

**PRE-MEETING AGENDA  
MOUNTAIN BROOK CITY COUNCIL**

**PRE-COUNCIL ROOM (A106) CITY HALL  
56 CHURCH STREET  
MOUNTAIN BROOK, AL 35213**

**JUNE 8, 2015, 6:00 P. M.**

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1. Request by Urban Cookhouse to hold a Farmers' Market in Crestline Village Friday afternoons/evenings during June-August – Clint Deshazo of Urban Cookhouse. (See attached information. This item may be added to the formal agenda.)
2. Add two (2) additional 15-minute parking spaces in Mountain Brook Village – Dana Hazen. (See attached maps. This item may be added to the formal agenda.)
3. Annexation petitions (Irving Meisler of 106 Lockerbie Lane (0.30 acres) and Lockerbie Association, Inc. of 3871 Lockerbie Drive (0.01 acres for connectivity to corporate boundary). (See attached. These items may be added to the formal agenda.)
4. Executive Session.



Urban Cookhouse Farmers Markets were established in 2010 in response to a growing need to support small family farms. In response to our motto, "Buy Local, Eat Urban," UC desires to provide a connection between these farmers and the local community. We currently manage two farmers markets, one in downtown Homewood (Soho Lot) and another at The Summit Shopping Center. All of our vendors are local, from a rough geographic range of about 85 miles. It's an absolute joy to serve these farmers and vendors, and UC's goal is to pull in the community to join us in this support.

**Where:** Church Street- In Front of City Hall (See Map Attached)

**When:** The markets will run for 6 weeks on Friday evenings from 4-8pm. July 3rd - Aug 7

**Who manages:** Urban Cookhouse will fully manage the markets. Tim Hughes with Game Day Done Right provides all of our tents so the layout is very professional looking. <http://www.gamedaydoneright.com>

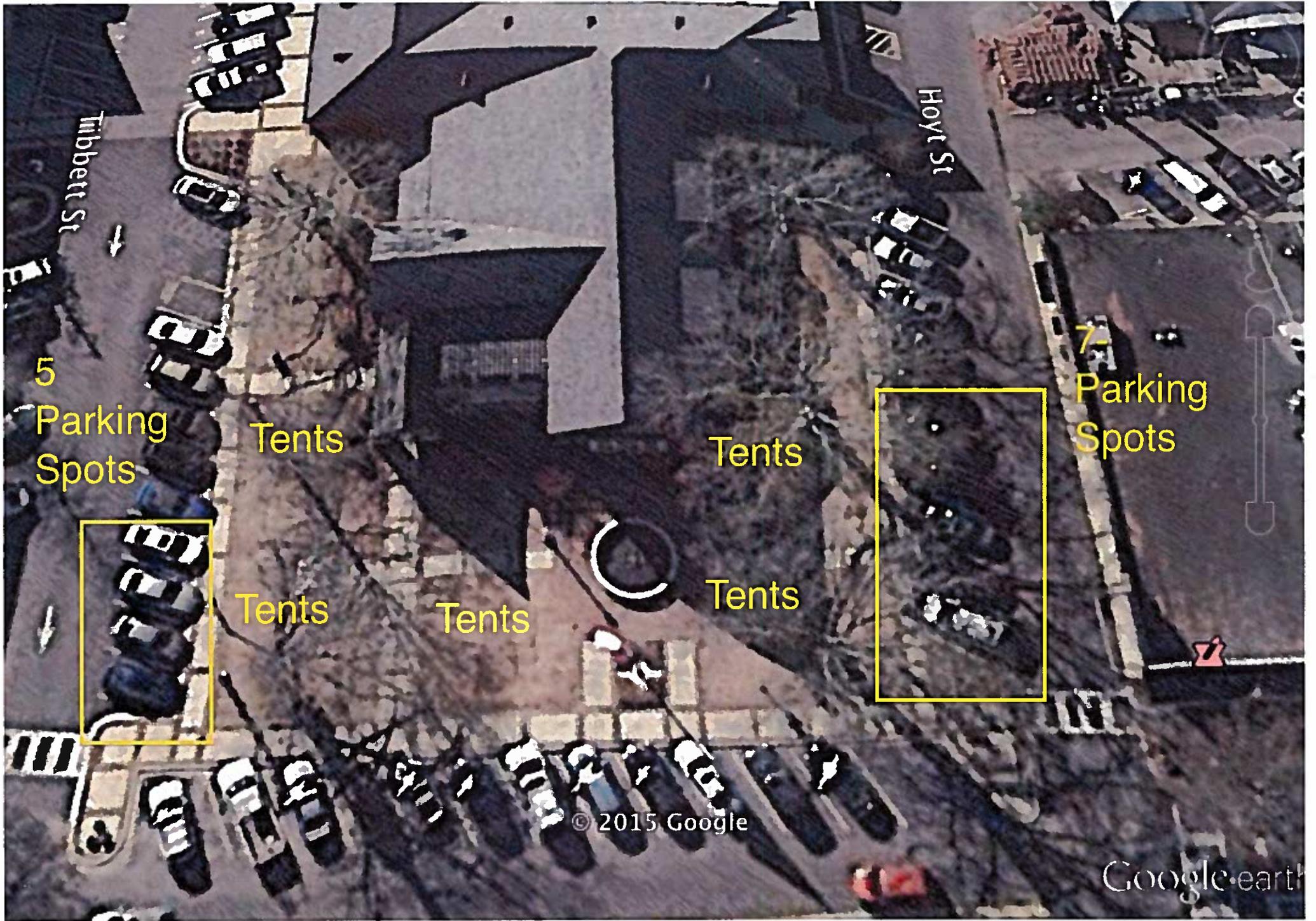
**Who comes:** A variety of local growers and vendors. We will not bring anyone into the market that has a competing good with a Crestline merchant. We will also have kid's activities such as corn hole, face painting, etc. There will also be a booth hosted by Mountain Brook Commerce where retailers in the community can come out and represent their business. Cooking Demos will also take place for Crestline restaurants.

**Oversight Committee:** Julie will head this, as she is top representative of Crestline merchants. Their job is to approve Farmers Market vendors so there are no competing vendors with Crestline merchants.

**Police/Road block:** At this juncture, we will ask police to block off 5 parking spots on Tibbett St, and 7 parking spots on Hoyt Street for farmers parking.







5  
Parking  
Spots

Tents

Tents

7  
Parking  
Spots

Tents

Tents

Tents

Tibbett St

Hoyt St

© 2015 Google

Google earth

**City of Mountain Brook  
EVENT PERMIT APPLICATION**

**FOR EVENT, PARADE, PROCESSION, OR OTHER ASSEMBLY**

*(Applications submitted less than 30 days prior to the event may not be approved.)*

Date: 5/20/2015 Individual or organization: URBAN COOKHOUSE

Contact Information:

(a) Name: CLINT DEHAZO (b) Title: SPECIAL EVENTS

(c) Address: 4244 SILVER COURT BIRMINGHAM AL

(d) Tel. No. \_\_\_\_\_ (e) Cell No. 205-566-8373

(g) Email address: CLINT@URBANCOOKHOUSE (f) Fax No. \_\_\_\_\_

Describe the type, nature, character and purpose of the event (list all activities):

FARMERS MARKET. Family Event.

Give the inclusive date(s)/time(s) of the event: Friday Nights 300pm - 8:00pm

Give the number and composition of the event:

JUNE 15<sup>TH</sup> AUGUST 15

	<u>Component</u>	<u>Number</u>
People (riding/walking)	_____	_____
Motor Vehicles	<u>0</u>	_____
Floats	<u>0</u>	_____
Animals	<u>0</u>	_____
Other	<u>0</u>	_____

Identify the place, area, locality, and/or route of the assembly:

In Front of City Hall. Gameday Tents to set up professionally looking tents to provide access

Will it be necessary to block any street or sidewalk during the course of the assembly/event?

