

RESOLUTION NO. _____

WHEREAS, the City of Dothan is interested in purchasing parcels (as shown in Exhibit A) from Duncor Development, Inc. located on Taylor Road and Fern Drive, more accurately described as Houston County Parcel Numbers 17-02-03-1-001-001-006, 09-08-34-4-000-013-000, 17-02-03-1-005-007-000 (2004 Fern Drive) in the City of Dothan, Houston County, Alabama; and

WHEREAS, these properties are adjacent to James Oates Park and will allow for the future connection to Park Glen Subdivision; and

WHEREAS, Duncor Development, Inc. has agreed to sell the above parcels to the City of Dothan for \$70,000.00 plus a donated value of \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Dothan, Alabama, as follows:

Section 1. That the City of Dothan enters into a Purchase and Sale Agreement with Duncor Development, Inc. for the purchase of Houston County Parcel Numbers 17-02-03-1-001-001-006, 09-08-34-4-000-013-000, 17-02-03-1-005-007-000 (2004 Fern Drive) being approximately 11.57 acres, with all appurtenances, as is, for the price of \$70,000.00 plus a donated value of \$50,000.00.

STATE OF ALABAMA)
HOUSTON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and 00/100 Dollars and other valuable considerations to the undersigned grantor, DUNCOR DEVELOPMENT, INC., a corporation under the laws of the State of Alabama ("GRANTOR"), in hand paid by THE CITY OF DOTHAN, a Municipal Corporation ("GRANTEE"), the receipt whereof is hereby acknowledged, the said above Grantor does GRANT, BARGAIN, SELL and CONVEY unto the said above Grantee the following described real estate situated in Houston County, Alabama, to-wit:

One tract or parcel of land in the City of Dothan, Houston County, Alabama and being more particularly described as follows: Beginning at the Northeast corner of Section 3, T2N, R26E and from said point run S00°-35'-29"E along a fence and the East line of said section a distance of 1363.97 feet; thence N79°-06'-25"W a distance of 287.77 feet; thence N82°-51'-31"W a distance of 166.46 feet; thence S89°-47'-52"W a distance of 126.58 feet to the Southeast corner of Lot 13, Block "A" of a Replat of Park Glen Subdivision as found recorded in Plat Book 10, Page 34 in the Office of the Judge of Probate of Houston County, Alabama; thence N13°-16'-51"E along the East line of said Block "A" of said subdivision a distance of 83.22 feet; thence continue along the Easterly line of said subdivision N44°-03'-10"E a distance of 336.65 feet; thence continue along the East line of said subdivision N01°-48'-16"E a distance of 1147.61 feet to the Southerly R/W of Taylor Road (60' R/W); thence N73°-44'-32"E along said R/W a distance of 23.00 feet; thence continue along said R/W N78°-26'-07"E a chord distance of 245.95 feet to the East line of Section 34, T3N, R26E; thence S00°-22'-58"E along the East line of the last mentioned section a distance of 230.13 feet to the POINT OF BEGINNING. Said land being located in the E½ of the NE¼ of Section 3, T2N, R26E and the SE¼ of the SE¼ of Section 34, T3N, R26E and containing 11.03 acres. Said land being subject to a 100' electrical easement and a 50' drainage and utility easement.

ALSO:

Lot 13 Block "A" of Park Glen Subdivision, a subdivision in the City of Dothan, Houston County, Alabama as per map or plat of same recorded on Plat Book 10, Page 34, in the Office of Judge of Probate of Houston County, Alabama.

TO HAVE AND TO HOLD, unto the said CITY OF DOTHAN, its successors and assigns forever.

And for the consideration aforesaid, Grantor does for its successors and assigns covenant to and with the City of Dothan, that it is lawfully seized and possessed in fee simple title for said tracts or parcels of land hereinabove described; that it has a good and lawful right to sell and convey the same as aforesaid; that the same are free of all encumbrances, liens and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the Grantee, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this Warranty Deed to be executed by its duly authorized agent, intending to be legally bound, this the 28 day of July, 2021.

By: 
XXXXXXXX, XXXXXXXX

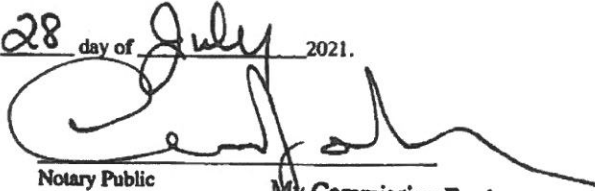


Prepared by: Laron E. Holloway, PLS, City of Dothan, P.O. Box 2128 Dothan, AL 36302

**THE STATE OF ALABAMA, HOUSTON COUNTY
ACKNOWLEDGEMENT FOR CORPORATION**

I, the undersigned, a Notary Public in and for said County in said State hereby certify that J. Mark Denny, whose name as J. Mark Denny of **DUNCOR DEVELOPMENT, Inc.**, 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/she, with full authority, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 28 day of July, 2021.


Notary Public
My Commission Expires: 02/19/2024

Res. No. _____, entering into a purchase and sale agreement with Duncor Development, Inc., continued.

Section 2. That the sum of \$50,000.00 be appropriated in FY 2021 to the General Fund, Leisure Services Department, Capital Outlay, Land, Account Number 001-4260-542.60-61, for the purchase of property adjacent to James Oates Park. This appropriation is to be funded by increasing the General Fund/Non-Revenue Resources/Utilization of Fund Balance, Account Number 001-0000-391.01-00 by the sum of \$50,000.00.

Section 3. That Mark Saliba, Mayor of the City of Dothan, Alabama, and in such capacity, is hereby authorized and directed to execute all related documents, for and in the name of the City of Dothan.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2021.

Mayor

Associate Commissioner District 1

Attest:

City Clerk

Associate Commissioner District 2

Associate Commissioner District 3

Associate Commissioner District 4

Associate Commissioner District 5

Associate Commissioner District 6

BOARD OF CITY COMMISSIONERS