

# HB473 INTRODUCED



1 HB473  
2 7ZN3VEV-1  
3 By Representative Holk-Jones (N & P)  
4 RFD: Baldwin County Legislation  
5 First Read: 18-Apr-24



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A BILL  
TO BE ENTITLED  
AN ACT

To alter, rearrange, and extend the boundary lines and corporate limits of the City of Gulf Shores in Baldwin County.  
BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the City of Gulf Shores in Baldwin County are altered and rearranged and extended to include within the corporate limits of the municipality, in addition to the lands now included, all of the following territory:

**Parcel 1**  
**Fort Morgan Annexation Property Legal Descriptions**

Reed, PIN #052902

Lots 2 and 3, Unit 1, of the Repartition of Lot 11, Shellbanks Subdivision, as recorded in Map Book 11, Page 156, in the records of the Judge of Probate, Baldwin County, Alabama together with a non-exclusive easement for ingress and egress appurtenant to Lot 3, across that certain 50 foot right-of-way which lies to the South of and adjoins the land described herein.

**Parcel 2**

Reed, PIN# 082865

Lot 4, Unit 1 of the repartition of Lot 11 of Shellbanks as recorded in Map Book 11, page 156 of the Baldwin



## HB473 INTRODUCED

29 County, Probate Records. Said land being in Section 23,  
30 Township 9 South, Range 2 East, Baldwin County, Alabama.

31 **Parcel 3**

32 Jesse, Fort Morgan Bayside, LLC, PIN #016676, #065236  
33 and #065237

34 Beginning at a point 210 feet East of the Northwest  
35 corner of Lot 9 in the Village of Shellbanks in Section 23,  
36 Township 9 South, Range 2 East as per plat thereof recorded in  
37 Deed Book I, Page 678 in the Office of the Judge of Probate of  
38 Baldwin County, Alabama; run in a southerly direction and  
39 parallel with the East line of said Lot 9 a distance of 210  
40 feet; thence Westerly and parallel with the North line of said  
41 Lot 9 a distance of 80 feet; thence Northerly and parallel  
42 with the East line of said Lot 9 a distance of 210 feet;  
43 thence Easterly along the North line of said Lot 9 a distance  
44 of 80 feet to the point of beginning; being the East 80 feet  
45 of the West 210 feet of said Lot 9 in the Village of  
46 Shellbanks. The East 28 feet of Lot 9 of the Village of  
47 Shellbanks in Section 23, Township 9 South, Range 2 East as  
48 per plat thereof recorded in Deed Book I, Page 678 in the  
49 Office of the Judge of Probate of Baldwin County, Alabama. The  
50 West 100 feet of the East 250 feet of Lot 8 and the West 100  
51 of the East 250 feet of Lot 37, Shellbanks Subdivision,  
52 Section 23, Township 9 South, Range 2 East as per plat thereof  
53 recorded in Deed Book I, Page 678 in the Office of the Judge  
54 of Probate of Baldwin County, Alabama. The West 80 feet of Lot  
55 8 and the West 80 feet of Lot 37, Shellbanks Subdivision,  
56 Section 23, Township 9 South, Range 2 East as per plat thereof



## HB473 INTRODUCED

57 recorded in Deed Book I, Page 678 in the Office of the Judge  
58 of Probate of Baldwin County, Alabama.

59 **Parcel 4**

60 City of Gulf Shores, PIN #012642

61 Commence at a point where the West line of Fractional  
62 Section 23, Township 9 South, Range 2 East intersects the  
63 North right-of-way of Dixie Graves Parkway, for the Point of  
64 Beginning; run thence South 87 degrees 31 minutes 35 seconds  
65 East along the North right-of-way of said Dixie Graves  
66 Parkway, for a distance of 1,072.86 feet; run thence in a  
67 Northeasterly direction along a curve to the left having a  
68 radius of 789.17 feet for an arc distance of 994.84 feet; run  
69 thence North 89 degrees 22 minutes 35 seconds West, for a  
70 distance of 379 feet, more or less, to the East margin of  
71 Collins Bayou; run thence in a Westwardly direction along the  
72 meanders of Collins Bayou to a point which intersects the  
73 South margin of Mobile Bay; continue thence Westwardly along  
74 the meanders of said Mobile Bay to the West line of said  
75 Fractional Section 23; run thence South 00 degrees 51 minutes  
76 30 seconds West along said section line, for a distance of 300  
77 feet, more or less to an iron pin; run thence South 00 degrees  
78 46 minutes 00 seconds West along said Section line, for a  
79 distance of 325.0 feet; run thence South 00 degrees 56 minutes  
80 30 seconds West along said section line, for a distance of  
81 347,21 feet to the North right-of-way of Dixie Graves Parkway  
82 and the said Point of Beginning.

