevron USA, Inc.
34	1 of 1	R/W	13,070 0.30	1,180 0.03	11,890 0.27	Robert W. Armstrong
35	1 of 1	TCE	216,490 4.97	5,290 0.12	211,200 4.85	Cahaba Heights Assoc., Ltd.
36	TCE	TCE	23,300 0.53	1,390 0.03	-	Donald L. & Eleanor Comer
37	DELETE	TCE	-	-	-	Mutual Oil Co. Inc.
38	DELETE	TCE	-	-	-	D & D Company
39	1 of 1	R/W	78,000 1.82	2,170 0.05	76,000 1.82	New Merkle Heights Methd. Church
40	1 of 1	R/W	23,520 0.54	80 0.002	23,440 0.54	Russell J. Greenhalgh

TRACT	PARCEL	TYPE OF ACQ'N	AREA BEFORE SQ. FT. ACRES	AREA ACQUIRED SQ. FT. ACRES	AREA REMAINING SQ. FT. ACRES	OWNERS
32	TCE	TCE	1,450 0.03	1,450 0.03	28,540 0.66	Exxon Corp.
32	1 of 1	R/W	30,020 0.69	1,480 0.03	28,540 0.66	Exxon Corp.
33	1 of 1	TCE	27,880 0.64	1,740 0.04	26,140 0.60	Chevron USA, Inc.
"	TCE	TCE	1,430 0.03	1,430 0.03	11,890 0.27	Chevron USA, Inc.
34	1 of 1	R/W	13,070 0.30	1,180 0.03	11,890 0.27	Robert W. Armstrong
35	1 of 1	TCE	216,490 4.97	5,290 0.12	211,200 4.85	Cahaba Heights Assoc., Ltd.
36	TCE	TCE	23,300 0.53	1,390 0.03	-	Donald L. & Eleanor Comer
37	DELETE	TCE	-	-	-	Mutual Oil Co. Inc.
38	DELETE	TCE	-	-	-	D & D Company
39	1 of 1	R/W	78,000 1.82	2,170 0.05	76,000 1.82	New Merkle Heights Methd. Church
40	1 of 1	R/W	23,520 0.54	80 0.002	23,440 0.54	Russell J. Greenhalgh

R/W - RIGHT-OF-WAY
TCE - TEMP. CONST. EASE

NO.	REVISIONS	DATE

STATE OF ALABAMA
HIGHWAY DEPARTMENT

SITE 4-5
DOLLY RIDGE RD. @ PUMPHOUSE RD

RIGHT-OF-WAY

CECIL JONES & ASSOCIATES, INC.
BIRMINGHAM, ALABAMA

DATE SCALE DESIGNED DRAWN CHECKED IN CHARGE
1" = 50'





**CITY OF VESTAVIA HILLS
PUBLIC SERVICES
INTER-DEPARTMENT MEMO**

October 28, 2024

To: Jeff Downes, City Manager

From: Ethan Fisher, City Engineer

Cc: Lori Beth Kearley, Public Services Director

RE: Public Hearing - Ordinance Number 3251 - An Ordinance authorizing the Mayor and City Manager to execute and deliver a License Agreement with TDG Vestavia, LLC, granting non-exclusive and permissive use of City property to provide tenants of AVIA Apartments access to and from the Apartments and the Vestavia Hills Civic Center.

Background:

TDG Vestavia is pursuing a pedestrian connection from AVIA Apartments to the Vestavia Hills Civic Center. Mr. Boone has drafted a license agreement to facilitate the construction of the pathway across and on to City-controlled property.

Recommendation:

Engineering recommends approval.

