



## **CITY OF LEEDS, ALABAMA**

### **BOARD OF ZONING ADJUSTMENTS AGENDA**

City Hall Annex - 1412 9th St., Leeds, AL 35094

**June 24, 2025 @ 5:00 PM**

**\*\*\* CANCELLED DUE TO A LACK OF QUORUM\*\*\***

---

#### **CALL TO ORDER:**

#### **ROLL CALL:**

#### **DETERMINATION OF QUORUM:**

#### **APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

#### **OLD BUSINESS:**

1. A25-000009 - A request by Patti Reaves, Applicant and property owner, to allow an accessory building to be twenty-eight (28) feet from the side setback in lieu of the required fifty (50) feet in the A-1, Agriculture District, TPID: 2500203001006001, Jefferson County.
2. A25-000011 - A request by Jared Musgrove, applicant and owner, to allow an accessory building (Gazebo) to be five (5) feet from the side and rear property lines, at 2709 Eastern Valley Rd, 35094, TPID 2700021000008000, Jefferson County, Zoned A-1, Agriculture District.

#### **OTHER BUSINESS:**

3. A25-000012 - A request by Willie Frazier, Applicant, Mt. Pleasant Church, Owner, to allow a butler building in the parking lot of the church as an assembly occupancy at 7036 Coosa Ave, Leeds, AL 35094, TPID: 2500192002006000, Zoned: B-2, General Business District.

#### **ADJOURNMENT:**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

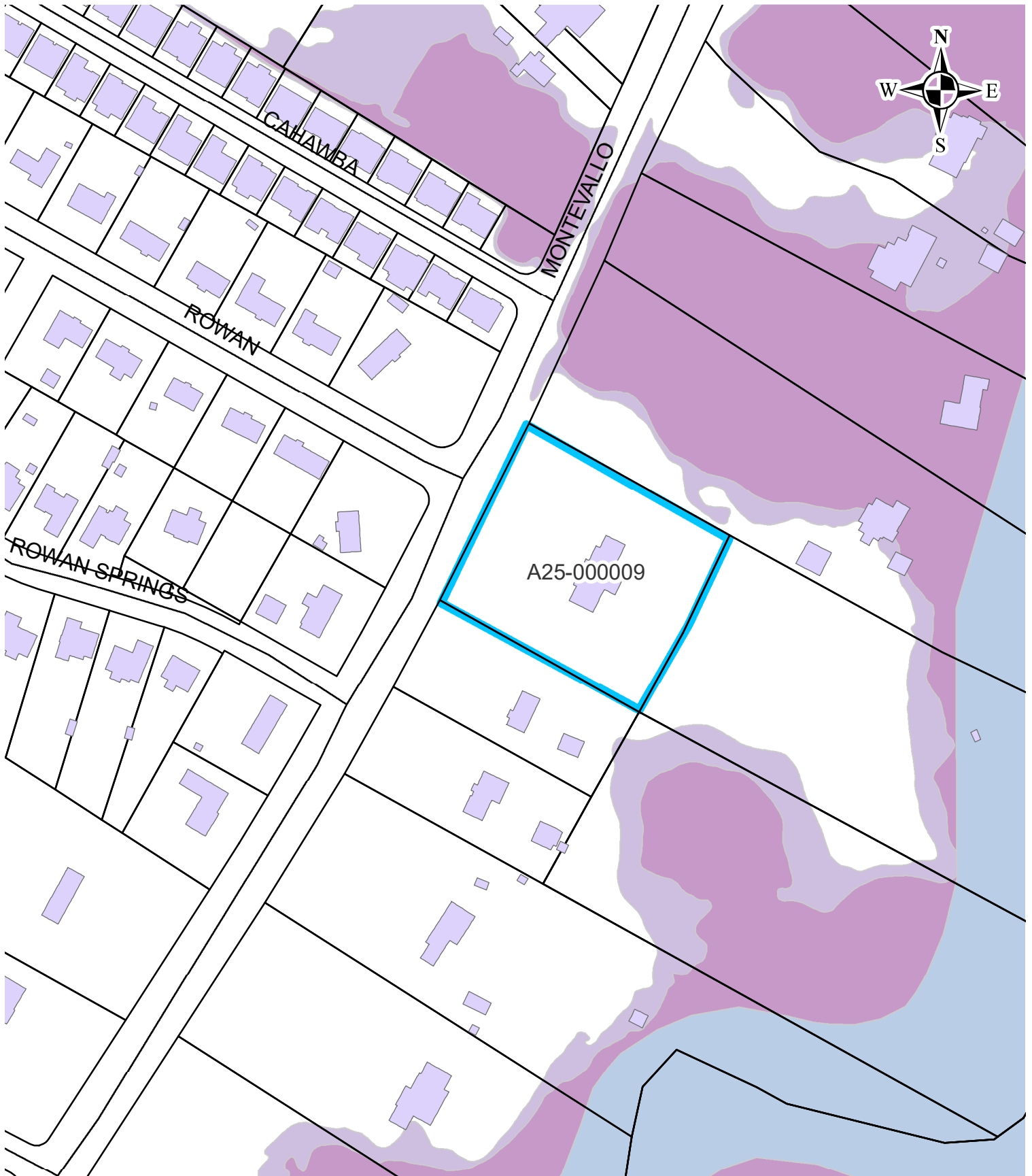
**File Attachments for Item:**

1. A25-000009 - A request by Patti Reaves, Applicant and property owner, to allow an accessory building to be twenty-eight (28) feet from the side setback in lieu of the required fifty (50) feet in the A-1, Agriculture District, TPID: 2500203001006001, Jefferson County.

# A25-000009

## 1359 Montevallo Rd

### Flood



# A25-000009

## 1359 Montevallo Rd Street



# Corrected Notice

## NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

### APPLICATION

An application for Pole Barn requesting 28ft set back on side

### Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances that will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

|                          |                                     |
|--------------------------|-------------------------------------|
| <b>CASE #:</b>           | A25-000009                          |
| <b>APPLICANT NAME:</b>   | PATTI REAVES                        |
| <b>PROPERTY OWNER:</b>   | REAVES TOMMY J & PATTI R            |
| <b>TAX PARCEL ID#S:</b>  | 2500203001006001                    |
| <b>PROPERTY ADDRESS:</b> | 1359 MONTEVALLO RD; LEEDS, AL 35094 |
| <b>PROPERTY ZONING:</b>  | A-1: AGRICULTURE DISTRICT           |

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: April 30, 2025  
Time: 5:00 p.m.  
Place: Leeds Annex Meeting Room  
1412 9th St  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Phone:** 205-699-0943

**E-mail:** [development@leedsalabama.gov](mailto:development@leedsalabama.gov)

**Mailing Address:**

Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094

\$ 30,000-

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
Mr. Tommy J. Reaves  
Ms. Patti R. Reaves  
1359 Montevallo Road  
Leeds, AL 35094

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100 (\$10.00) to the undersigned Grantors TOMMY J. REAVES AND PATTI R. REAVES husband and wife, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto TOMMY J. REAVES AND PATTI R. REAVES (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, to-wit:

TRACT #7 COMMENCE AT THE SE CORNER OF THE SW ¼ OF SE ¼ OF SECTION 20 TOWNSHIP 17 SOUTH RANGE 1 EAST; THENCE N 2°44' W ALONG THE EAST LINE OF SAID ¼ ¼ SECTION 706.00 FT. THENCE S 87°40' W 1968.94 FT. TO THE CENTER LINE OF CAHABA RIVER THENCE N 11°35' W ALONG THE CENTER LINE OF CAHABA RIVER 60.00 FT. THENCE N 3°04' E ALONG THE CENTER LINE OF SAID RIVER 36.33 FT. TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED THENCE N 64°43' W 695.41 FT. THENCE N 23°24' E 146.25 FT. THENCE N 21°55' E 147.05 FT. THENCE S 64°51' E 221.92 FT. THENCE S 64°39' E 143.56 FT. THENCE S 68°19' E 261.91 FT. TO THE CENTER LINE OF CAHABA RIVER THENCE S 16°43' W ALONG THE CENTER LINE OF SAID RIVER 172.30 FT. THENCE S 3°04' W 148.67 FT. TO THE POINT OF BEGINNING, CONTAINING 4.40 ACRES.