83 **Parcel 5**

84 Doughty, PIN #027064 and #054333



## HB473 INTRODUCED

85           Beginning at the point of the Southwest corner of Lot  
86 Three (3), according to the map of "Shell Banks", recorded in  
87 Deed Book I, Page 678, in the Office of the Probate Judge of  
88 Baldwin County, Alabama for the point of beginning; run thence  
89 in a Northerly line along and with the West line of said Lot  
90 3, a distance of 538.5 feet more or less to a point on Mobile  
91 Bay; run thence at right angles to the West line of said Lot 3  
92 in an Easterly direction 47.3 feet to a point; run thence  
93 Southerly and parallel to the West line of said Lot 3 a  
94 distance of 538.5 feet more or less to a point on the South  
95 boundary of said Lot 3, run thence Westerly and along the  
96 South boundary of Lot 3, a distance of 47.3 feet to the point  
97 of beginning. Less and except beginning at a point 150 feet  
98 North of the Southwest corner of Lot Three (3), according to  
99 the map of "Shell Banks", recorded in Deed Book I, Page 678,  
100 in the Office of the Probate Judge of Baldwin County, Alabama  
101 (said point being on the West line of the said Lot 3) for the  
102 point of beginning; run thence in a Northerly direction along  
103 and with the West line of said Lot 3, a distance of 150 feet;  
104 run thence at right angles to the West line of said Lot 3 in  
105 an Easterly direction 47.3 feet to a point on the East line of  
106 the property now owned by the Grantors herein; run thence  
107 Southerly and parallel to the West line of said Lot 3 a  
108 distance of 150 feet; run thence Westerly and parallel to the  
109 South boundary of said Lot 3, a distance of 47.3 feet to the  
110 point of beginning. And further less and except beginning at a  
111 point 150 feet North of the Southwest corner of Lot Three (3),  
112 according to the map of "Shell Banks", recorded in Deed Book



## HB473 INTRODUCED

113 I, Page 678, in the Office of the Probate Judge of Baldwin  
114 County, Alabama, run thence in a Northerly direction along and  
115 with the West line of said Lot 3, a distance of 150 feet; run  
116 thence at right angles to the West line of said Lot 3 in an  
117 Easterly direction 47.3 feet; run thence Southerly and  
118 parallel to the West line of said Lot 3 a distance of 150 feet  
119 more or less to a point on the South boundary of said Lot 3,  
120 run thence Westerly and along the South boundary of said Lot  
121 3, a distance of 47.3 feet to the point of beginning.

### **Parcel 6**

122 Doughty, PIN #020894

123 Lot 9, Section 28, Township 9 South, Range 2 East, St  
124 Stephens meridian, according to the official plat of survey of  
125 said land on file in the Bureau of Land Management, and as  
126 recorded in Map Book 4, Page 135 in the Office of the Judge of  
127 Probate, Baldwin County, Alabama.

### **Parcel 7**

128 Blake, PIN #011564

129 The East one-half of the West one-half of Lot No. 4 of  
130 the Kennedy survey and Plat of Shellbanks, in the Drury Tract,  
131 Section 23, Township 9 South, Range 2 East, being a strip of  
132 land 82.5 feet in width in Baldwin County, Alabama, as further  
133 shown by survey of J.B. Allen, dated October 19, 1953,  
134 attached to the Final Decree dated May 30, 1955, and recorded  
135 in Deed Book 222, page 390.

### **Parcel 8**

136 Malone, PIN #038300

137 Commencing at the Northwest corner of Lot 41, according



## HB473 INTRODUCED

141 to a map of "Shell Banks", recorded in Deed Book I, Page 678,  
142 Baldwin County, Alabama, and running along the North boundary  
143 of Lot 41, 100 feet to a point of beginning; thence running in  
144 a Southerly direction and parallel with the West boundary of  
145 Lot 41, 400 feet, more or less, to a point on the South  
146 boundary of Lot 41, thence running Easterly along the South  
147 boundary of Lot 41, 100 feet to a point, thence running  
148 Northerly and parallel with the West boundary of Lot 41, 400  
149 feet, more or less, to a point on the North Boundary of Lot  
150 41, thence running Westerly along the North boundary of Lot  
151 41, 100 feet to the point of beginning.