Fiscal Impact:

NA

Attachments:

1. Ordinance 3251
2. 2024-08-14 AVIA Apartments License Agreement
3. AVIA

ORDINANCE NUMBER 3251

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AND DELIVER A LICENSE AGREEMENT WITH TDG VESTAVIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR AN ACCESS FROM THE AVIA APARTMENTS TO THE VESTAVIA HILLS CIVIC CENTER

WHEREAS, TDG Vestavia, LLC, a Delaware limited liability company (“Licensee”) is desirous of creating a pedestrian access thorough the adjacent AVIA Apartments to the Vestavia Hills Civic Center; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to approve said request for access through a License Agreement, a copy of which is marked as Exhibit a, attached to and incorporated into this Ordinance Number 3251 as if written fully therein.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS;

1. The Mayor and City Manager are hereby authorized to execute and deliver the License Agreement in the attached Exhibit A; and
2. This license agreement shall be recorded in the Jefferson County Judge of Probate and a copy retained by the City Clerk; and
3. This Ordinance Number shall be effective immediately up on adoption and approval following posting/publishing pursuant to Alabama law.

DONE, ORDERED, ADOPTED and APPROVED this the 4th day of November, 2024.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3251 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 4th day of November, 2024 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the _____ day of _____, 2024.

Rebecca Leavings
City Clerk

This Instrument Was Prepared By:
Patrick H. Boone; Attorney at Law
705 New South Federal Savings Building
215 Richard Arrington, Jr. Boulevard North
Birmingham, Alabama 35203-3720
Telephone No. 205-324-2018

STATE OF ALABAMA

JEFFERSON COUNTY

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made and entered into on this the _____ day of August, 2024, by and between the City of Vestavia Hills, Alabama, a municipal corporation ("Licensor") and TDG Vestavia, LLC, a Delaware limited liability company ("Licensee").

WITNESSETH THESE RECITALS:

WHEREAS, the City of Vestavia Hills, Alabama, a municipal corporation, is the "Licensor" in this License Agreement; and

WHEREAS, TDG Vestavia, LLC, a Delaware limited liability company, is the "Licensee" in this License Agreement; and

WHEREAS, Licensee is the owner of the real estate and improvements used and known as Avia Apartment Homes situated on and at 1922 Tree Top Lane in the City of Vestavia Hills, Jefferson County, Alabama; and

WHEREAS, the City of Vestavia Hills, Alabama, Licensor, is the owner in fee simple of the real estate consisting of approximately 0.07± acres or 3,169 square feet more or less particularly described in Exhibit 1 and situated in the City of Vestavia Hills, Jefferson County, Alabama; and

WHEREAS, Licensee has requested that Licensor grant to it the non-exclusive and permissive use of the property described in Exhibit 1 in order to provide tenants of Avia Apartments access to and from said Apartments and the City of Vestavia Hills Civic Center; and

WHEREAS, Licensor is willing to allow Licensee to use the property described in Exhibit 1, without charge, pursuant to and in accordance with the terms, conditions, provisions, restrictions and limitations of this Agreement and set forth below; and

WHEREAS, Licensor and Licensee wish to reduce their agreement to writing.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the mutual covenants, promises and premises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged by each of the parties hereto, the Licensor and Licensee expressly and mutually agree as follows:

1. **RECITALS.** The recitals set forth above are incorporated herein by reference as though set out fully herein.

2. **EXHIBIT.** Exhibit 1 is attached hereto and is incorporated into this License Agreement by reference as though set out fully herein.

3. **LICENSE REVOCABLE AT WILL.** Licensor and Licensee agree that this License Agreement is revocable at will by Licensor.

4. **GRANT OF LICENSE.** Licensor hereby grants to Licensee the non-exclusive right to use, improve and maintain the property described in Exhibit 1 attached hereto (the "property") for the uses described herein.

5. **USE OF PROPERTY.** The use of the property by Licensee shall be limited to pedestrian access to and from Avia Apartment Homes and the City of Vestavia Hills Civic Center and to plantings and landscaping purposes authorized in single-family zoning districts pursuant to City of Vestavia Hills Zoning Code Ordinance Number 3099 and for no other purpose. During the term of this Agreement, Licensee shall be solely responsible for the maintenance, repair and upkeep of the property. The Licensor shall have no responsibility whatsoever for the upkeep, repair and maintenance of the property.

