

**HB473 ENGROSSED**



1 HB473  
2 J4UKNFY-2  
3 By Representative Holk-Jones (N & P)  
4 RFD: Baldwin County Legislation  
5 First Read: 18-Apr-24



# HB473 Engrossed

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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, 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**

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

**Parcel 2**

Jesse, Fort Morgan Bayside, LLC, PIN #016676, #065236 and #065237  
Beginning at a point 210 feet East of the Northwest corner of Lot 9 in the Village of Shellbanks in Section 23, Township 9 South, Range 2 East as per plat thereof recorded in



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

51 **Parcel 3**  
52 City of Gulf Shores, PIN #012642  
53 Commence at a point where the West line of Fractional  
54 Section 23, Township 9 South, Range 2 East intersects the  
55 North right-of-way of Dixie Graves Parkway, for the Point of  
56 Beginning; run thence South 87 degrees 31 minutes 35 seconds



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

### **Parcel 4**

Doughty, PIN #054333

77 Beginning at the point of the Southwest corner of Lot  
78 Three (3), according to the map of "Shell Banks", recorded in  
79 Deed Book I, Page 678, in the Office of the Probate Judge of  
80 Baldwin County, Alabama for the point of beginning; run thence  
81 in a Northerly line along and with the West line of said Lot  
82 3, a distance of 538.5 feet more or less to a point on Mobile  
83 Bay; run thence at right angles to the West line of said Lot 3  
84 in an Easterly direction 47.3 feet to a point; run thence



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



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113 3, a distance of 47.3 feet to the point of beginning. Less and  
114 except all property in the above described legal description  
115 included in Parcel 68-06-23-0-002-013.000, PIN #027064, in the  
116 records of the Baldwin County Revenue Commissioner.

### Parcel 5

117 Doughty, PIN #020894

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

### Parcel 6

124 Blake, PIN #011564

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

### Parcel 7

133 Malone, PIN #038300

134 Commencing at the Northwest corner of Lot 41, according  
135 to a map of "Shell Banks", recorded in Deed Book I, Page 678,  
136 Baldwin County, Alabama, and running along the North boundary  
137 of Lot 41, 100 feet to a point of beginning; thence running in  
138 a Southerly direction and parallel with the West boundary of  
139 Lot 41, 400 feet, more or less, to a point on the South  
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141 boundary of Lot 41, thence running Easterly along the South  
142 boundary of Lot 41, 100 feet to a point, thence running  
143 Northerly and parallel with the West boundary of Lot 41, 400  
144 feet, more or less, to a point on the North Boundary of Lot  
145 41, thence running Westerly along the North boundary of Lot  
146 41, 100 feet to the point of beginning.

### **Parcel 8**

147 Malone, PIN #054823

148 Beginning at the point of the Southwest corner of Lot  
149 Three (3), according to the map of "Shell Banks", recorded in  
150 Deed Book I, Page 678, in the Office of the Probate Judge of  
151 Baldwin County, Alabama for the point of beginning; run thence  
152 in a Northerly direction along and with the West line of said  
153 Lot 3, a distance of 150 feet; run thence at right angles to  
154 the West line of said Lot 3 in an Easterly direction 47.3  
155 feet; run thence Southerly and parallel to the West line of  
156 said Lot 3a distance of 150 feet more or less to a point on  
157 the South boundary of said Lot 3, run thence Westerly and  
158 along the South boundary of said Lot 3, a distance of 47.3  
159 feet to the point beginning.  
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### **Parcel 9**

161 Malone, PIN #254422

162 Lot 23-B, of Gulfcrest Unit Two, being a resubdivision  
163 of Lots 23-1 and 23-2 of Gulfcrest Unit Two, as recorded on  
164 Slide 2099-C, in the Office of the Judge of Probate, Baldwin  
165 County, Alabama  
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### **Parcel 10**

167 Malone, PIN #214772  
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169 Lot 23-C, of Gulfcrest Unit Two, being a resubdivision  
170 of Lots 23-1 and 23-2 of Gulfcrest Unit Two, as recorded on  
171 Slide 2099-C, in the Office of the Judge of Probate, Baldwin  
172 County, Alabama

173 **Parcel 11**

174 McAleer, PIN #017740 and #621169

175 Commencing at the Southeast corner of Section 22,  
176 Township 9 South, Range 2 East, St. Stephens Meridian, Baldwin  
177 County, Alabama (as evidenced by a round concrete monument  
178 labeled U.S. Land Office 1950) thence run North 87 degrees 01  
179 minutes 05 seconds along the South Boundary of Said Section  
180 22, a distance of 1,328.69 feet to a 4-inch Open Top Pipe  
181 being the Southwest corner of the Ewing Property; thence run  
182 North 00 degrees 41 minutes 00 seconds East, along the West  
183 Boundary of said Ewing property a distance of 572.88 feet to  
184 an iron pin market lying on the North Right-of-way Park line;  
185 thence run along a curve to the right, having a radius of  
186 5,894.58 feet, an arc distance of 115.34 feet to a concrete  
187 monument; thence run South 89 degrees 35 minutes 52 seconds  
188 East, along said North Right-of-way Park line a distance 66.33  
189 feet to iron pin marker; thence run South 87 degrees 17  
190 minutes 35 seconds East, along said North Right-of-way line a  
191 distance 175.66 feet to a iron pin market for the Point of  
192 Beginning; thence run North 03 degrees 42 minutes 02 seconds  
193 West, a distance of 515.04 feet to an iron pin marker; thence  
194 continue North 03 degrees 42 minutes 02 seconds West, a  
195 distance of 100.6 feet to a point; thence run North 67 degrees  
196 35 minutes 40 seconds East, a distance of 83.0 feet to a





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

213 Section 2. In order to effectuate the annexations  
214 provided in this act, the City of Gulf Shores shall not zone  
215 any parcel annexed by Section 1 for a period of 15 years after  
216 the effective date of this act in a zoning classification that  
217 is not the same or substantially similar to the zoning of the  
218 parcel pursuant to county zoning on the effective date of this  
219 act.

220 Section 3. In accordance with Section 11-42-6 of the  
221 Code of Alabama 1975, a map showing the proposed territory to  
222 be annexed into the City of Gulf Shores in Baldwin County is  
223 on file and open to public inspection in the Office of the  
224 Judge of Probate in Baldwin County, Alabama.

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225           Section 4. This act shall become effective immediately.



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House of Representatives

Read for the first time and referred .....18-Apr-24  
to the House of Representatives  
committee on Baldwin County  
Legislation  
Read for the second time and placed .....30-Apr-24  
on the calendar:  
0 amendments  
Read for the third time and passed .....02-May-24  
as amended  
Yeas 21  
Nays 0  
Abstains 77

John Treadwell  
Clerk