If so, explain No. sidewalk will be used to sell items

Will alcoholic beverages be sold and/or served? If so, explain circumstances. \_\_\_\_\_

No.

Will money be solicited? If so, explain circumstances? \_\_\_\_\_

No

Will signs, placards, banners, flags or cards be displayed? Yes.

List all vendors who will be supplying food, drink(s), games, booths,

etc.: ALABAMA FARMERS

Applicant Signature: Clint Dehazo

Telephone Number: ( ) 566-8373

\*\*\*\*\*

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Lawrence T. Oden, Mayor

OR

\_\_\_\_\_  
Sam S. Gaston, City Manager

\*\*\*\*\*

**Parade Safety & Restrictions\***

- Candy or other objects shall not be thrown or otherwise transferred to anyone along the parade route from vehicles or floats that are active within the parade.
- No stopping along the parade route.
- All float drivers must be properly licensed and insured. All drivers should be adults.
- All floats must have adequate lines of vision for the the drivers to see.
- No float or parade participant may turn out of the designated parade route without police approval and direction.
- No float participating in the parade event shall exceed 13 feet in height as measured from the ground to the highest point of the float.

\*Strict adherence to these restrictions must be maintained. Failure to adhere to these restrictions may cause immediate expulsion from the parade of the offending party, may cause the immediate stoppage of the parade and will jeopardize future parades. Organizing parties must ensure all drivers in the parade are furnished a copy of these restrictions.

I have read, understand and agree to comply with these guidelines. \_\_\_\_\_  
Signature

**Police Department Remarks**

Applicant said no streets or sidewalks would be blocked. I cautioned him that this may create a traffic problem in the area and that we did not have on duty personnel to direct traffic. I also told him that Tibbett St could not become blocked. I told him if the event caused traffic problems, they may be required to hire officers, but not at this point.

Signed: C. Clark Date: 05/26/2015

Applicant said PD did not need to do anything in preparation for event.

\*\*\*\*\*

**Revenue Department Remarks:**

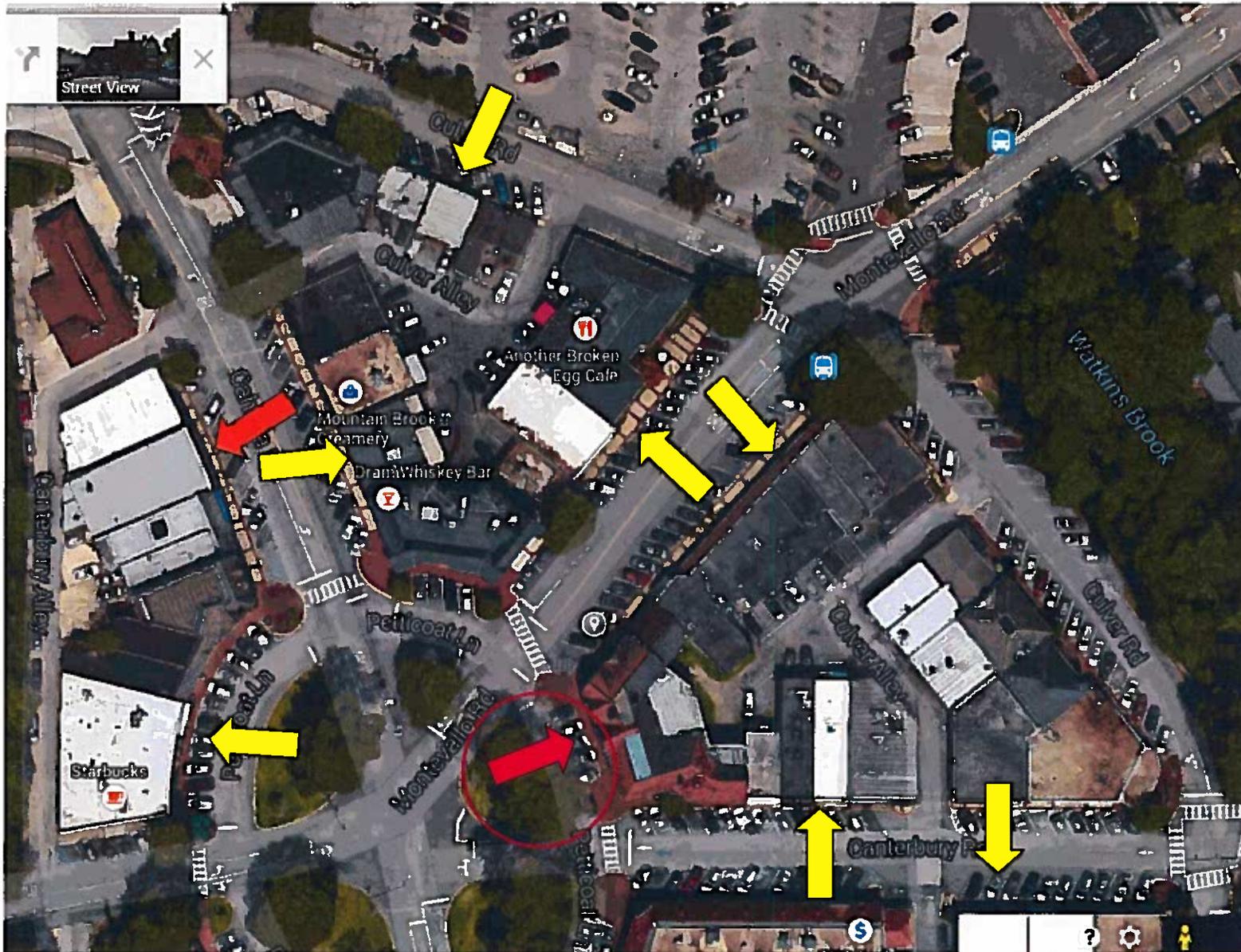
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\_\_\_\_\_

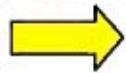
Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**The approved application serves as the permit.**

If you have any questions, please contact Doris Kenny at 802-3800 or [kennvd@mtnbrook.org](mailto:kennvd@mtnbrook.org).