SUBJECT TO:

1. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
2. Mineral and mining rights, if any.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid:

**E-RECORDED**

simple

ID: 2016004938

County: Jefferson

Date: 11/15/14 Time: 8:13

Rec. 22.00  
Deedtx 30.00

IN WITNESS WHEREOF, I have set my hand and seal this 14<sup>th</sup> DAY OF January, 2016.

Tommy J. Reaves  
TOMMY J. REAVES

Patti R. Reaves  
PATTI R. REAVES

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **TOMMY J. REAVES AND PATTI R. REAVES** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> DAY OF January 2016.

Rita L. Cooner Notary Public  
My Commission Expires: 7/27/18



Existing  
Concrete Pad  
28' From Property Line.  
Concrete Pad is  
18' X 73'.

Concrete Pad will  
be Floor For  
Pole Barn.

Pad is 332'  
From Montevillo Rd.



\$ 30,000-

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

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simplifile

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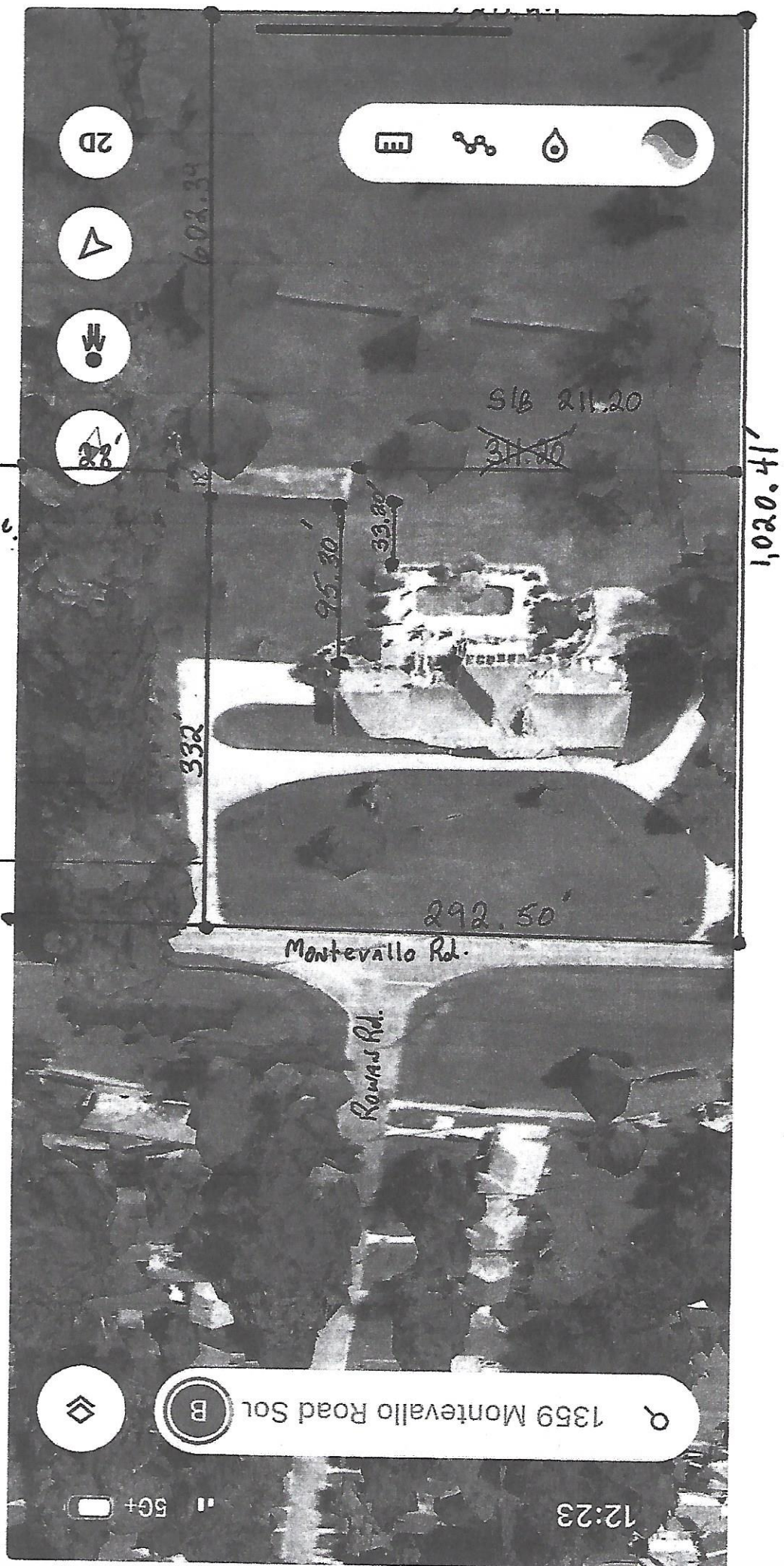
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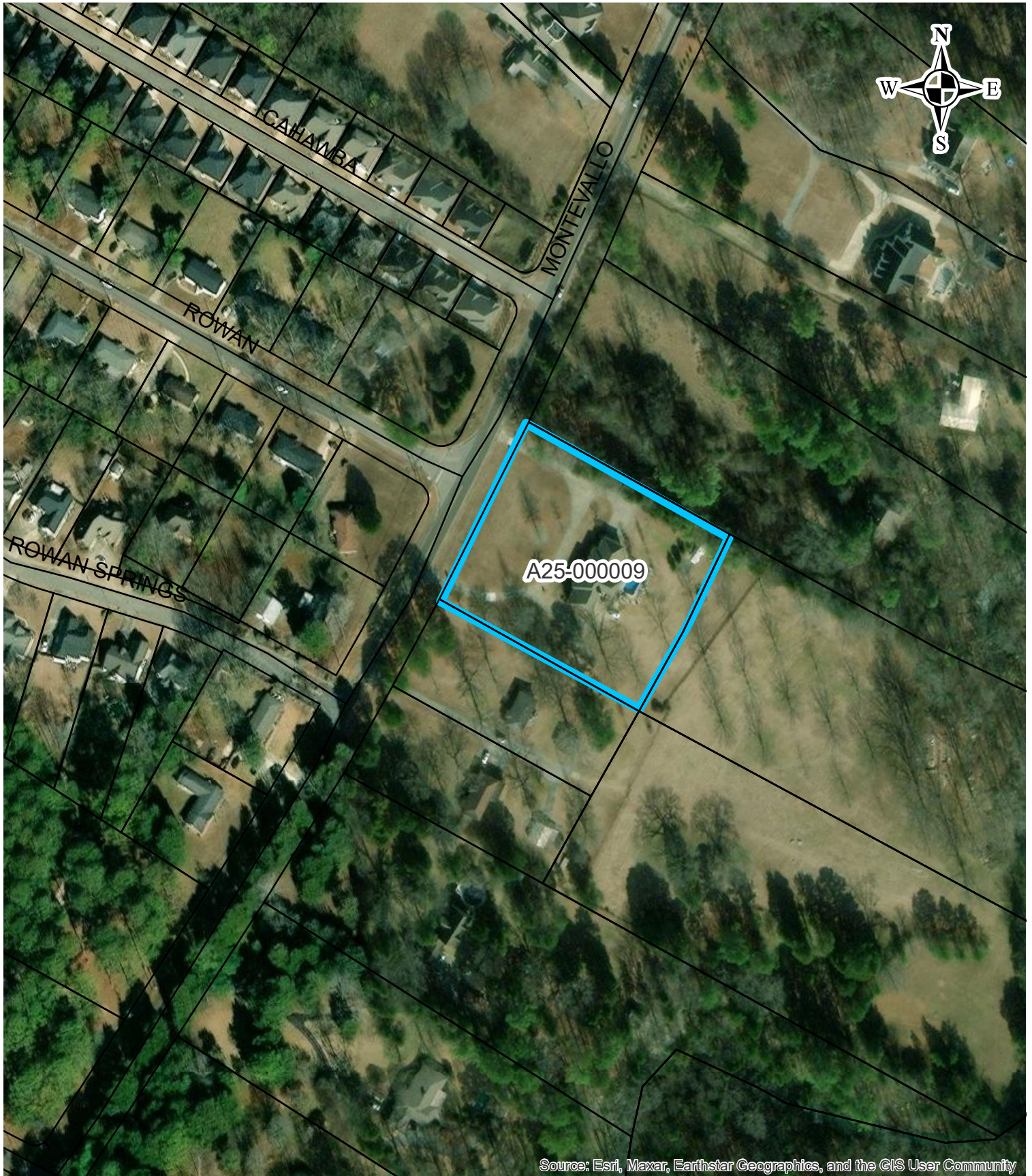
Pad is 332'  
From Montevillo Rd.



