

# APPLICATION FOR ZONING AMENDMENT

Case No. \_\_\_\_\_

Date 01/26/2023

STATE OF ALABAMA  
COUNTY OF MARSHALL

This is to certify that I (we) the undersigned owner(s) do hereby request the Boaz Planning Commission to consider a zoning amendment for the property identified below:

1.) Description of property for which amendment is requested:

a.) Address: 465 GOLD KIST ST, BOAZ, AL 35957

b.) Name of Subdivision plat R.E. ALDRIDGE ADDITION PB1, PG 46

c.) Lot and Block numbers involved in change: LOTS 22, 23, 24, & 25/BLK 6

d.) Total acreage of change: 0.19 ACRE

e.) Recorded in Plat Book Number: 1 Page Number: 46

f.) Owned in whole by the undersigned? YES

g.) If owned in part, name(s) of co-owner(s): N/A

2. Zoning change requested:

a.) Present classification of property R 1

b.) Reclassification desired: R 3

c.) Character of neighborhood: RESIDENTIAL & BUSINESS MIX

3. a.) Reasons for requesting change and use to which property will be put:

I WOULD LIKE TO BUILD A DUPLEX ON THE  
PROPERTY

Decision of Planning Commission: \_\_\_\_\_ City Council: \_\_\_\_\_



TERRELL STREET  
SUBJECT

SUBJECT

ALDRIDGE ADDITION, PLAT BOOK 1, PAGE 46.

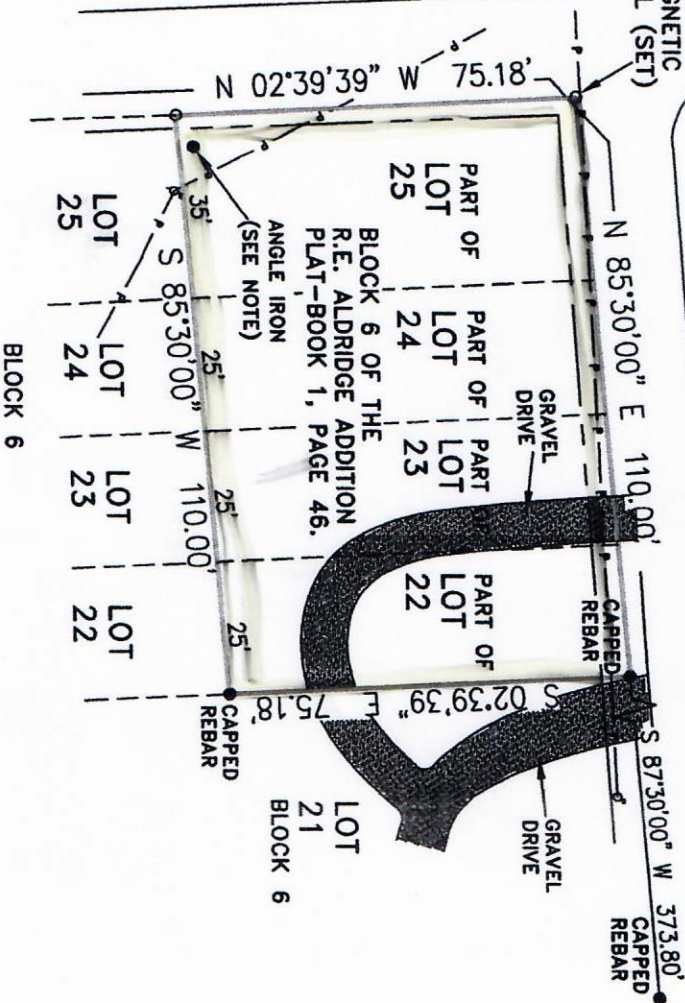
AS MADE TO DETERMINE THE LOCATION OR  
VISIBLE ENCROACHMENTS BENEATH THE

AS MADE TO VERIFY THE RIGHT OF WAY OF  
HIT OF WAY IS BASED ON INFORMATION  
5. LOCATION OF PROPERTY CORNERS, AND  
6. ROADS OR STREETS.

SUBJECT TO ANY RIGHTS OF WAY OR  
 AT MAY EXIST, RECORDED OR UNRECORDED.

**MAGNETIC  
NAIL (SET)**

TERRELL STREET 30' R.O.W



STATE OF ALABAMA  
COUNTY OF MARSHALL

I, Robert L. Taylor, a Registered Land Surveyor, State of Alabama, being duly sworn, depose and say that all parts of this survey and drawing have been made in accordance with the requirements of the Standards and Specifications of the State of Alabama to the best of my knowledge and belief, and is more particularly described as follows:

The North half of Lots 22, 23, 24, and Addition as prepared by Southern Realty by J. M. Morton, C.S. and platted and in the Probate Office of Marshall County, Al the City of Boaz, Marshall County, Alabai

**NOTE: The above described property is at rights of way, and/or easements records**

**According to my survey th**

ROBERT

22

**LEGAL DES**

TAYLOR

478 Novak

**WARRANTY DEED**

**STATE OF ALABAMA            )**  
**COUNTY OF MARSHALL        )**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SEVEN THOUSAND DOLLARS** (\$7,000.00), and other good and valuable consideration in hand paid to **Bert Phillips Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **All Season Homes, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Marshall County, Alabama, to-wit:

**The North half of Lots 22, 23, 24, and 25 in Block 6 of the R. E. Aldridge Addition as prepared by Southern Realty Co., of Boaz, Ala., and surveyed by J. M. Morton, C.S. and platted and recorded in Plat Book 1 Page 46 in the Probate Office of Marshall County, Alabama. said lots being situated in the City of Boaz, Marshall County, Alabama, together with all improvements located thereon. (B-15909;tm)**

**No part of the above described property constitutes the homestead of either party.**

**SOURCE OF TITLE: Deed book 6011, Page 32 in the Probate Court of Marshall County, Alabama**

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

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

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

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