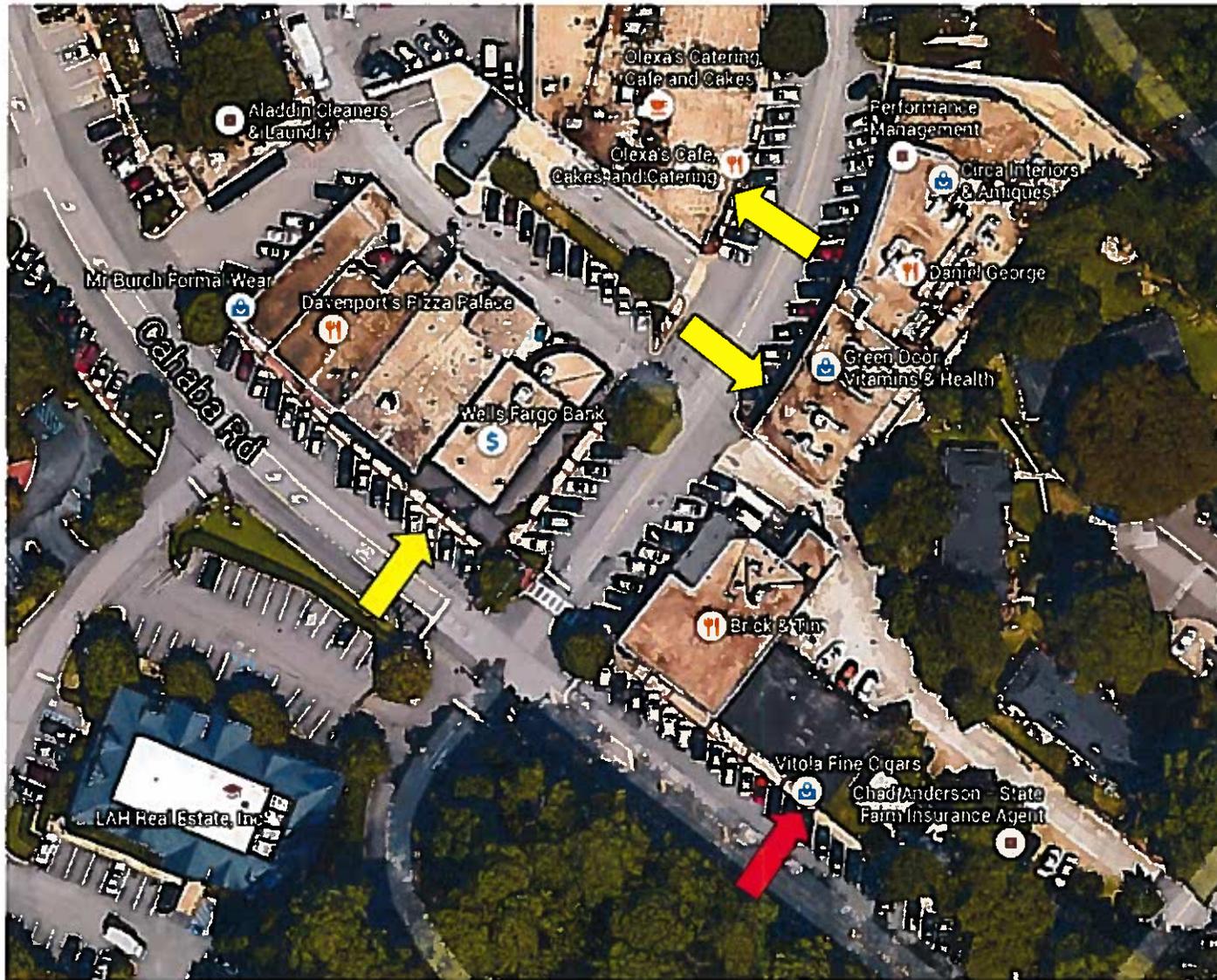


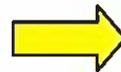
 Approved  
 Existing

 Newly Proposed

MB Village (north end)



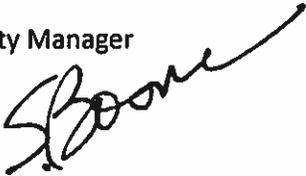


 Approved

 Newly Proposed

MB Village (south end)



To: Sam Gaston, City Manager  
From: Steven Boone   
Date: June 5, 2015  
Subject: Lockerbie annexation petitions  
C: Mayor and members of the City Council

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On Friday afternoon, I received the attached annexation petitions. Mr. Meisler wishes to annex his residential property into the City. In order to be contiguous, a 0.01 acre strip of land owned by Locker Association, Inc. must also be annexed hence the two annexation petitions.

Based on the questionnaire, there are no school-age children residing the residential property valued by the Tax Assessor at \$1,062,900. Using the city-wide average students per household ratio of 0.56, the property is generating \$8,484 per [imputed] child. This amount exceeds the ad valorem generated per student of \$5,669.

The most recent annexation criteria are attached.

Based on the information provided in the annexation petition and available from Jefferson County with respect to valuation and ad valorem taxes generated, I am satisfied that this property meets the City's annexation criteria.

I will have ordinances ready for action should the City Council wish to proceed on June 8, 2015.

**Annexation Analysis  
June 5, 2015**

	<b>Land</b>	<b>Impr</b>	<b>Total</b>
28 00 16 3 000 011.008	\$ 300,000	\$ 762,900	\$ 1,062,900
Irving Meisler 106 Lockerbie Lane 35223			
Assessment factor			<u>10%</u>
Assessed value		\$ 106,290	
BOE millage rate			<u>0.0447</u>
		City-wide Avg	Actual
BOE ad valorem taxes	\$ 4,751	\$ 4,751	
School-age students residing at properties	<u>0.56</u>	<u>0</u>	
		Use City-wide	
Ad valorem tax per school-age child	<u>\$ 8,484</u>	Average	
BOE ad valorem tax/student (Updated May 2014)	<u>\$ 5,669</u>	<u>\$ 5,669</u>	
Enrollment 2013-2014		4,464	
Households		<u>7,998</u>	
Average students per household		<u>0.56</u>	

# Property Detail Report

For Property Located At :  
**106 LOCKERBIE LN, MOUNTAIN BRK, AL 35223-2902**



## Owner Information

Owner Name: **MEISLER IRVING D**  
 Mailing Address: **100 VILLAGE ST, BIRMINGHAM AL 35242-6452 R087**  
 Vesting Codes: **//**

## Location Information

Legal Description: **LOT 1 CLUSTER 1 LOCKERBIE PHASE IV 141/67 AMENDED MAP 148/20**  
 County: **JEFFERSON, AL** APN: **28-00-16-3-000-011.008**  
 Census Tract / Block: **108.04 / 1** Alternate APN: **367054**  
 Township-Range-Sect: **18-2W-16** Subdivision: **LOCKERBIE P IV AM**  
 Legal Book/Page: **148-20** Map Reference: **28-16-3 / 28-16-3**  
 Legal Lot: **1** Tract #:   
 Legal Block: **1** School District:   
 Market Area:  School District Name:   
 Neighbor Code:  Munic/Township: **OUTSIDE MUNIC**

## Owner Transfer Information

Recording/Sale Date: **/** Deed Type:   
 Sale Price:  1st Mtg Document #:   
 Document #:

## Last Market Sale Information

Recording/Sale Date: **12/19/2013 / 12/04/2013** 1st Mtg Amount/Type: **\$631,200 / CONV**  
 Sale Price: **\$789,200** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type:  1st Mtg Document #: **65-15406**  
 Document #: **65-15399** 2nd Mtg Amount/Type: **/**  
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #:  Price Per SqFt: **\$106.76**  
 New Construction:  Multi/Split Sale:

Title Company:   
 Lender: **NATIONAL BK/COMMERCE**  
 Seller Name: **WIDEMAN FRANCES D**

## Prior Sale Information

Prior Rec/Sale Date: **/ 09/30/1985** Prior Lender:   
 Prior Sale Price: **\$69,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number:  Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

## Property Characteristics

Gross Area: <b>8,335</b>	Parking Type: <b></b>	Construction: <b></b>
Living Area: <b>7,392</b>	Garage Area: <b></b>	Heat Type: <b>FORCED AIR</b>
Tot Adj Area: <b></b>	Garage Capacity: <b></b>	Exterior wall: <b>WOOD/BRICK</b>
Above Grade: <b>6,070</b>	Parking Spaces: <b></b>	Porch Type: <b>CONCRETE/MASONRY</b>
Total Rooms: <b>10</b>	Basement Area: <b>2,265</b>	Patio Type: <b></b>
Bedrooms: <b>4</b>	Finish Bsmnt Area: <b>1322</b>	Pool: <b></b>
Bath(F/H): <b>4 / 1</b>	Basement Type: <b>BASEMENT</b>	Air Cond: <b>CENTRAL</b>
Year Built / Eff: <b>1998 /</b>	Roof Type: <b>GABLE</b>	Style: <b></b>
Fireplace: <b>Y / 1</b>	Foundation: <b>WOOD</b>	Quality: <b></b>
# of Stories: <b>2.00</b>	Roof Material: <b>ASPHALT SHINGLE</b>	Condition: <b></b>