# A25-000009

## 1359 Montevallo Rd

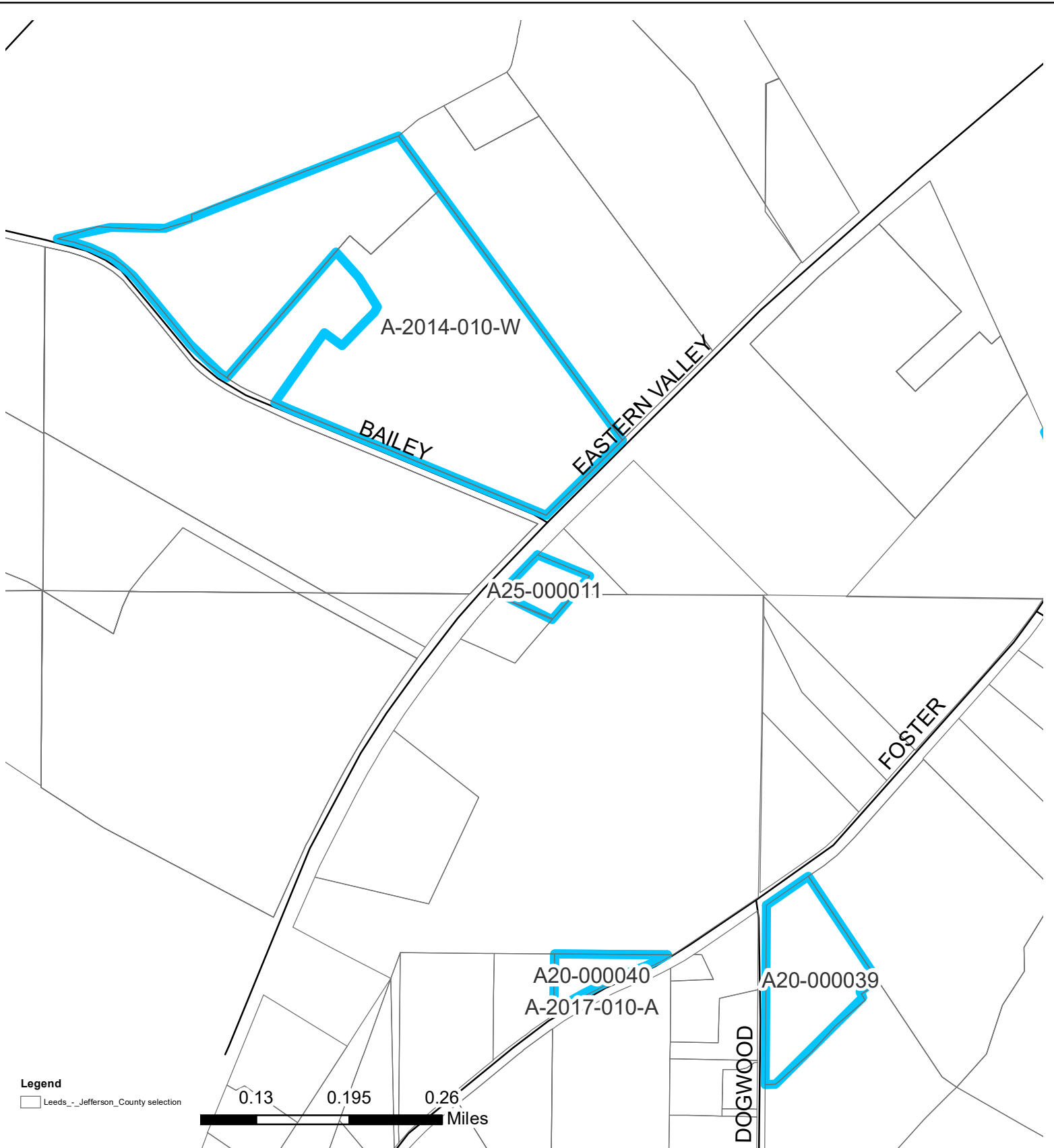
### Aerial



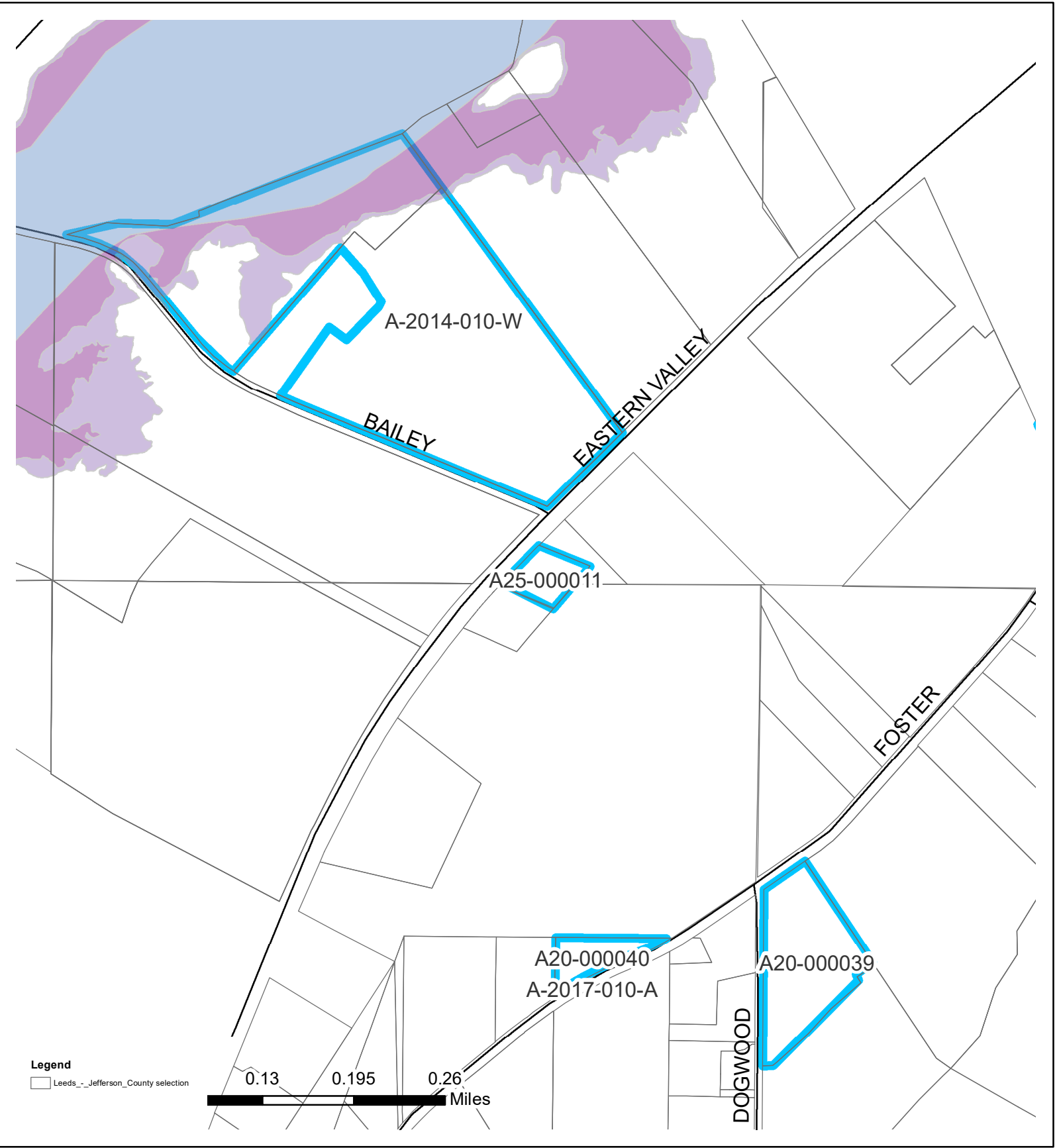
**File Attachments for Item:**

2. A25-000011 - A request by Jared Musgrove, applicant and owner, to allow an accessory building (Gazebo) to be five (5) feet from the side and rear property lines, at 2709 Eastern Valley Rd, 35094, TPID 2700021000008000, Jefferson County, Zoned A-1, Agriculture District.

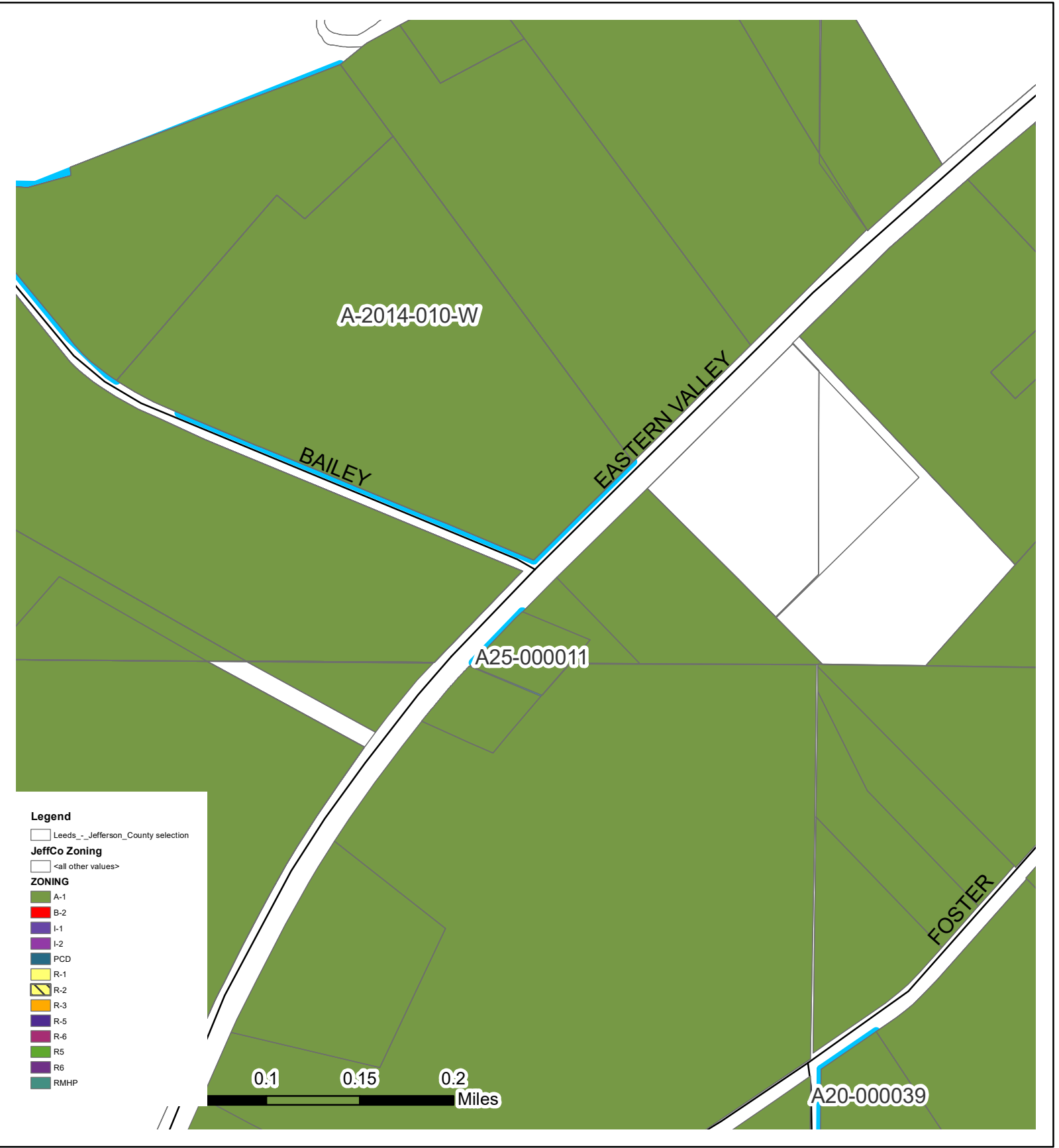
A25-000011  
2709 EASTERN VALLEY RD  
2700021000008000  
STREET MAP



A25-000011  
2709 EASTERN VALLEY RD  
2700021000008000  
ZONING MAP



A25-000011  
2709 EASTERN VALLEY RD  
270002100000800  
AERIAL MAP



A-2014-010-W

BAILEY

EASTERN VALLEY

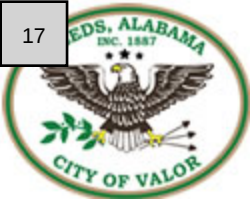
A25-000011

FOSTER

A20-000039

- Legend**
- Leads\_-\_Jefferson\_County selection
  - JeffCo Zoning**
  - <all other values>
  - ZONING**
  - A-1
  - B-2
  - I-1
  - I-2
  - PCD
  - R-1
  - R-2
  - R-3
  - R-5
  - R-6
  - R5
  - R6
  - RMHP

0.1 0.15 0.2 Miles



# Leeds, Alabama

## Permitting Summary Report

Date: May 12, 2025

Case Number: 25-000339

|                             |                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Date            | 03/20/2025                                                                                                                                                                          |
| Approval Date               | 03/24/2025                                                                                                                                                                          |
| Issue Date                  | 05/02/2025                                                                                                                                                                          |
| Expiration Date             | 10/29/2025                                                                                                                                                                          |
| Close Date                  |                                                                                                                                                                                     |
| Status                      | Issued by E-Mail                                                                                                                                                                    |
| Property Address            | 2709 EASTERN VALLEY RD                                                                                                                                                              |
| Description                 | Building a Gazebo for Family Gatherings                                                                                                                                             |
| Permit#                     | A25-000011                                                                                                                                                                          |
| Permit Type                 | Variance Application                                                                                                                                                                |
| Subtype                     | All Others                                                                                                                                                                          |
| Applicant Name              | Jared Musgrove                                                                                                                                                                      |
| Applicant Email             | jmusgrove35@gmail.com                                                                                                                                                               |
| Applicant Address           |                                                                                                                                                                                     |
| Applicant Company Name      |                                                                                                                                                                                     |
| Applicant Company Address   |                                                                                                                                                                                     |
| Applicant Home Phone        |                                                                                                                                                                                     |
| Applicant Cell Phone        |                                                                                                                                                                                     |
| Applicant Work Phone        |                                                                                                                                                                                     |
| Existing Zoning             | A-1: AGRICULTURE DISTRICT                                                                                                                                                           |
| Existing Land Use           | RESIDENTIAL                                                                                                                                                                         |
| Case Description            | to allow an accessory building (gazebo) to be five (5) feet from the side and rear property lines in the lieu of the required fifty (50) feet side and seventy-five (75) feet rear. |
|                             | to waive setbacks                                                                                                                                                                   |
| Are you the property owner? | Yes                                                                                                                                                                                 |

