

**ARTICLES OF INCORPORATION**

**OF**

**DISTRICT 31 IMPROVEMENT DISTRICT**

TO: THE HONORABLE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA

The undersigned, who are the owners of certain land located in Shelby County, Alabama, within and adjacent to the corporate limits of the City of Alabaster, Alabama, desiring to organize a body corporate under the provisions of Chapter 99A, Title 11, Code of Alabama 1975 (the "Enabling Law"), and being the incorporators of the improvement district hereby organized, do make, sign, execute, acknowledge and file these Articles of Incorporation, as follows:

1. The name of the said improvement district (the "District") is and shall be:

District 31 Improvement District

The District is organized pursuant to the provisions of Chapter 99A, Title 11, Code of Alabama 1975.

2. The names and mailing addresses of the incorporators of the District are:

<u>Name</u>	<u>Address</u>
Keith Owens	2000 Lay Dam Rd. Clanton, AL 35045
Brad Price	2000 Lay Dam Rd. Clanton, AL 35045
Gary Parkes	105 Reynolds Drive Franklin, TN 37064

3. Permission to organize the improvement district has been granted by resolution duly adopted by the governing body of the City of Alabaster, Alabama, the appointing government, on the \_\_\_ day of April, 2024.

4. The initial board of directors of the District shall consist of three members, who shall be appointed by the governing body of the City of Alabaster, Alabama, in the manner and for the terms of office provided by law. The members of the initial board of directors of the District, their addresses and their initial terms of office shall be as follows (with their terms of office to begin upon the recordation of these Articles of Incorporation in the office of the Judge of Probate of Shelby County, Alabama, and to continue for the number of years hereafter specified, and with the successor members of the board of directors to serve for six-year terms):

<u>Name</u>	<u>Address</u>	<u>End of Initial Term of Office</u>
Keith Owens	2000 Lay Dam Rd. Clanton, AL 35045	April __, 2030
Brad Price	2000 Lay Dam Rd. Clanton, AL 35045	April __, 2029
Gary Parkes	105 Reynolds Drive Franklin, TN 37064	April __, 2028

5. The period of duration of the District shall be perpetual unless it shall be sooner dissolved by proceedings taken pursuant to Section 11-99A-27 of said Code of Alabama 1975.

6. The location of the principal office of the District shall be 2000 Lay Dam Rd., Clanton, AL 35045.

7. The purpose for which the District is organized is the acquisition, construction, installation and operation of public improvements to real property located in the District. In furtherance of said purpose, the District shall have all powers conferred on improvement districts of like nature by Chapter 99A, Title 11, Code of Alabama 1975, as said powers are now defined; provided, the District may not submit a petition to the City Council of the City of Alabaster (the "Council") to levy a license fee or charge levied on all sales within the District.

8. The District may, if the said Chapter 99A is amended to grant additional powers to improvement districts generally, exercise such additional powers only if these Articles of Incorporation are amended, with the prior written approval of the City of Alabaster, Alabama, to provide that the district may exercise such powers. It is contemplated that the District will undertake the acquisition, construction, and installation of public improvements with respect to a commercial retail development in the District, and that the District will finance all or a substantial portion of the costs of such public improvements from a license fee or charge levied on all sales within the District benefited by such improvements.

9. The initial boundaries of the District shall be as set forth in Exhibit A attached hereto. The boundaries of the District may be expanded in the future by a resolution of the Board of Directors of the District with the consent of the governing body of the City of Alabaster, Alabama, subject to the satisfaction of any other requirements set forth in the aforesaid Chapter 99A, Title 11, Code of Alabama 1975, but any property added to the District must be within the municipal limits of the City of Alabaster, Alabama or be annexed into the City of Alabaster, Alabama, by operation of law under Section 11-99A-10 of the Code of Alabama 1975 or by other lawful means as necessary to accomplish the said annexation.

10. The District shall be a public corporation, and no part of the net earnings thereof shall inure to any individual or private corporation.

IN WITNESS WHEREOF, the undersigned incorporators have caused these Articles of Incorporation to be executed this \_\_\_\_\_ day of April, 2024.

Incorporators:

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Keith Owens

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Brad Price

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Gary Parkes

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Keith Owens, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024,

[NOTARIAL SEAL]

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

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Brad Price, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

[NOTARIAL SEAL]

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

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Gary Parkes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

[NOTARIAL SEAL]

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

My Commission Expires: \_\_\_\_\_

**Exhibit A to Articles of Incorporation**

**Initial Boundaries of District**