

ORDINANCE NO. 2026 – 32

TO ANNEX CERTAIN PROPERTIES INTO THE CITY LIMITS OF THE CITY OF CULLMAN, ALABAMA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CULLMAN, ALABAMA, AS FOLLOWS:

SECTION 1. The City Council of the City of Cullman finds that the following property owner, Joseph Culpepper, has petitioned the City under the provisions of Section 11-42-21 of the Code of Alabama, 1975, as amended, that the following described property, owned by the petitioner, be annexed into the City of Cullman:

PIN: 4849. Parcel Number: 09-09-30-0-002-008.000. Property Address: 0 County Road 1273, Cullman, Alabama 35057.

Legal Description: A tract or parcel of land containing 37 acres of land, more or less, and being more particularly described as follows:

The Northwest Quarter of the Northwest Quarter, Section 30, Township 9 South, Range 3 West.

LESS AND EXCEPT: About 2 acres of land in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9, Range 3 West, and more particularly described as follows to wit: Beginning at the Southwest corner of above described forty acre tract, thence running North 295 feet thence at right angles East 295 feet, thence at right angles South 295 feet, thence West 295 feet to point of beginning, containing two (2) acres, more or less.

LESS AND EXCEPT: Commence at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range West, thence North 88 degrees 00 minutes West a distance of 362 feet to a point and the true point of beginning; thence continue North 88 degrees 00 minutes West a distance of 215 feet to a point; thence North 6 degrees 08 minutes 30 seconds West a distance of 207 feet to a point; thence North 89 degrees 58 minutes 16 seconds East a distance of 218.2 feet to a point; thence South 5 degrees 03 minutes East a distance of 214.25 feet to the point of beginning. Said land being in the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West in Cullman County, Alabama. Containing 1.05 acres more or less.

SECTION 2. That the Council has before it a map showing the relationship of the properties proposed to be annexed to the corporate limits of the City of Cullman, and that said map is on file in the office of the City Clerk along with an acknowledgment by the property owner that they want it to be annexed into the City of Cullman.

SECTION 3. That the City of Cullman does hereby annex as a part of its corporate limits the above described tracts or parcels of land as R-3 Residential District contingent upon the owners granting an easement up to but not exceeding an additional fifty (50) feet in width less any width of existing public road contiguous to said easement for a public road right-of-way including utilities for water, sewer, surface water, natural gas, electric, internet, cable or other public services provided by the City or its franchises.

SECTION 4. That a copy of this ordinance after its adoption, which ordinance includes a description of the property annexed to the City of Cullman, be filed in the office of the Judge of Probate of Cullman County, Alabama, the county in which the municipality is located.

SECTION 5. That this ordinance shall take effect upon its passage and publication as required by law.

ADOPTED BY THE CITY COUNCIL this the 23rd day of February, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 23rd day of February, 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: 02/18/2026

Department: Building Name: Amber Duke

Phone: 256-775-7203 Email: aduke@cullmanal.gov

Type of request (select all that apply):

- Alcohol License
- Annexation
- Bid Award
- Budget Amendment
- Change Order
- Codification Change
- Contract Approval
- Petition
- Proclamations
- Public Comment
- Resolution
- Rezoning
- Special Event
- Tax Abatement
- Variance
- Other

Reason for Request:

Annexation request on County Road 1273 - 37 acres

Annexation request sent to Planning Commission on February 3, 2026.

Sent from Planning Commission to City Council with a favorable recommendation for annexation as AG-1.

Supporting Documentation:

Attach supporting documentation.

Signed by: Amber Duke 

Signature: Amber Duke
99AA9037F3AF4A9...

Approval Sequence:

1. Administration – City Clerk’s Office

Verifies form is completed and proper documentation is attached.

Approved to Move Forward Rejected Return to Requestor

Comments:

Signed by: Pam Leslie Date: February 19, 2026 | 10:35 AM CST

Signature: Pam Leslie
8F02210223EC457...

2. Council Committee Chairperson - Jason Willoughby

Ensures necessity of the request.