During the term of this Agreement, Licensee shall make no other improvements to the property.

6. **CANCELLATION AND TERMINATION:** Licensor shall have the right in its sole and absolute discretion to cancel and terminate this License Agreement at any time, for any reason or no reason. In other words, this License Agreement is revocable at the will of the Licensor.

7. **CONSIDERATION:** During the term of this Agreement, Licensee shall not be required to pay any monetary consideration to the Licensor for the permission to use the property described in Exhibit 1 of this Agreement.

8. **INDEMNITY:** Licensee shall indemnify and save harmless the Licensor, its Mayor, City Manager, individual City Council members, servants, agents, employees and representatives from any and all claims, demands, controversies, actions, causes of action, liabilities of action, lawsuits, liabilities, damages and losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from property damage, personal injury and/or death suffered or alleged to have been suffered by any person as a result of the use of the property by Licensee, its tenants and its successors and assigns. This indemnification shall extend to all claims, damages, losses and expenses for injury or damage to adjacent or

neighboring property, or persons injured thereon, that arise out of, relate to or result from the use of the property by Licensee, its tenants and their successors, heirs and assigns.

9. LIABILITY INSURANCE: Licensee shall during the entire term of this License Agreement, at Licensee's own expense keep in force by advance payment of premiums, public liability insurance in an amount of not less than \$1,000,000.00 for injury to or death of one person or as a result of one occurrence and not less than \$2,000,000.00 for injury to or death of more than one person as a result of one occurrence and for damage to property in the amount of \$100,000.00, or single limit of \$2,000,000.00, insuring Licensor, the City of Vestavia Hills, Alabama and its Mayor, City Manager, individual City Council members, servants, agents, employees and representatives (as an additional insured) against any liability that may accrue against them or either of them on account of any occurrences in or about the property during the term or in consequence of Licensee's use thereof and resulting in personal injury or death or property damage. Licensee shall on request furnish to Licensor certificates of all insurance required under this Section 9.

10. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS: Licensee shall, at their sole cost and expense, comply in all respects with any and all applicable federal, state and local statutes, regulations, ordinances, rules, judicial decisions, governmental permits and approvals and all other laws now or hereafter in effect for and during the term of this License Agreement.

11. MISCELLANEOUS

A. GOVERNING LAW: This License Agreement and the rights and obligations of the parties hereto shall be governed by and construed in accordance with the laws of the State of Alabama. The jurisdiction and venue for the resolution of any dispute shall be in Jefferson County, Alabama.

B. BINDING AGREEMENT: This License Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

C. SURVIVAL: All representations and warranties of this License Agreement shall survive the execution and delivery of this License Agreement.

D. TIME OF THE ESSENCE: Time is of the essence of this License Agreement.

E. NO WAIVER: The failure of either party to exercise any rights under this License Agreement shall not constitute a waiver of any right, nor excuse the other party's full performance. No express waiver of any matter shall affect any other matter under this License Agreement. Express waivers are only effective if in writing.

F. CONSTRUCTION OF TERMS: Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision. Any ambiguities of this License Agreement shall be construed fairly and equitably regardless of the

participation of either party in drafting this License Agreement. The reference in terms to gender and number shall be modified as may be appropriate.

G. SEVERABILITY: In case of any of the provisions of this License Agreement shall for any reason be held invalid, illegal or unenforceable by any court of competent jurisdiction in any respect, the remaining provisions shall remain in effect and the License Agreement be performed in a fair and equitable manner as to any uncertainties arising from the unenforceable provisions.

H. DATES: If any date provided in this License Agreement falls on a Saturday, Sunday or holiday, the date shall be the next business day.

