

ORDINANCE NUMBER 2019-11

AN ORDINANCE DECLARING REAL PROPERTY SURPLUS AND AUTHORIZING THE SALE OF THE PROPERTY TO OXFORD MALL, LLC.

BE IT ORDAINED by the City Council of the City of Oxford, Alabama, as follows:

Section 1. That the real property referenced in the attached Exhibit A is hereby declared surplus to the needs of the City of Oxford and is therefore no longer needed for a public purpose.

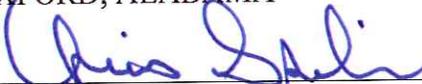
Section 2. It is determined that it is in the best interest of the public and the City to sell said referenced real property to Oxford Mall, LLC.

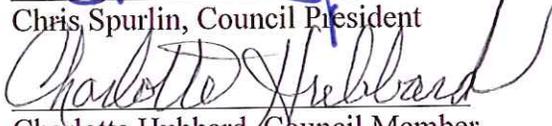
Section 3. That the governing body authorizes the Mayor to execute a statutory warranty deed concerning said real property to Oxford Mall, LLC for the sum of \$1,650,000.00.

Section 4. This ordinance shall become effective upon its passage by the Council and publication as required by law.

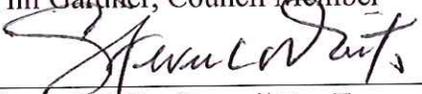
APPROVED and ADOPTED this 23rd day of April, 2019.

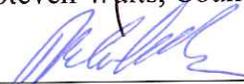
CITY COUNCIL OF THE CITY OF
OXFORD, ALABAMA


Chris Spurlin, Council President

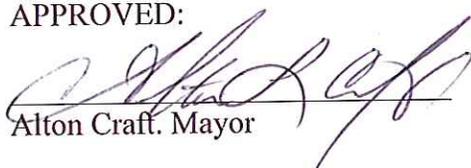

Charlotte Hubbard, Council Member


Phil Gardner, Council Member

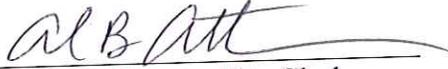

Steven Waits, Council Pro Tempore


Mike Henderson, Council Member

APPROVED:


Alton Craft, Mayor

ATTEST:


Alan B. Atkinson, City Clerk

CERTIFICATION OF ADOPTION

I hereby certify that the attached ordinance was duly adopted by the Oxford City Council in regular session assembled on the 23rd day of April, 2019, and is recorded in the official minutes of the Oxford City Council.


Alan B. Atkinson, City Clerk

CERTIFICATION OF PUBLICATION

I, Alan B. Atkinson, City Clerk for the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places within the City and at Oxford City Hall beginning on the 24th day of April, 2019, as in accordance with the provisions of Code of Alabama, 1975, Section 11-45-8.

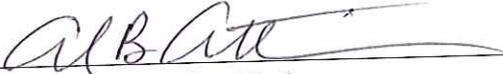

Alan B. Atkinson, City Clerk

EXHIBIT A

DEED

3223

987

LEGAL DESCRIPTION OF PROPERTY

Parcel One:

A parcel of land located in the N 1/2 of the NW 1/4 of Section 29, Township 16 South, Range 8 East, Calhoun County, Alabama, and in the SW 1/4 of the SW 1/4 Section 20, Township 16 South, Range 8 East, Calhoun County, Alabama, described as follows:

Beginning at the NW corner of the NE 1/4 of the NW 1/4 of Section 29, Township 16 South, Range 8 East, Calhoun County, Alabama; thence Easterly along the North line of said NE 1/4 of the NW 1/4 a distance of 35.0 ft.; thence Southeasterly with an interior angle of 110 degrees 42 min. a distance of 488.77 ft.; thence Westerly with an interior angle of 69 degrees 21 min. a distance of 117.29 ft.; thence Southerly with an interior angle of 270 degrees 00 min. a distance of 30.0 ft.; thence Westerly with an interior angle of 89 degrees 43 min. a distance of 612.13 ft.; thence Northerly with an interior angle of 90 degrees 42 min. a distance of 140.82 ft.; thence Northeasterly with an interior angle of 146 degrees 50 min. a distance of 351.41 ft.; thence Northerly with an interior angle of 213 degrees 15 min. a distance of 70.0 ft. to the South right of way line of Snow Street; thence Easterly along said South right of way line of Snow Street with an interior angle of 99 degrees 12 min. a distance of 336.47 ft.; thence Southerly with an interior angle of 81 degrees 12 min. a distance of 78.76 ft. to the point of beginning; containing 6.69 acres, more or less, and situated, lying and being in Calhoun County, Alabama.

Parcel Two:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 20, Township 16 South, Range 8 East, Calhoun County, Alabama, and in the NE 1/4 of the NW 1/4 of Section 29, Township 16 South, Range 8 East, Calhoun County, Alabama, described as follows:

Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 20, Township 16 South, Range 8 East, Calhoun County, Alabama; thence in a Northerly direction along the West line of said SE 1/4 of the SW 1/4 a distance of 77.01 feet to a point on a curve to the right having a radius of 2824.79 feet and a central angle of $3^{\circ}43'28''$, said point also being on the Southeasterly right of way line of Snow Street; thence $82^{\circ}36'44''$ to the right (angle measured to tangent) in an Easterly direction along the arc of said curve and said right-of-way line a distance of 183.62 feet to the P.C.C. (point of compound curve) of a curve to the right having a radius of 16.08 feet and a central angle of $93^{\circ}59'59''$; thence along the arc of said curve in a Southeasterly and Southerly direction a distance of 26.38 feet to the P.T. (point of tangent) of said curve; thence in the tangent of said curve in a Southerly direction a distance of 419.11 feet to a point; thence $34^{\circ}53'05''$ to the left in a Southeasterly direction a distance of 180.50 feet to a point; thence $124^{\circ}53'14''$ to the right in a Westerly direction a distance of 217.33 feet to a point; thence $90^{\circ}33'41''$ to the right in a Northerly direction a distance of 29.19 feet to a point; thence $90^{\circ}00'$ to the right in an Easterly direction a distance of 117.29 feet to a point; thence $110^{\circ}39'$ to the left in a Northwesterly direction a distance of 488.77 feet to a point on the South line of the SE 1/4 of the SW 1/4 of Section 20; thence $69^{\circ}18'$ to the left in a Westerly direction along said South line a distance of 35.00 to the point of beginning; containing 1.502 acres, more or less, and situated, lying and being in Calhoun County, Alabama.

Parcel Two is also described as follows:

Lot 7, according to the subdivision of part of Quintard Mall recorded in Plat Book DD, at Page 24, in the Probate Office of Calhoun County, Alabama.

Parcel Three:

The reciprocal and non-exclusive easements for access (including, but not limited to, ingress and egress), common areas (including, but not limited to, the enclosed mall and parking), utilities, construction, erection and maintenance of foundations, footings, supports and encroachments, appurtenant to the Land, all created, defined and limited by that certain Operating Agreement between Quintard Mall, Ltd., and Sears, Roebuck and Co. dated June 15, 1984, and recorded in Book 1609, Page 56, in the Probate Office of Calhoun County, Alabama, as modified by First Amendment of, and Supplement to, Operating Agreement dated August 25, 2000, and recorded in Deed Book 2152, Page 820, aforesaid records.

STATE OF ALABAMA, CALHOUN COUNTY
I hereby certify that no Deed Tax has been
collected on this instrument.

Alice C. Martin

Judge of Probate

"TAX EXEMPT"