## Site Information

Zoning: <b>R-7</b>	Acres: <b>0.30</b>	County Use: <b>SINGLE FAMILY (111)</b>
Lot Area: <b>13,113</b>	Lot Width/Depth: <b>x</b>	State Use: <b></b>
Land Use: <b>SFR</b>	Res/Comm Units: <b>/</b>	Water Type: <b>PUBLIC</b>
Site Influence: <b></b>		Sewer Type: <b>SEPTIC TANK</b>

## Tax Information

Total Value: <b>\$1,062,900</b>	Assessed Year: <b>2014</b>	Property Tax: <b></b>
Land Value: <b>\$300,000</b>	Improved %: <b>72%</b>	Tax Area: <b>0020000</b>
Improvement Value: <b>\$762,900</b>	Tax Year: <b></b>	Tax Exemption: <b></b>
Total Taxable Value: <b></b>		



**RESOLUTION NO. 2012-042**

**BE IT RESOLVED** by the City Council of the City of Mountain Brook, Alabama, that the following are hereby adopted as the criteria which the City Council shall use in connection with the consideration of annexation petitions filed with the City of Mountain Brook subsequent to March 26, 2012:

1. Municipal revenue derived from the property proposed to be annexed must exceed the projected cost of providing municipal services to such property.
2. The ad valorem taxes per school-age child residing in the property (as more fully defined hereinbelow) to be received by the Mountain Brook Board of Education from the property proposed to be annexed must equal or exceed the city-wide average ad valorem tax revenue per student enrolled in the Mountain Brook School system as determined by the greater of a) the actual number of school-age children residing at the property proposed to be annexed regardless of where the annexation applicant(s) intend to send their children to school if annexed or b) the city-wide average number of students per residences as of the date of annexation. An illustration of the application of this criterion is illustrated in Exhibit A attached hereto. For purposes of determining the property taxes to be derived from the subject property, the City Council shall consider only the actual property value as determined by the Jefferson County Tax Assessor as of the date of the annexation petition.
3. The annexation must not result in any Mountain Brook school having more students in any classroom than the maximum number permitted by the Alabama State Board of Education, or otherwise cause overcrowding in any Mountain Brook school, or require capital expenditures by the Mountain Brook Board of Education.
4. The location and configuration of the property proposed to be annexed must result in efficient corporate limits of the City and be conducive to providing municipal services in an efficient manner.
5. With respect to the annexation of undeveloped residential property, the property owner must execute and record restrictive covenants that shall attach to the real estate in substantially the form as attached hereto as Exhibit B (subject to modifications determined appropriate by the City Council on a case-by-case basis).

**BE IT FURTHER RESOLVED**, that the City Council may, from time to time, approve the annexation of property to the City which does not satisfy one or more of the foregoing criteria; provided, that, in the opinion of the City Council, the annexation of such property may permit the City to annex additional property economically beneficial to the City.

**BE IT FURTHER RESOLVED** by the City Council that the above criteria may be revised by the City Council, from time to time, based on changes in economic conditions and other factors affecting the Mountain Brook school system and municipal revenue.

**BE IT FURTHER RESOLVED** by the City Council that the adult residents of each dwelling in the area proposed to be annexed must complete, sign and deliver a questionnaire to the City Manager within thirty days of the day upon which the annexation petition is filed with the City, the form and content of which questionnaire may be revised by the City Council, from time to time.

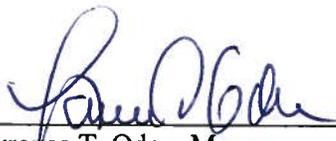
**ANNEXATION CRITERIA**

**2012-042**

ADOPTED: This 26<sup>th</sup> day of March, 2012.

  
\_\_\_\_\_  
Virginia C. Smith, Council President

APPROVED: This 26<sup>th</sup> day of March, 2012.

  
\_\_\_\_\_  
Lawrence T. Oden, Mayor

### CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on March 27, 2012, as same appears in the minutes of record of said meeting.

  
\_\_\_\_\_  
Steven Boone, City Clerk

**EXHIBIT A**

	<u>2012</u>
Ad Valorem Tax Revenue (44.7 Mills)	\$25,033,548
Enrollment	<u>4,502</u>
 Ad Valorem Tax : Student	 <u><u>\$5,560.54</u></u>
 Students	 4,502
Households	<u>7,998</u>
 Students : Household	 <u><u>0.56</u></u>
 Or 1 student for every 1.78 households	
Ad Valorem Tax : Student	\$5,560.54
Students : Household	<u>0.56</u>
 School Tax Required to Meet Criteria	 \$3,129.98
BOE Millage Rate	<u>44.7</u>
 Assessed Property Value	 \$70,022
10% Assessment Factor	<u>10.00%</u>
 Required Fair Value of Property to Meet Criteria (Assuming Citywide Average School-Age Children) <sup>1</sup>	  <u><u>\$700,220</u></u>

<sup>1</sup> The required property valuation increases proportionately with the actual number of school-age children living at a property (e.g., \$5,560.54/.0447/.10 = \$1,243,969 required fair value of property to meet criteria with one (1) school-age child residing at a property).

**EXHIBIT B**

**STATE OF ALABAMA )**

**JEFFERSON COUNTY )**

**DECLARATION OF PROTECTIVE COVENANTS**

**KNOW ALL MEN BY THESE PRESENTS, that:**

**WHEREAS,** \_\_\_\_\_ is/are the owner/owners of the following described real property, located in Jefferson County, Alabama, with an address of \_\_\_\_\_, more particularly described on Exhibit "A" and illustrated in the accompanying map entitled Exhibit "B," which are attached hereto and made a part hereof; and

**WHEREAS,** the undersigned desires to subject said Property with the conditions, limitations, and restrictions hereinafter set forth.

The undersigned does hereby expressly engraft the following restrictive and protective covenants, conditions, covenants, and limitations on the real property hereinafter described in Exhibit A attached hereto:

**I. EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS.**

- A. The Property shall be used for single-family residential purposes only and for no other use or purpose.
- B. Any residence constructed on the Property shall contain a minimum of 4,500 square feet of heated and cooled area.
- C. The exterior of the residence constructed on the Property must be of brick or better material, and such residence shall have a pitched roof.
- D. The residence constructed must contain a minimum of a two (2) car garage or parking area within a basement.
- E. The Property shall not be further subdivided.

**II. GENERAL PROVISIONS.**

- A. The Owner of the Property shall use his or her best efforts to prevent the development or occurrence of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Property which shall tend to decrease the beauty of the specific area or the neighborhood as a whole.

- B. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain from the building line forward, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain upon any part of the Property.
- C. No vegetables or other crops may be grown on the front yard of any house on the Property.
- D. No trash, garbage, or other refuse shall be dumped, stored, or accumulated on the Property. Trash, garbage, or other waste shall not be kept on the Property except in sanitary containers or garbage compactor units.
- E. No structure of temporary character such as a trailer, mobile home, manufactured home, double-wide manufactured home, tent, or shack shall be used as a residence either temporarily or permanently.