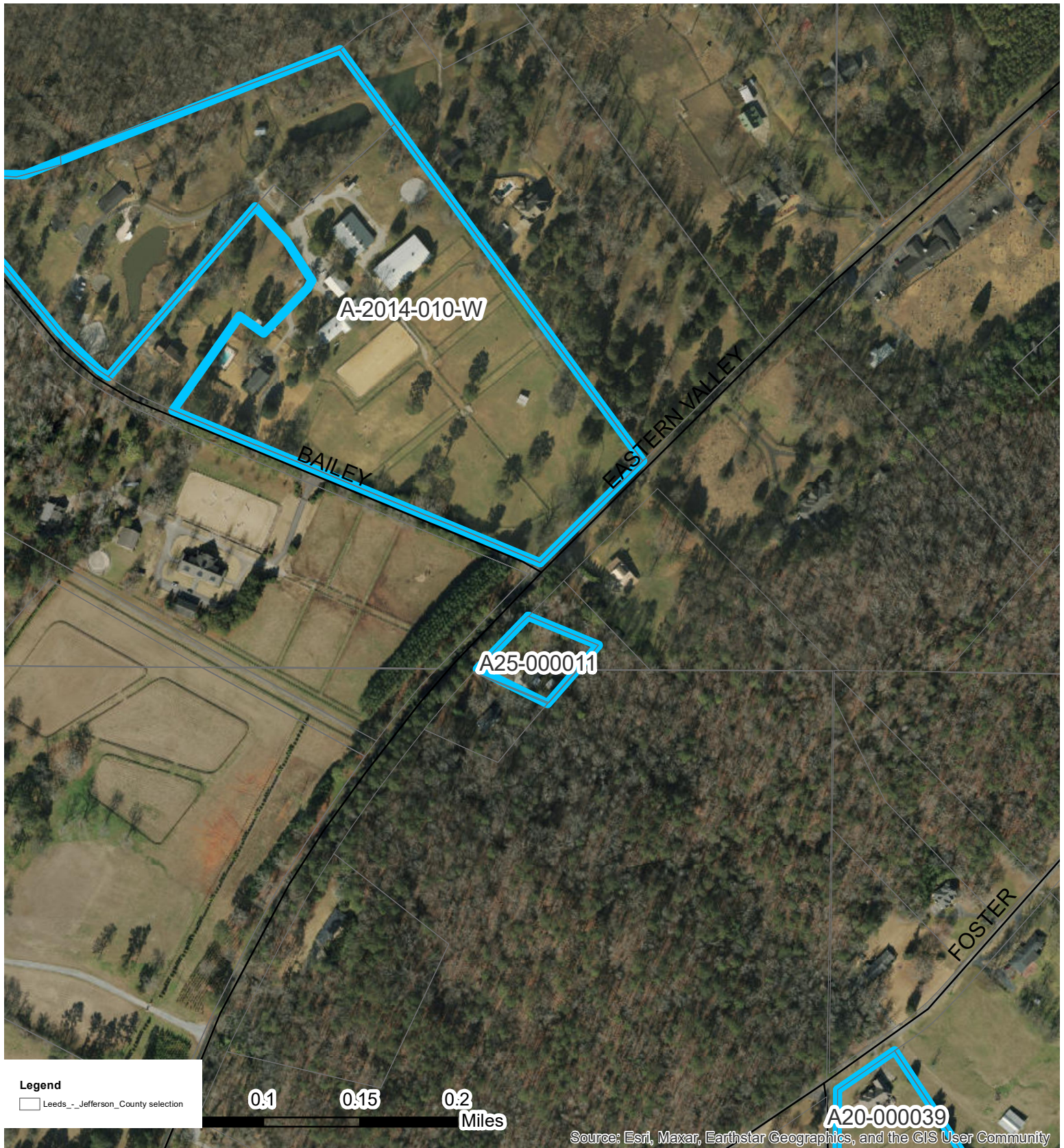
18 I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards decision-making process.

I Agree

A25-000011  
2709 EASTERN VALLEY RD  
270002100000800  
AERIAL MAP



JOB198-309

SCALE  
1"=50'

2709 Eastern Valley Rd

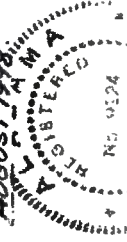
STATE OF ALABAMA  
JEFFERSON COUNTY

I, F.W. Meade, a Registered Land Surveyor, hereby certify that all parts of this Survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama of part of the E $\frac{1}{4}$  of Section 2, Township 18, South Range 1, West, situated in Jefferson County, Alabama, more particularly described as follows: Commence at the NE Corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 2 and run thence S 87°30'W for a distance of 500.00 ft. Thence N 66°30'W 357.18 ft. to a point on the Southeastly right of way line of Highway #119; Thence turn an angle of 71°30' to the left and run Southwesterly along the Southeastly line of said right of way for a distance of 10.00 ft. Thence turn an angle of 108°30' to the left and run Southwesterly for a distance of 210.00 ft. Thence turn an angle of 106°40' to the right and run Southwesterly for a distance of 208.00 ft. to the point of beginning of the parcel herein described; From the point of beginning thus obtained continue Southwestwardly along the same course last described for a distance of 205.68 ft. Thence turn an angle of 73°20' to right and run Northwesterly for a distance of 208.00 ft. to a point on the Southeastly line of the right of the aforementioned Highway #119; Thence curve to the right, said curve having a radius of 3866.40 ft. for a distance of 205.88 ft. Thence S 66°30'E 213.55 ft. to the point of beginning.

I, further certify that the building shown on said lot is within lines of same, that there are no encroachments by building on adjoining properties, that there are no rights of way easements or joint driveways on or over said premises except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefore including poles, anchors and guy wires on or over said premises except as shown. Also this is to certify that I have consulted the Federal Insurance Administration Flood Hazard Board Map and found that the above described property is not located in a special flood hazard area.

According to my Survey this 25<sup>th</sup> day of AUGUST 1998 at MOODY, ALABAMA 35004

*F.W. Meade*  
F.W. MEADE, SURVEYOR, REG. #9124  
2831 MOODY PARKWAY  
MOODY, ALABAMA 35004



OLD HIGHWAY  
R.D. 2  
S 87°30' W  
500.00  
NE CORNER - U  
NE $\frac{1}{4}$  OF SE $\frac{1}{4}$   
SEC. 2, T18S R1W

Dist 345.00  
N 66°30' W  
357.18

0°10'40"