### **Parcel 9**

152 Malone, PIN #054823

154 Beginning at the point of the Southwest corner of Lot  
155 Three (3), according to the map of "Shell Banks", recorded in  
156 Deed Book I, Page 678, in the Office of the Probate Judge of  
157 Baldwin County, Alabama for the point of beginning; run thence  
158 in a Northerly direction along and with the West line of said  
159 Lot 3, a distance of 150 feet; run thence at right angles to  
160 the West line of said Lot 3 in an Easterly direction 47.3  
161 feet; run thence Southerly and parallel to the West line of  
162 said Lot 3a distance of 150 feet more or less to a point on  
163 the South boundary of said Lot 3, run thence Westerly and  
164 along the South boundary of said Lot 3, a distance of 47.3  
165 feet to the point beginning.

### **Parcel 10**

167 Malone, PIN #254422

168 Lot 23-B, of Gulfcrest Unit Two, being a resubdivision



## HB473 INTRODUCED

169 of Lots 23-1 and 23-2 of Gulfcrest Unit Two, as recorded on  
170 Slide 2099-C, in the Office of the Judge of Probate, Baldwin  
171 County, Alabama

172 **Parcel 11**

173 Malone, PIN #214772

174 Lot 23-C, of Gulfcrest Unit Two, being a resubdivision  
175 of Lots 23-1 and 23-2 of Gulfcrest Unit Two, as recorded on  
176 Slide 2099-C, in the Office of the Judge of Probate, Baldwin  
177 County, Alabama

178 **Parcel 12**

179 McAleer, PIN #017740 and #621169

180 Commencing at the Southeast corner of Section 22,  
181 Township 9 South, Range 2 East, St. Stephens Meridian, Baldwin  
182 County, Alabama (as evidenced by a round concrete monument  
183 labeled U.S. Land Office 1950) thence run North 87 degrees 01  
184 minutes 05 seconds along the South Boundary of Said Section  
185 22, a distance of 1,328.69 feet to a 4-inch Open Top Pipe  
186 being the Southwest corner of the Ewing Property; thence run  
187 North 00 degrees 41 minutes 00 seconds East, along the West  
188 Boundary of said Ewing property a distance of 572.88 feet to  
189 an iron pin market lying on the North Right-of-way Park line;  
190 thence run along a curve to the right, having a radius of  
191 5,894.58 feet, an arc distance of 115.34 feet to a concrete  
192 monument; thence run South 89 degrees 35 minutes 52 seconds  
193 East, along said North Right-of-way Park line a distance 66.33  
194 feet to iron pin marker; thence run South 87 degrees 17  
195 minutes 35 seconds East, along said North Right-of-way line a  
196 distance 175.66 feet to a iron pin market for the Point of





## HB473 INTRODUCED

197 Beginning; thence run North 03 degrees 42 minutes 02 seconds  
198 West, a distance of 515.04 feet to an iron pin marker; thence  
199 continue North 03 degrees 42 minutes 02 seconds West, a  
200 distance of 100.6 feet to a point; thence run North 67 degrees  
201 35 minutes 40 seconds East, a distance of 83.0 feet to a  
202 point; thence run South 04 degrees 25 minutes 32 seconds East,  
203 a distance of 49.0 feet to a point; thence run South 67  
204 degrees 35 minutes 42 seconds West, a distance of 16.58 feet  
205 to a point; thence run South 22 degrees 24 minutes 18 seconds  
206 East, a distance of 1.0 feet to a point; thence run North 67  
207 degrees 35 minutes 42 seconds East, a distance of 16.25 feet  
208 to a point; thence run South 04 degrees 25 minutes 32 seconds  
209 East, a distance of 570.40 feet to a point; thence run South  
210 87 degrees 17 minutes 35 seconds West, a distance of 13.2 feet  
211 to a point; thence run South 02 degrees 42 minutes 25 seconds  
212 West, a distance of 1.0 feet to a point; thence run South 04  
213 degrees 25 minutes 32 seconds East, a distance of 30.23 feet,  
214 to a point lying on said North Right-of-way line; thence run  
215 North 87 degrees 17 minutes 35 seconds West, along said North  
216 Right-of-way line a distance of 87.43 feet to the point of  
217 beginning.

218 Section 2. In accordance with Section 11-42-6 of the  
219 Code of Alabama 1975, a map showing the proposed territory to  
220 be annexed into the City of Gulf Shores in Baldwin County is  
221 on file and open to public inspection in the Office of the  
222 Judge of Probate in Baldwin County, Alabama.

223 Section 3. This act shall become effective on October  
224 1, 2024.