**III. GENERAL PROVISIONS.**

- A. Each and every covenant and restriction contained herein shall be considered to be an independent and separate covenant and agreement and in the event any one or more of said covenants or restrictions shall, for any reason, be held invalid or unenforceable, all remaining covenants and restrictions shall nevertheless remain in full force and effect in all matters and respects.
- B. The covenants and restrictions herein shall enure to the benefit of the land described above and shall run with the land. If any person shall violate or attempt to violate any of such restrictions or covenants, it shall be lawful for the undersigned or the City of Mountain Brook, Alabama: (a) to prosecute proceedings at law for the recovery of damages against the person or persons so violating or attempting to violate any such covenant or restriction, or (b) to maintain an action in equity against the person or persons so violating or attempting to violate any such covenant or restriction for the purpose of preventing such violation; provided, however, that the remedies contained in this paragraph shall be construed as cumulative of all other remedies now or hereafter provided by law.
- C. The restrictions, covenants and provisions contained herein shall remain in full force and effect for a period of twenty-five (25) years from the date hereof, after which time said restrictive covenants and provisions shall be automatically extended for successive periods of ten (10) years.

**IN WITNESS WHEREOF**, \_\_\_\_\_, who is duly authorized, executes this Declaration of Protective Covenants on this \_\_\_\_\_ day \_\_\_\_\_, 2\_\_\_\_\_.

**ATTEST:**

\_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner

**STATE OF ALABAMA )**

**JEFFERSON COUNTY )**

I, the undersigned authority in and for said county and state hereby certify that

\_\_\_\_\_  
whose name is/names are signed to the foregoing Declaration of Protective Covenants and who is/are known to me, acknowledged before me on this day that, being informed of the contents, has full authority and has executed the same voluntarily.

Given under my hand and official seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_

# Memo

**To:** Sam Gaston, City Manager  
**From:** Steven Boone  
**CC:** Mayor and members of the City Council  
**Date:** 3/21/2012  
**Re:** Annexation criteria

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## **Summary of proposed revisions to the City's annexation criteria**

I am proposing the following modifications to the City's annexation criteria to formalize practices that have evolved since the criteria were first adopted back in the mid-1990s:

1. Expressly state that criteria 2 (ad valorem tax/property valuation) shall be updated to a) reflect city-wide property valuation, school system enrollment, and population changes and b) provide an illustration of the application of this criteria.
2. Formalize the development covenants and provide an example thereof to be used when considering the annexation of undeveloped property.
3. Change the square footage requirement for new construction from 3,500 to 4,500 square feet.

QUESTIONNAIRE WITH RESPECT TO ANNEXATION OF PROPERTY

1. Print name(s) of property owner(s).  
Irving Meisler
2. Insert the attached Schedule 1 the legal description of the property owned by the undersigned for which an annexation petition has been filed ("Property").
3. Provide the following information about the Property:
  - a. Address: 106 Lockerbie Lane
  - b. Size of property:  
.30 acres, or  
square feet
  - c. Number of residents: 2
  - d. Number of residents of voting age  
(18 years of age and or older): 2
  - e. Number of registered voters: 2
4. Provide the following information with respect to each person residing on the Property who is under the age of 22 years. If more than one such person resides on the Property, use an additional sheet, if necessary, to provide information for such additional person(s).
  - a. Name: \_\_\_\_\_
  - b. Age: \_\_\_\_\_
  - c. Grade in school, during the current school term: \_\_\_\_\_
  - d. School presently attended: \_\_\_\_\_
5. What is the present use of the Property? Home / Residential
6. What is the anticipated use of the Property? Home / Residential
7. Is the Property under contract with the City of Mountain Brook for fire protection services?  
YES () NO ( )

8. Attach a copy of the deed by which the Property was conveyed to the present owner(s).

In witness whereof, the undersigned (has) (have) executed this questionnaire on the 18<sup>th</sup> day of  
May, 2015.

Aue R. Sweatt  
Witness

[Signature]  
(signature of owner)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature of owner)

TO THE CITY CLERK AND THE CITY COUNCIL OF THE CITY OF MOUNTAIN BROOK, A MUNICIPAL CORPORATION IN THE STATE OF ALABAMA:

The undersigned (is the owner) (are the owners) of the property described in Exhibit A attached hereto ("Property"), which is contiguous to the corporate limits of the City of Mountain Brook, a municipal corporation in the State of Alabama ("City"). No part of the Property is within the corporate limits or police jurisdiction of any other municipality. (I) (We) hereby file this petition with the City Clerk of the City and request that the Property be annexed to the City, pursuant to the Code of Alabama 1975, §11-42-21, et seq. A map of the Property, which shows its relationship to the corporate limits of the City, is attached hereto as Exhibit B.

In witness whereof, the undersigned (has) (have) signed this petition on the 18<sup>th</sup> day of May, 2015.

Aue R. Sweatt  
Witness

[Signature]  
(signature)

Irving Meister  
(print or type name on this line)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print or type name on this line)

Description of Property

*SEE ATTACHED SURVEY*

Schedule 1



# Property Detail Report

For Property Located At :  
106 LOCKERBIE LN, MOUNTAIN BRK, AL 35223-2902



## Owner Information

Owner Name: MEISLER IRVING D  
Mailing Address: 100 VILLAGE ST, BIRMINGHAM AL 35242-6452 R087  
Vesting Codes: //

## Location Information

Legal Description: LOT 1 CLUSTER 1 LOCKERBIE PHASE IV 141/67 AMENDED MAP 148/20  
County: JEFFERSON, AL APN: 28-00-16-3-000-011.008  
Census Tract / Block: 108.04 / 1 Alternate APN: 387054  
Township-Range-Sect: 18-2W-16 Subdivision: LOCKERBIE P IV AM  
Legal Book/Page: 148-20 Map Reference: 28-16-3 / 28-16-3  
Legal Lot: 1 Tract #: 1  
Legal Block: 1 School District: /  
Market Area: / School District Name: /  
Neighbor Code: / Munic/Township: OUTSIDE MUNIC

## Owner Transfer Information

Recording/Sale Date: / Deed Type: /  
Sale Price: / 1st Mig Document #: /  
Document #: /

## Last Market Sale Information

Recording/Sale Date: 12/19/2013 / 12/04/2013 1st Mig Amount/Type: \$631,200 / CONV  
Sale Price: \$789,200 1st Mig Int. Rate/Type: / ADJ  
Sale Type: / 1st Mig Document #: 85-15408  
Document #: 65-16399 2nd Mig Amount/Type: /  
Deed Type: WARRANTY DEED 2nd Mig Int. Rate/Type: /  
Transfer Document #: / Price Per SqFt: \$106.76  
New Construction: /  
Title Company: /  
Lender: NATIONAL BK/COMMERCE  
Seller Name: WIDEMAN FRANCES D

## Prior Sale Information

Prior Rec/Sale Date: / 09/30/1985 Prior Lender: /  
Prior Sale Price: \$69,000 Prior 1st Mig Amt/Type: /  
Prior Doc Number: / Prior 1st Mig Rate/Type: /  
Prior Deed Type: DEED (REG)

## Property Characteristics

Gross Area: 8,335	Parking Type:	Construction:	
Living Area: 7,392	Garage Area:	Heat Type:	FORCED AIR
Tot Adj Area:	Garage Capacity:	Exterior wall:	WOOD/BRICK
Above Grade: 6,070	Parking Spaces:	Porch Type:	CONCRETE/MASONRY
Total Rooms: 10	Basement Area: 2,265	Patio Type:	PORCH
Bedrooms: 4	Finish Bsmnt Area: 1322	Pool:	
Bath(Ft): 4 / 1	Basement Type: BASEMENT	Air Cond:	CENTRAL
Year Built / Eff: 1996 /	Roof Type: GABLE	Style:	
Fireplace: Y / 1	Foundation: WOOD	Quality:	
# of Stories: 2.00	Roof Material: ASPHALT SHINGLE	Condition:	