I. EXECUTION IN COUNTERPARTS: This License Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original, but all of which shall constitute but one and the same instrument.

J. OTHER PROVISIONS: Licensee may not assign any of its rights or obligations under this License Agreement to any party without the prior written consent of Licensors, which consent may be given or withheld in the sole and absolute discretion of Licensors.

K. ENTIRE AGREEMENT: This written License Agreement contains the entire agreement between the parties, incorporating all prior agreements, and may only be amended in writing executed by both parties.

IN WITNESS WHEREOF, the City of Vestavia Hills, Alabama, a municipal corporation, as Licensors, and TDG Vestavia, LLC, a Delaware limited liability company, as Licensee, have hereunto caused this License Agreement to be executed by their duly authorized officers and their respective seals to be affixed hereto as of the date first above written.

LICENSOR:

CITY OF VESTAVIA HILLS, ALABAMA

A Municipal Corporation

By

Ashley Curry

Its Mayor

By

Jeffrey D. Downes

Its City Manager

ATTESTED

By _____

LICENSEE:

TDG VESTAVIA, LLC,
A Delaware Limited Liability Company

By TDG Vestavia Partners, LLC,
A Delaware limited liability company,
Its Managing Member

By: TDG Development Company, LLC
A Delaware limited liability company,
Its Manager

By: The Dobbins Group, LLC
An Alabama limited liability company
Its Manager

By _____
William D. Dobbins, IV
Its Member

ATTESTED BY:

By _____

**STATE OF ALABAMA
JEFFERSON COUNTY**

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that William D. Dobbins, IV, whose name as a Member of the Dobbins Group, LLC, the Manager of TDG Development Company, LLC, Manager of TDG Vestavia Partners, LLC, Manager Member of TDG Vestavia, LLC, a Delaware limited liability company, whose name is signed to the foregoing License Agreement and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such member of such manager of such manager of such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company as such manager of such manager of such managing member of such limited liability company.

Given under my hand and official seal, this the _____ day of August, 2024.

Notary Public

SEAL

My Commission Expires:

**STATE OF ALABAMA
JEFFERSON COUNTY**

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashley Curry, whose name as Mayor of the City of Vestavia Hills, Alabama, a municipal corporation, is signed to the foregoing License Agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said City of Vestavia Hills, Alabama.

Given under my hand and official seal, this the _____ day of August, 2024.

Notary Public

My Commission Expires:

SEAL

**STATE OF ALABAMA
JEFFERSON COUNTY**

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey D. Downes, whose name as City Manager of the City of Vestavia Hills, Alabama, a municipal corporation, is signed to the foregoing License Agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said City of Vestavia Hills, Alabama.

Given under my hand and official seal, this the _____ day of August, 2024.

Notary Public

My Commission Expires:

SEAL

EXHIBIT 1

LICENSOR'S PROPERTY

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, ACCORDING TO THE SURVEY OF CVS VESTAVIA, AS RECORDED IN MAP BOOK 213, PAGE 31, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA; THENCE RUN NORTH 01°07'43" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 45.00 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID LOT 2 RUN SOUTH 89°08'28" EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE RUN SOUTH 01°07'43" EAST A DISTANCE OF 47.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUN SOUTH 01°07'43" EAST A DISTANCE OF 11.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A 10' ALLEY; THENCE RUN NORTH 86°59'35" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 10' ALLEY A DISTANCE OF 55.11 FEET TO A POINT; THENCE LEAVING SAID ROAD RIGHT-OF-WAY RUN NORTH 01°07'43" WEST A DISTANCE OF 11.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.07 ACRES OR 3169 SQ.FT. MORE OR LESS.





CITY OF VESTAVIA HILLS

INTER-DEPARTMENT MEMO

October 28, 2024

To: Jeff Downes, City Manager

From:

Cc:

RE: Citizens Comments

Background:

Recommendation:

Fiscal Impact:

Attachments:

None