208.00

208.00

208.00

208.00

208.00

208.00

208.00

208.00

208.00

208.00

208.00

208.00

A25-000011  
2709 EASTERN VALLEY RD  
270002100000800  
AERIAL MAP



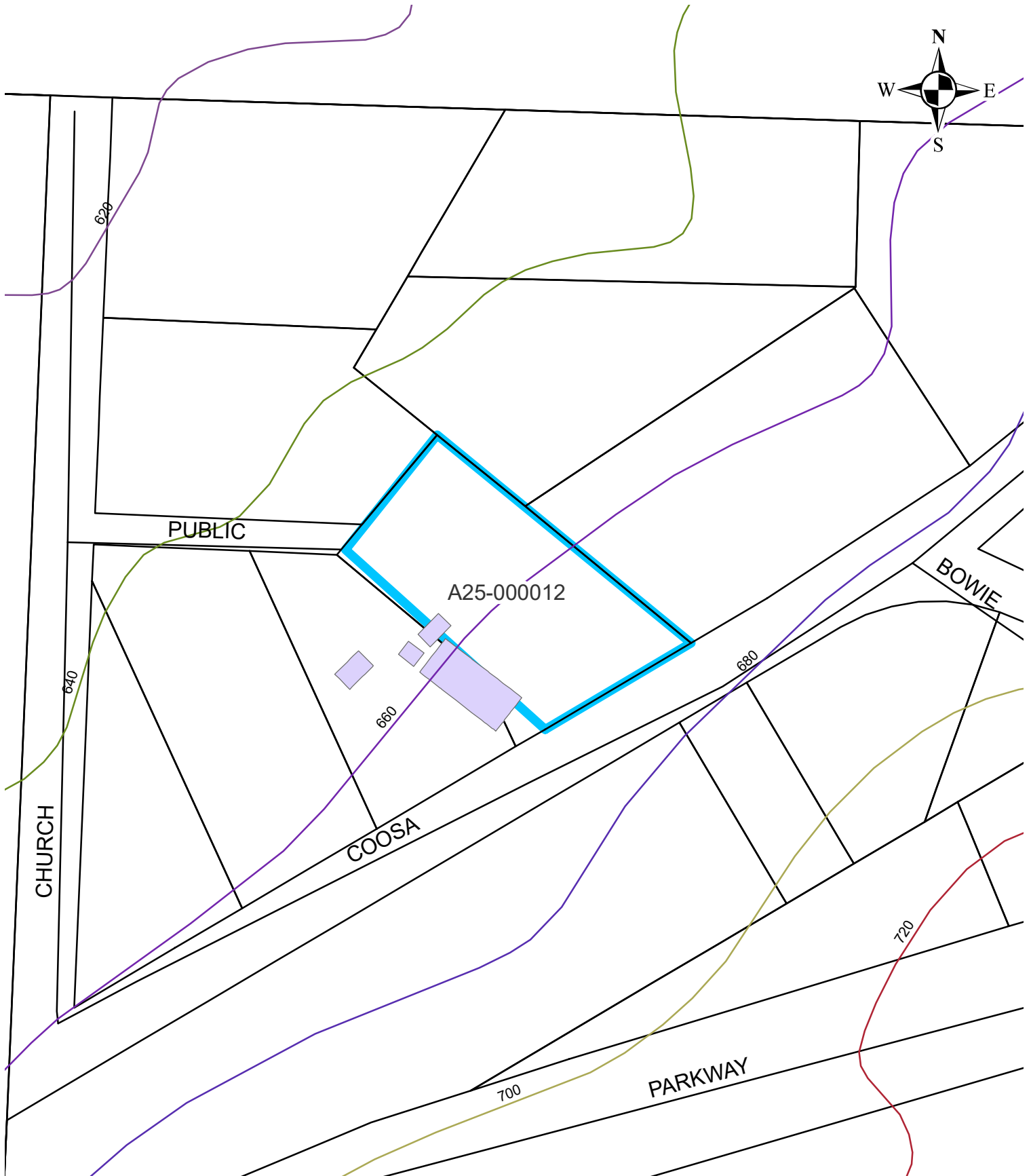
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# A25-000012

## 7036 Coosa Ave

### Elevation



# A25-000012

## 7036 Coosa Ave

### AERIAL



## VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA

## DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P. 205.699.2585 F. 205.699.6558

INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

## Part 1. Application

Name of Applicant:

Mt Pleasant Missiary Baptist Church

Mailing Address:

7036 - Coosa Ave Leeds AL 35094

Telephone:

205 222 4624

E-mail:

WillieFrazier@gmail.com

Signature:

Willie Frazier

## Part 2. Parcel Data

Owner of Record:

Owner Mailing Address:

Site Address:

7036 Coosa Ave Leeds AL 35094

Tax Parcel ID #

Existing Zoning:

B2

Existing Land Use:

## Part 3. Request

Section of Ordinance for which variance is request:

metal building to be used ~~for~~ worship service

Nature of Variance with Reference to Applicable Zoning Provision:

Building is 150 years old and in need of major repairs

## Part 4 Enclosures (Check all required enclosures with this application)

- ☐ Written Justification for a Variance
- ☐ Vicinity Map
- ☐ Plot Plan with variance noted or highlighted
- ☐ Copy of Deed as recorded in the Judge of Probate Office
- ☐ 1<sup>st</sup> Class Stamps - equal to number of surrounding parcels
- ☐ Administrative Fee

**NOTICE:** The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

| FOR OFFICE USE ONLY |                                |
|---------------------|--------------------------------|
| Application Number: | Date Received:                 |
| Received by:        | Scheduled Public Hearing Date: |

PLEASE PRINT LEGIBLY

ZA # 05-000070  
Office Use Only

## APPLICATION FOR ZONING APPROVAL

City of Leeds

1400 9<sup>th</sup> St, Leeds, AL 35094

Phone: 205-699-0943 \* leedsalabama.gov \* development@leedsalabama.gov

◆ Incomplete applications may lead to a delay in review ◆◆ Fully complete the **Scope of Work** and **Applicant** portions of this form ◆

This review is independent of the building permit application.

Issuance of a Zoning Approval does not imply approval or issuance of a building permit.

Site Address:

7036 Coosa Ave Leeds AL 35094

For new construction and additions, A DIMENSIONED SITE PLAN MUST BE SUBMITTED with this application.

Description of Use: ☐ S-F Residential ☐ Multi-Family ☐ Institutional ☐ Utility ☒ Commercial ☐ Industrial  
☐ Accessory BuildingAre Hazardous Materials to be used or stored on the site? ☐ YES ☒ NOClass of Work: ☒ New ☐ Addition ☐ Repair ☐ Utility Installation ☐ Demolition ☐ Other \_\_\_\_\_Water Supply: ☒ Public ☐ Well Sanitary Sewage Disposal: ☐ On-Site ☐ County Sewer ☒ Private Sewer \_\_\_\_\_Are new or additional plumbing fixtures included? ☐ No ☒ YesAny change to existing building footprint? ☒ No ☐ YesNew Construction Only: Foundation Type: Church # of Floors: 1Construction Type: Steel Structures Construction Occupancy Type: WORKS/LaborersHeated & Cooled Square Footage: 1<sup>st</sup> Floor S.F. ✓ 2<sup>nd</sup> Floor S.F. \_\_\_\_\_ Total S.F. \_\_\_\_\_Number of Bedrooms: 0 Number of Bathrooms: 2DESCRIPTION OF ALL WORK TO BE PERFORMED: We are putting up a Steel building for our Church.