## Site Information

Zoning: R-7	Acres: 0.30	County Use:	SINGLE FAMILY (111)
Lot Area: 13,113	Lot Width/Depth: x	State Use:	
Land Use: SFR	Res/Comm Units: /	Water Type:	PUBLIC
Site Influence:		Sewer Type:	SEPTIC TANK

## Tax Information

Total Value: \$1,062,900	Assessed Year: 2014	Property Tax:	
Land Value: \$300,000	Improved %: 72%	Tax Area:	0020000
Improvement Value: \$762,900	Tax Year:	Tax Exemption:	
Total Taxable Value:			

**Description of Property**

**Schedule 1**



This instrument prepared by  
David Ovson  
2807 Cahaba Road  
Birmingham, AL 35223



20131219001337210 1/7  
Bk: LR201365 Pg: 15399  
Jefferson County, Alabama  
onI certify this instrument filed  
12/19/2013 09:49:15 AM D  
Judge of Probate- Alan L. King

SEND TAX NOTICE TO:  
Irving D. Meisler  
100 Village Street  
Birmingham, AL 35242

\$ 157,800

GENERAL WARRANTY DEED

38.00  
158.00  
196.00

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Eighty-Nine Thousand And No/100 Dollars (\$789,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Frances D. Wideman, an unmarried woman, Anne Barton, a married woman, Katherine Waters, a married woman, Margaret Ames, a married woman, John Wideman, a married man, and the Estate of Elizabeth Wideman Bleiberg, deceased, Jefferson County Probate Case No. 2012-217192 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Irving D. Meisler (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Jefferson County, Alabama:

Lot 1, in Cluster #1, according to the Amended Map of Lockerbie, Phase IV, as recorded in Map Book 148, Page 20, in the Office of the Judge of Probate of Jefferson County, Alabama.

Note: This is not the homestead property of the married grantors as defined in the Code of Alabama Section 6-10-3.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Six Hundred Thirty-One Thousand Two Hundred And No/100 Dollars (\$631,200.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 4th, 2013

*Frances D. Wideman*

Frances D. Wideman

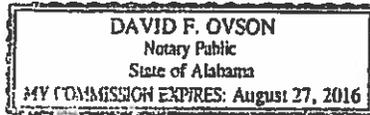
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frances D. Wideman** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 4<sup>th</sup> day of DECEMBER, 2013.

*David F. Ovson*

Notary Public  
Commission Expires:



FILE NO.: TS-1302624

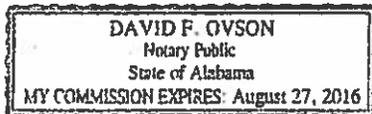
Anne Barton  
Anne Barton

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne Barton 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 4th day of December, 2013.

David F. Ovson  
Notary Public  
Commission Expires:



Margaret Ames  
Margaret Ames

STATE OF Maryland  
Prince Georges COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Ames 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 3 day of December, 2013.

Deborah R. Bean

Notary Public

Commission Expires: May 1, 2014

DEBORAH R BEAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 1, 2014

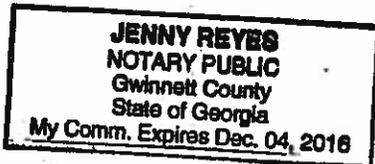
Katherine Waters  
Katherine Waters

STATE OF Georgia )  
Gwinnett COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Waters 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 17<sup>th</sup> day of December, 2013.

Jenny Reys  
Notary Public  
Commission Expires: 12/14/2016



FILE NO.: TS-1302824

John Wideman  
John Wideman

STATE OF Alabama,  
Cullman COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Wideman 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 4 day of December, 2013.

Cindy McReath  
Notary Public  
Commission Expires: 9-22-14

Estate of Elizabeth Wideman Bleiberg, deceased

Lawrence Russell Bleiberg

Lawrence Russell Bleiberg, Personal Representative

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence Russell Bleiberg as Personal Representative of the Estate of Elizabeth Wideman Bleiberg 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, in his capacity as Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 3<sup>rd</sup> day of DECEMBER, 2013.

David F. Ovson

Notary Public  
Commission Expires:

DAVID F. OVSON  
Notary Public  
State of Alabama  
MY COMMISSION EXPIRES: August 27, 2016

20131219001337210 7/7  
Bk: LR201365 Pg: 15399  
Jefferson County, Alabama  
12/19/2013 09:49:15 AM D  
Fee - \$38.00  
Deed Tax - \$158.00

Total of Fees and Taxes-\$196.00  
CIBESS

QUESTIONNAIRE WITH RESPECT TO ANNEXATION OF PROPERTY

1. Print name(s) of property owner(s).  
LOCKERBY ASSOCIATION INC c/o BOOTHBY REALTY
2. Insert the attached Schedule I the legal description of the property owned by the undersigned for which an annexation petition has been filed ("Property").
3. Provide the following information about the Property:
  - a. Address: 3871 LOCKERBY DR  
MOUNTAIN BROOK, AL 35223
  - b. Size of property: .01 acres, or  
\_\_\_\_\_ square feet
  - c. Number of residents: N/A
  - d. Number of residents of voting age (18 years of age and or older): N/A
  - e. Number of registered voters: N/A
4. Provide the following information with respect to each person residing on the Property who is under the age of 22 years. If more than one such person resides on the Property, use an additional sheet, if necessary, to provide information for such additional person(s).
  - a. Name: \_\_\_\_\_
  - b. Age: \_\_\_\_\_
  - c. Grade in school, during the current school term: \_\_\_\_\_
  - d. School presently attended: \_\_\_\_\_
5. What is the present use of the Property? LANDSCAPE AREA
6. What is the anticipated use of the Property? LANDSCAPE AREA
7. Is the Property under contract with the City of Mountain Brook for fire protection services?  
YES ( ) NO ( )

8. Attach a copy of the deed by which the Property was conveyed to the present owner(s).

In witness whereof, the undersigned (has) (have) executed this questionnaire on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature of owner)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature of owner)



TO THE CITY CLERK AND THE CITY COUNCIL OF THE CITY OF MOUNTAIN BROOK, A MUNICIPAL CORPORATION IN THE STATE OF ALABAMA:

The undersigned (is the owner) (are the owners) of the property described in Exhibit A attached hereto ("Property"), which is contiguous to the corporate limits of the City of Mountain Brook, a municipal corporation in the State of Alabama ("City"). No part of the Property is within the corporate limits or police jurisdiction of any other municipality. (I) (We) hereby file this petition with the City Clerk of the City and request that the Property be annexed to the City, pursuant to the Code of Alabama 1975, §11-42-21, et seq. A map of the Property, which shows its relationship to the corporate limits of the City, is attached hereto as Exhibit B.

In witness whereof, the undersigned (has) (have) signed this petition on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print or type name on this line)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(signature)

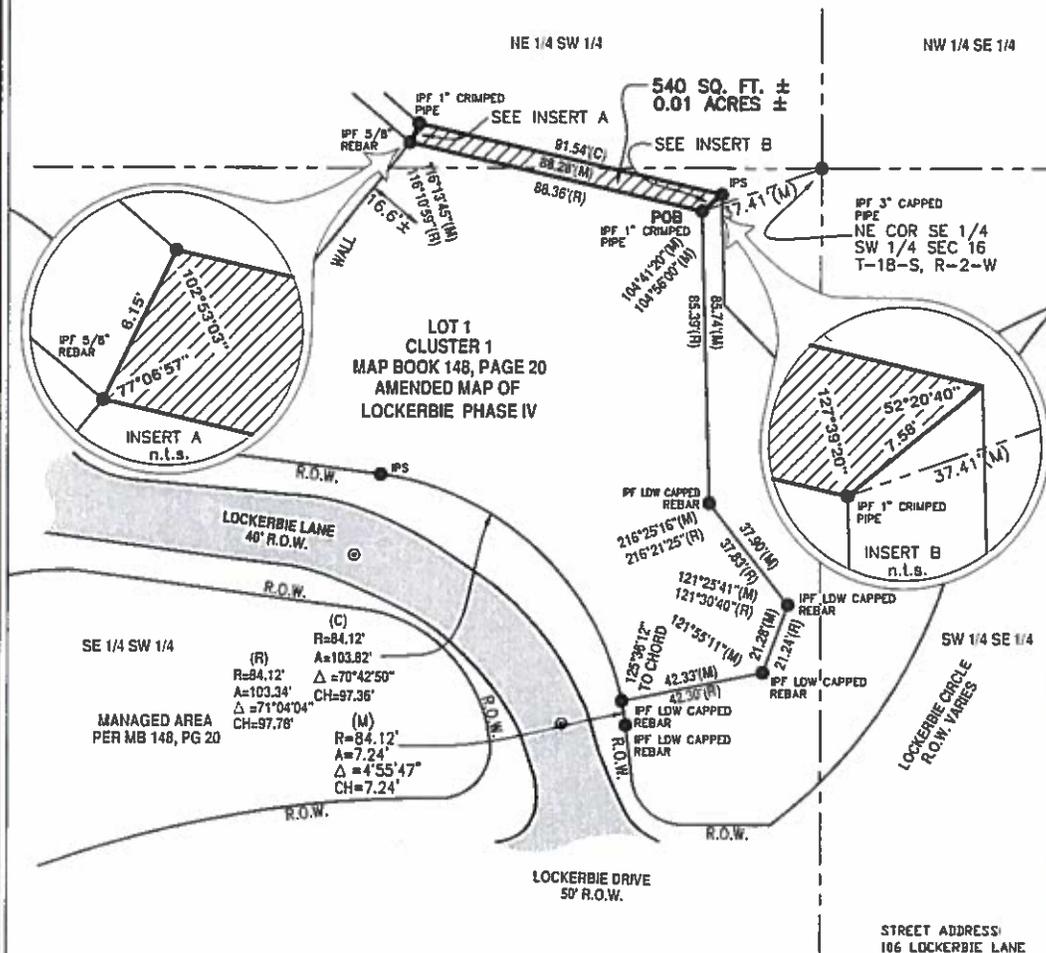
\_\_\_\_\_  
(print or type name on this line)



**EXHIBIT A**  
**EXHIBIT MAP**

**HOMEOWNER'S ASSOCIATION ANNEXATION**  
NE 1/4 SW 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA

LEGEND	
● IPF	IRON PIN FOUND
● IPS	IRON PIN SET
● POB	POINT OF BEGINNING



**EXHIBIT MAP**  
**NOT TO SCALE**

**GSA**  
GONZALEZ - STRENGTH & ASSOCIATES, INC.  
ENGINEERING, LAND PLANNING, & SURVEYING  
2176 PARKWAY LAKE DRIVE  
HOUSTON, ALABAMA 36208  
PHONE: (208) 942-3030  
FAX: (208) 942-3032  
www.GonzalezStrength.com

# EXHIBIT A

Homeowner's Association Annexation  
Legal Description  
Jefferson County Alabama

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 16, Township 18 South, Range 2 West, Jefferson County, Alabama, said parcel being a portion of landscape area as shown on the Amended Map of Lockerbie Phase IV as recorded in Map Book 148, Page 20, in the Office of Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of Lot 1 Cluster 1 according to the Amended Map of Lockerbie Phase IV, as recorded in Plat Book 148, page 20; thence run in a northerly direction along the north line of said Lot 1 Cluster 1 a distance of 88.28 feet to a found 5/8 inch rebar; thence leaving said Lot 1 Cluster 1, turn an angle of 77 degrees 06 minutes 57 seconds and run a distance of 6.15 feet to a found 1 inch crimped pipe; thence turn an angle of 102 degrees 53 minutes 03 seconds and run a distance of 91.54 feet to a set 5/8 inch capped rebar stamped GSA; thence turn an angle of 52 degrees 20 minutes 40 seconds and run a distance of 7.58 feet to the POINT OF BEGINNING. Said parcel contains 540 square feet or 0.01 acres more or less.



# Courthouse Retrieval System - Jefferson County, AL

## Report on Parcel :28 00 16 3 000 011.001 Generated :5/11/2015

### General Information

LOCKERBIE  
ASSOCIATION INC  
C/O BOOTHBY  
REALTY  
4 OFFICE PARK CIR  
STE 106  
MOUNTAIN BRK, AL  
35223

Parcel ID:	28 00 16 3 000 011.001	Special Int:		Land C Map:	
Alt-Parcel ID:		Map Sort:	28 00 16 3	Acct No:	367048
Subdivision:	LOCKERBIE P IV AM 28-16-3	Plat:	148	Page:	20
Property Address:	3871 LOCKERBIE DR BIRMINGHAM, AL 35223	Book:		Lot:	
Telephone:	()-	Subdv Block:		District:	01
		Parcel:	1	SSD2:	
		SSD1:	504		
		Ward:	01		

Tax Year:	2014	Dimensions:	47.7 X 183.8 COR	Description: BEG AT SW COR OF LOT 2 CLUSTER 1 LOCKERBIE PHASE IV 141/67 AMENDED MAP 148/20 TH WLY 10 FT TH NELY 100.9 FT TH SELY 38.4 FT TH SE 105.8 FT TH ELY 91.5 FT TH S 33.2 FT TH SELY 44.7 FT TH NELY 77.5 FT TH SWLY 83.8 FT TH W 26 FT TH WLY & NLY 21.7 FT TH N 21.7 FT TH E 42.3 FT TH NLY 21.2 FT TH NWLY
Land Value:	45000	Acreage:		
Improvement Value:		Square Feet:		
Total Value:	45000	Geo Code:	33.46418868 : -86.7531991	
Assessed Value:	4500	Census Tract:		
City Tax:		Census Block:		
County Tax:		Gas Source:		
Total Tax:	225.45	Electric Source:	NONE	
Last Sale Date:	1993-12-27	Water Source:	PUBLIC	
Last Sale Amount:		Sewer Source:	SEPTIC TANK	
Book/Page:	9317/ 4854			
Document No:				
Exemption Amount:		Property Type:	RESIDENTIAL	
Exemption Reason:		Land Use:	910 VACANT AND UNUSED LAND	
		Improvement Type:		
		Zoning Code:	R-7 R-7	
		Owner Type:		
		Road Type:	PAVED CURB AND GUTTER	
		Topography:	ROLLING	
		District Trend:		

Land Data For Parcel			
Land Type	Land Size	Land Amount	Land Use

0	910
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**Building Information - No Building Data Available for Parcel: 28 00 16 3 000 011.001**

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**Extra Features - No Extra Feature Data Available for Parcel: 28 00 16 3 000 011.001**

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## Sales & Deed History

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### Sales Data

Date:	1993-12-27	Amount:		Instrument:	-na-
Owner:	LOCKERBIE ASSOCIATION INC			Quality:	
Book:	9317	Page:	4854		
Document No:					

### Deed Data

No Deed Data Available for Parcel...
--------------------------------------

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**Trust Deed Information - No Trust Deed Data Available for Parcel: 28 00 16 3 000 011.001**

---

Information Deemed Reliable, but Not Guaranteed  
Copyright ©2015, Courthouse Retrieval System, All Rights Reserved

9317/4854

This instrument was prepared by:

William C. Wood  
1500 Liberty National Building  
2001 Third Avenue South  
Birmingham, AL 35233-2101

WARRANTY DEED

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS.  
COUNTY OF JEFFERSON )

That in consideration of One (\$1.00) Dollar to the undersigned grantor, Secor Realty & Investment Corporation, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Lockerbie Association, Inc., an Alabama nonprofit corporation (herein referred to as GRANTEE) the following described real estate, situated in Jefferson County, Alabama to wit:

1,000.00

All of the roadways, natural areas, managed, and landscaped areas, and parks as shown in the following subdivisions:

Lockerbie - Phase I, as recorded in Map Book 138, page 37.