## FOR MOBILE/MANUFACTURED HOMES ONLY

Occupant's relationship to property owner: \_\_\_\_\_ Mobile Home Dimensions: \_\_\_\_\_

FRONT: ☐ Steps Only ☐ Open Deck ☐ Covered Deck Deck Dimensions: \_\_\_\_\_REAR: ☐ Steps Only ☐ Open Deck ☐ Covered Deck Deck Dimensions: \_\_\_\_\_

PLEASE PRINT LEGIBLY  
APPLICATION FOR ZONING APPROVAL

PAGE 2 OF 2

Applicant's Name: Willie Frazier Company: Mount Pleasant Church  
Physical Address: 7036 COOSA AVE Leeds, AL 35094

Phone #: \_\_\_\_\_ Cell #: (205) 222-4626 Email: WillieFrazier15@gmail.com

I have full knowledge of the entire scope of work to be performed at this site and I have reviewed this application prepared describing proposed scope of work in relation to the proposed physical site. I understand that compliance with all City of Leeds Regulations and conformity with approved construction plans and probated plats are the sole responsibility of the owner. Non-compliance with regulations or deviation from approved plans/probated plats will necessitate the removal of all built improvements in violation, at the owner's expense. *I have read and understood the application and grant the city the right of entry to the site for inspection and enforcement purposes.*

Willie Frazier  
(signature)

Willie J Frazier Jr  
(printed name)

3/26/2005  
(date)

## OFFICE USE ONLY

Zoning: Jefferson

Subdivision Check: \_\_\_\_\_

B2

Map Book: \_\_\_\_\_ Pg: \_\_\_\_\_ Date: \_\_\_\_\_

Floodplain: X

Lat/Long: \_\_\_\_\_

Zoning Case: \_\_\_\_\_

Address: \_\_\_\_\_

Variance Case: \_\_\_\_\_

Construction Case: \_\_\_\_\_

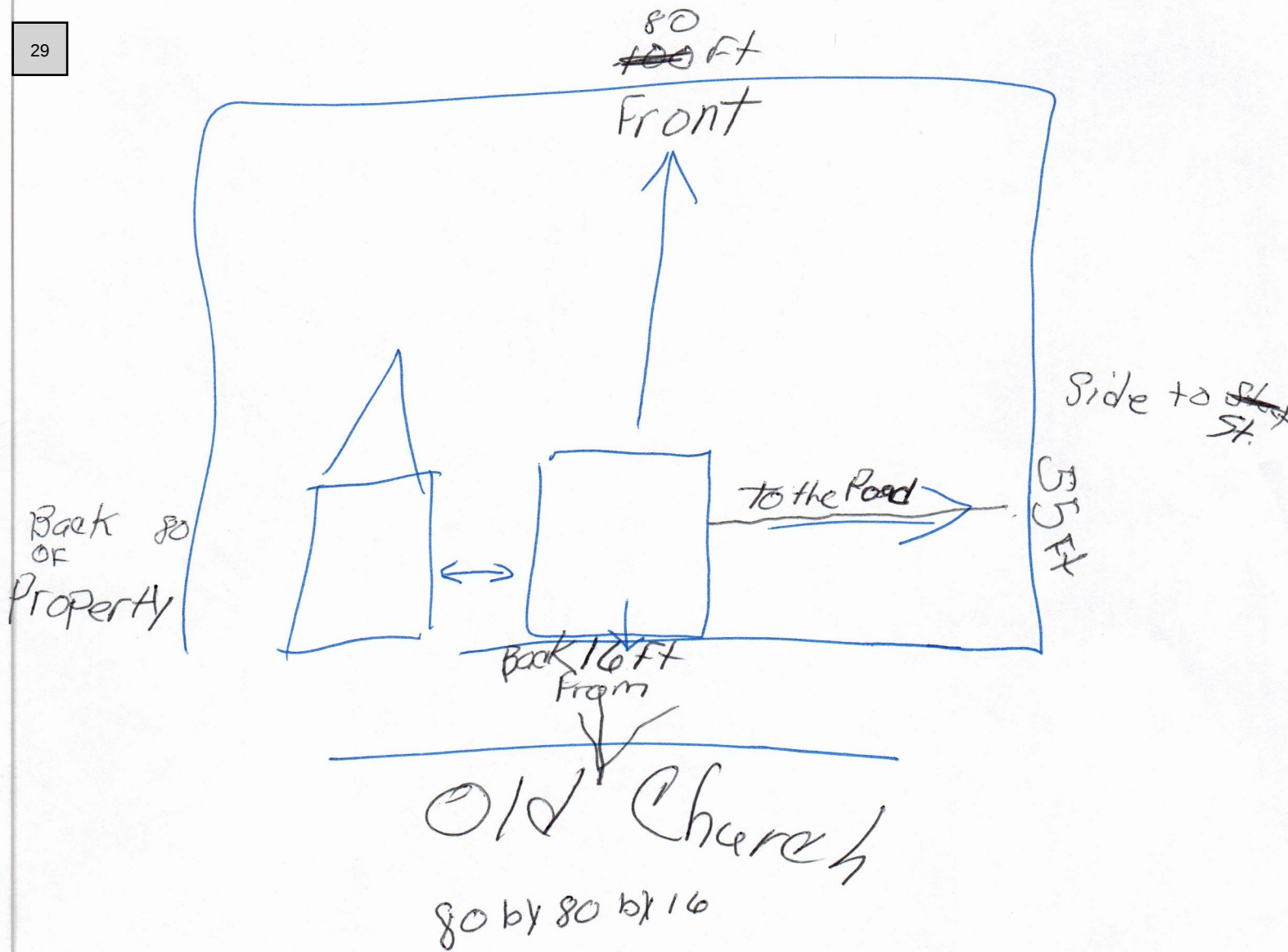
Subdivision Case: \_\_\_\_\_

☐ Approved ☐ Declined

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

Additional Information and/or Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



This deed prepared by:  
 Gerald D. Colvin, Jr.  
 Bishop, Colvin, Johnson & Kent  
 1910 First Avenue, North  
 Birmingham, Alabama 35203

Send Tax Notice To:  
 Mt. Pleasant Missionary Baptist Church  
 1554 Coosa Avenue  
 Leeds, AL 35094

STATE OF ALABAMA     )

2 0 0 2 0 1 / 4 6 2 6

JEFFERSON COUNTY     )

### **WARRANTY DEED**

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**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Five Thousand, Three Hundred Dollars (\$5,300.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, THOMAS BOYD, a single man (herein referred to as Grantor), grant, bargain, sell and convey unto the MT. PLEASANT MISSIONARY BAPTIST CHURCH, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lots 18, 19 and 20 and the East 50 feet of Lot 17, all in Block 1, according to Rowan & Jones survey as recorded in Volume 15, at Page 70, in the Office of the Judge of Probate of Jefferson County, Alabama. Mineral and mining rights excepted.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
5 day of March, 2001.

Ruth Steiner by Jerome Powell - POA  
 Ruth Steiner by Jerome Powell, her  
 Attorney in Fact

STATE OF Alabama  
 COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jerome Powell, whose name(s) as Attorney in Fact for Ruth Steiner 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 Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 2001.

Sanja K. Hanne  
 Notary Public  
 My Commission Expires: 6/1/02

State of Alabama - Jefferson County  
 I certify this instrument filed on:  
 2001 NOV 15 A.M. 11:07  
 Recorded and \$  
 and \$ 11.00 Mtg. Tax  
 \$ 7.00 Deed Tax and Fee Amt.  
 Total \$ 18.00  
 MICHAEL F. BOLIN, Judge of Probate  
  
 200114/4379

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
1547 Coosa Ave. N.W.  
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

2 0 0 1 1 4 / 4 3 7 9

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ruth Steiner, a widow, by and through her attorney in fact, Jerome Powell, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mt. Pleasant Missionary Baptist Church** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 15 and West part of Lot 16, in Block 1, the said West part of Lot 16 fronting fifty feet on the Bankhead Highway and running back to back of Lot 16, making said lot fifty feet front and running to a point at the back, according to the Map of North Highlands of Leeds, being a part of the NE1/4 of NW1/4 of Section 19, Township 17, Range 1 East.

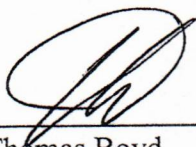
Ruth Steiner is the surviving grantee of that certain deed recorded in Volume 5863, page 316, Probate Office of Jefferson County, Alabama; Curtis Steiner having departed this life on or about 1994.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21<sup>st</sup> day of \_\_\_\_\_

December, 2002<sup>CB</sup>

  
\_\_\_\_\_  
Thomas Boyd

STATE OF GEORGIA )

COUNTY OF )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Boyd, a single man, 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 this 21<sup>st</sup> day of December, 2002<sup>1</sup>.