A resurvey of Lots 1, 2, 3, 4, 5, 6 and 7, Lockerbie, Phase I as recorded in Map Book 139, page 50.

A resurvey of Lots 1 and 2 of a Resurvey of Lots 1, 2, 3, 4, 5, 6, and 7, Lockerbie, Phase I as recorded in Map Book 141, page 64.

A resurvey of Lot 1 of a Resurvey of Lots 1 and 2 of a Resurvey of Lots 1, 2, 3, 4, 5, 6, and 7, Lockerbie, Phase I as recorded in Map Book 145, page 31.

Lockerbie, Phase II as recorded in Map Book 138, page 57.

Resurvey of Lockerbie, Phase II as recorded in Map Book 141, page 65.

A resurvey of Lots 5, 6, 7, and 8, CL III and a part of the Natural Area Resurvey of Lockerbie, Phase II as recorded in Map Book 146, page 74.

A resurvey of Lots 1A, 2, 3, and 4, Resurvey of Lockerbie, Phase II, Cluster #2, as recorded in Map

Book 146, page 75.

A resurvey of Lot 11 and Natural Area Cluster 3, Lockerbie, Phase II and Lot 12A, Cluster 3 Resurvey Lockerbie, Phase II as recorded in Map Book 156, page 37.

A resurvey of Lots 1, 2, 4, 5, 6, 7 and 8, Cluster I and Managed and Landscaped Areas, resurvey of Lockerbie, Phase II and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Cluster II and acreage, amended Map of Lockerbie, Phase IV as recorded in Map Book 155, page 78.

Lockerbie, Phase III as recorded in Map Book 141, page 66.

Resurvey of Lot 1, Lockerbie, Phase III as recorded in Map Book 152, page 5. Amended Map of Resurvey of Lot 1, Lockerbie, Phase III as recorded in Map Book 152, page 45.

Lockerbie, Phase IV as recorded in Map Book 141, page 67.

Resurvey of Lots 3, 5 and 6, Cluster #1 Lockerbie, Phase IV as recorded in Map Book 144, page 17.

Resurvey of Lots 3, Resurvey of Lots 3, 5, and 6 Cluster #1, Lockerbie, Phase IV and Lot 4, Cluster #1, Lockerbie, Phase IV as recorded in Map Book 148, page 19.

Amended Map of Lockerbie, Phase IV as recorded in Map Book 148, page 20.

Subject to:

Terms and conditions of covenants and restrictions appearing in Volume 3365, page 358 et seq. in the Probate Records of Jefferson County, Alabama.

Encroachments and any other matters not shown on public records which would be disclosed by an accurate survey of the property conveyed.

Current taxes

It is the purpose of this deed to convey to Lockerbie Homeowners Association all of the common property within the above designated subdivisions.

TO HAVE AND TO HOLD Unto the Said GRANTEE, its successors and assigns, forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and assigns

that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good and right to sell and convey the same aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, STANLEY E. WEIR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December, 1993.

ATTEST:

SECOR REALTY & INVESTMENT CORP.

[Signature]  
Secretary

[Signature]  
Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, Dora W. Jones, a Notary Public, in and for said County and State, hereby certify that STANLEY E. WEIR, Vice President of Secor Realty and Investment Corporation, a corporation, 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 corporation.

Given under my hand and official seal, this the 27th day of December, 1993.

[Signature]  
NOTARY PUBLIC

My commission expires 3/26/97

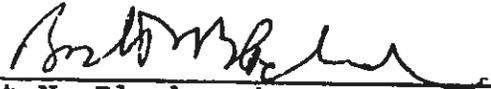
UNOFFICIAL

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for said County and State, does appear Brett N. Blackwood, who, being first duly sworn, deposes and says as follows:

"I, Brett N. Blackwood, as Secretary to Secor Realty and Investment Corporation, do hereby certify that Secor Realty and Investment Corporation, formerly know as Alafed Realty and Investment Corporation, is the successor by merger to Security Group One, Inc., and that Stanley E. Weir, as Vice President of Secor Realty and Investment Corporation, is authorized and empowered to execute all documents on behalf of said corporation which are necessary or appropriate to transfer and convey said corporation's interest in real estate, together with the improvements thereon, located Alabama."

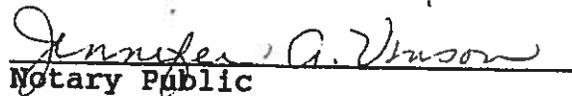
[SEAL]



Brett N. Blackwood  
Secretary of Secor Realty and  
Investment Corporation

Sworn to and subscribed before me this the 8th day of December, 1993.

[SEAL]



Jennifer A. Vinson  
Notary Public

My commission expires 4/14/96

100  
1200  
# 1300

RESOLUTION

RESOLVED, that the Board of Directors of Secor Realty and Investment Corporation, a wholly owned subsidiary of Secor Bank, Federal Savings Bank, hereby ratifies and approves the conveyance by the Corporation of its interest in the common areas of the Lockerbie Development, more particularly described in Exhibit A attached hereto and incorporated herein by reference, to the Lockerbie Association, and the relinquishment of all interest in and to the Lockerbie Association, except for such interest as arises from the Corporation's ownership of that real property identified as Lots 2-A and 1-B, according to a Resurvey of Lots 1A, 2, 3, and 4, Resurvey of Lockerbie, Phase II, Cluster #2, recorded in Map Book 146, Page 75, in the Probate Office of Jefferson County, Alabama; and

FURTHER RESOLVED, that the Board hereby authorizes and empowers the President, any Vice President, the Secretary, and any Assistant Secretary of the Corporation to execute such deeds, agreements and other documents, and to take such further or different action, as management deems necessary or appropriate to effectuate the purposes of this resolution.

CERTIFICATE OF SECRETARY

I, Brett N. Blackwood, Corporate Secretary of Secor Realty and Investment Corporation, do hereby certify that the attached is a true and correct copy of a resolution adopted at a meeting of the Board of Directors of Secor Realty and Investment Corporation, duly called on December 16, 1993 at 201 Office Park Drive, Birmingham, Alabama and such resolution has not been revised or rescinded as of this date.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Bank this 16th day of December, 1993.

(SEAL)

*Brett N. Blackwood*

Brett N. Blackwood  
Corporate Secretary

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
FILED CH

1993 DEC 31 PM 1:47

CLERK OF THE PROBATE COURT  
JUDGE OF PROBATE

*George R. [Signature]*  
JUDGE OF PROBATE

100  
1450  
#1550