State of Alabama - Jefferson County  
I certify this instrument filed on:

2002 JAN 10 P.M. 13:34

|                 |          |                       |
|-----------------|----------|-----------------------|
| Recorded and \$ | 5.50     | Mtg. Tax              |
| and \$          | 7.00     | Deed Tax and Fee Amt. |
| \$              | Total \$ | 12.50                 |

MICHAEL F. BOLIN, Judge of Probate



200201/4626

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC EXPIRES OCTOBER 10, 2004

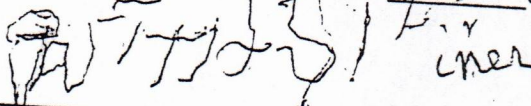
# **DURABLE POWER OF ATTORNEY** **RUTH L. STEINER**

2 0 0 1 1 4 / 4 3 7 7

I, **RUTH L. STEINER**, of Cincinnati, Hamilton County, Ohio, hereby appoint, my nephew, **JEROME G. POWELL**, of Cincinnati, Hamilton County, Ohio, as my true and lawful attorney-in-fact, to act for me and in my name in any and all business, financial, legal and other matters, granting full authority to make, acknowledge and deliver for me and in my name all contracts, deeds, leases, assignments, obligations, writings, assurances, releases and other instruments which to said attorney may seem proper in connection with any matter in which I may be interested, and generally to act for me and in my name in all matters affecting my business or property, real or personal, with the same effect as though I were personally present and acting for myself; also granting full power to substitute one or more persons in the place of said attorney and to revoke any such substitution; and hereby ratifying and confirming whatever said attorney or substitute may do under this Durable Power of Attorney. Without limiting said general powers, I hereby specifically authorize said attorney or substitute to do the following for me and in my name: to enter upon or into and to take possession of any of my property, real or personal, including any safe deposit box standing in my name and its contents, and to demand, receive and receipt for any and all sums of money or property, real or personal, now or hereafter due to me, including any bank or savings and loan association deposit in my name; to deposit in any bank or savings and loan association any and all monies collected or received for me by said attorney; to pay any and all bills, accounts, mortgages, indebtedness, taxes, assessments, claims and demands now or hereafter payable by me; to sign, endorse and deliver all checks, drafts and instruments of like nature payable to me or by me as to said attorney may seem proper; to borrow money and to sign and deliver any bond, note or other evidence of debt or other instrument in writing necessary or proper in connection with said loan, and to endorse, assign, pledge, mortgage and hypothecate any and all of my property, real or personal, as security for such loan, on such terms as to said attorney may seem proper; to sell, lease and dispose of any or all of my property, real or personal, for such prices and upon such terms of credit or otherwise as to said attorney may seem proper, and to execute and deliver to the purchasers or lessees of such property appropriate contracts, bills of sale, leases, assignments, deeds, land contracts and other instruments of conveyance or transfer thereof, with or without covenants of warranty or similar covenants; to vote any shares of stock in any corporation standing in my name, with the full power of substitution in the exercise of such right, and for said purpose to execute and deliver all necessary proxies; to insure any of my property, real or personal, in such amounts and on such terms as to said attorney may seem proper; to buy or otherwise acquire and hold, in such name or names as to said attorney may seem proper, property, real or personal, for such prices and upon such terms of credit or otherwise as to said attorney shall seem proper, and to sign and deliver such instruments and make such payments as may be appropriate or incidental to any such purchase, acquisition or holding; to commence and carry on, or to defend, at law or in equity, all actions, suits and other proceedings in which I or my real or personal property may be in any way concerned; to compound, compromise, settle and adjust all claims (including tax claims) in favor of or against me, upon such terms as to said attorney may seem proper; to prepare, execute and

file any tax returns, local, state or federal, and any refund claims thereon; to assign and convey any or all of my property, real or personal, to any trust established by me or by others over which I have unrestricted right of revocation or withdrawal, at such times as said attorney deems appropriate, and to execute and deliver to the trustee appropriate assignments, deeds and other instruments of conveyance or transfer thereof, even if said attorney is trustee of such trust; and to employ and pay reasonable compensation to agents, accountants, attorneys and investment counsel to assist in the exercise of any of the foregoing powers. **THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY DISABILITY OF THE PRINCIPAL. THIS POWER OF ATTORNEY MAY BE TERMINATED EITHER BY ME OR BY MY SAID ATTORNEY BY GIVING WRITTEN NOTICE OF SUCH TERMINATION TO THE OTHER. AN EXECUTED DUPLICATE OF THIS POWER OF ATTORNEY, OR A PHOTOSTATIC COPY THEREOF, DELIVERED BY ME OR BY SAID ATTORNEY TO ANY THIRD PARTY WILL BE CONCLUSIVE AGAINST ME AND SAID ATTORNEY AS TO SUCH THIRD PARTY THAT THIS POWER OF ATTORNEY HAS NOT BEEN TERMINATED AND WILL CONTINUE IN EFFECT UNTIL SUCH THIRD PARTY IS ADVISED BY WRITTEN NOTICE FROM ME OR FROM SAID ATTORNEY OF SUCH TERMINATION.** This Durable Power of Attorney shall be governed by Ohio law. I hereby reserve all rights on my part to do personally any act that said attorney is hereby authorized to perform, and to grant similar powers of attorney to others.

I have signed this Durable Power of Attorney on this 20 day of November, 1998.

  
RUTH L. STEINER

Signed and acknowledged  
in the presence of:

Witness

Witness

State of Ohio )

Hamilton County )

SS:

State of Alabama - Jefferson County  
I certify this instrument filed on:

2001 NOV 15 A.M. 11:06

Recorded and \$

Mtg. Tax

and \$

\$ 7.00

Deed Tax and Fee Amt.

Total \$ 7.00

MICHAEL F. BOLIN, Judge of Probate



200114/4377

Personally appeared before me, a Notary Public for said county and state, RUTH L. STEINER who acknowledged that she did sign this Durable Power of Attorney, and that it is her free act and deed. I have signed and sealed this Power of Attorney at Cincinnati, Hamilton County, Ohio, on this 20 day of November, 1998.

  
Notary Public

This instrument prepared by:  
Maria L. McBride  
Attorney at Law  
8624-B Winton Road  
Cincinnati, Ohio 45231  
(513) 931-2100

LORE S. HECKMANN  
Notary Public, State of Ohio  
My Commission Expires April 30, 2001

Billy R. Weathington, Jr.  
 Corey B. Moore  
 R. Lee Barnes  
 Maxine C. Moses  
 Candy Stewart-Magee

e-mail address:  
 weathington-moore.com

**WEATHINGTON**  
 — & —  
**MOORE**

A PROFESSIONAL CORPORATION

Covenant Commerce Center  
 P.O. Box 310  
 2603 Moody Parkway, Suite 200  
 Moody, Alabama 35004  
 Tel. (205) 640-2000  
 Fax (205) 640-2010

Leeds Office

819 Parkway Drive, S.E.  
 Leeds, Alabama, 35094  
 Tel. (205) 699-6164  
 Fax (205) 699-5730

December 5, 2001

Lonnie Marbury  
 1517 Ivy Street, S.E.  
 Leeds, Alabama 35094

**RE: Mt. Pleasant Missionary Baptist Church**

Dear Lonnie:

Enclosed please find the deed from Ruth Steiner and the Durable Power of Attorney which have been recorded in the Probate Office of Jefferson County.

Someone from the Church will need to take the deed to the Tax Assessor's office in order to get the tax assessment changed.

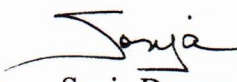
The cost of the title insurance is \$250.00. I will need that amount remitted to us so I can obtain the Church's policy.

Should you have any questions, please contact me. We appreciate the opportunity to be of service to the Church.

**HAPPY HOLIDAYS!**

Very truly yours,

**WEATHINGTON & MOORE, P.C.**

  
 By: Sonja Dennen

Enclosures

# A25-000012

## 7036 Coosa Ave

### Building Footprint