Approved to Move Forward Rejected Return to Admin

Comments: Cullman City Council Place 3

Signed by: Jason Willoughby Date: February 18, 2026 | 4:06 PM CST

Signature: Jason Willoughby
39E651DFA5B245D...

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments:

Signed by: Kim Hall Date: February 19, 2026 | 10:41 AM CST

Signature: Kim Hall
373F5C72C0C944B...

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 02/23/2026

Comments:

Signed by: Wes Moore Date: 02/19/2026

Signature: Wes Moore
8F02210223EC457...

Initial
PW
Initial
JW

EST.  1873

CULLMAN

ALABAMA

BUILDING DEPARTMENT

201 2nd Avenue NE
Cullman, Alabama 35055

256.775.7203
www.CullmanAl.gov

02/04/2026

From: Building Department

Subject: Annexation request on County Road 1273 - 37 acres

At the regular meeting of the City of Cullman Planning Commission on 02/03/2026, a request for annexation on County Road 1273 for 37 acres was heard. The Planning Commission voted to send this request to the Mayor and City Council with a favorable recommendation for annexation as AG-1. If I can be of further assistance, please contact me.

Respectfully,



Amber Duke
Building Department

To: Planning Commission members
From: Building Department
Subject: Annexation request on County Road 1273 – 37 acres – AG-2
Date: January 20, 2026

Street Department: No comments.
Water/Wastewater Department: Water: No issues. Sewer: No comment.
Cullman Power Board: No comments.
Cullman – Jefferson Gas: No comments.
Police Department: No comments returned.
Fire Department: No comments.
Sanitation Department: No comments.
Cullman Electric Co-op: No comments.
City Arborist: No response. No comments returned.
City Clerk: No comments.
City Engineer: No Engineering issues with annexation request.
Building Department: This property qualifies for annexation through contact with property currently in the city. Suggest AG-1 zoning.

January 8th, 2026

**Ms. Amber Duke
City of Cullman**

Dear Ms. Duke:

I would like to submit this letter to request the annexation of my property, consisting of approx. 37 acres, into the city limits of Cullman with AG-2 zoning. Please see attached plat and deed for reference.

If you have any questions, please call me at 256-589-1868

Sincerely,

Joe Culpepper

NC

09-09-30-0-002-003.002
08-06-24-0-001-039
002-008
STATE OF ALABAMA
COUNTY OF CULLMAN
09-04-19-0-001-035
WARRANTY DEED

Recorded In DEED BK 691 PG 593, 01/02/2020 09:26:41 AM
Tamm Brown, Judge of Probate, Cullman

Deed Tax 594.00 Recording Fee 12.00, TOTAL 606.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor,

Blue Hole, L.L.C.

(hereinafter referred to as Grantor), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee,

Joseph Culpepper

(hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, situated, lying and being in the County of CULLMAN, State of Alabama, to-wit:

3.002

All that part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West lying North and East of Alvis Branch and containing 17.75 acres, more or less. Subject to any existing rights of way for public roads, utility lines, easements and any restrictions of record.

Source of Title: Deed Book 614, Page 12

ALSO: 39

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 24, Township 9 South, Range 4 West; thence West along the quarter - quarter section line 449.2 feet to a point in a paved county road; thence Southeasterly along said paved road 804 feet to a point on the East line of said Southeast Quarter of the Southeast Quarter; thence North along the East line of Section 24 a distance of 668 feet, back to the point of beginning. Said land lying and being in the Southeast Quarter of the Southeast Quarter of Section 24, Township 9 South, Range 4 West, Containing 3.5 acres, more or less

Source of Title: Deed Book 646, Page 472

ALSO: 8

The Northwest Quarter of the Northwest Quarter, Section 30, Township 9 South, Range 3 West.
LESS AND EXCEPT: About 2 acres of land in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9, Range 3 West, and more particularly described as follows to wit: Beginning at the Southwest corner of above described forty acre tract, thence running North 295 feet thence at right angles East 295 feet, thence at right angles South 295 feet, thence West 295 feet to point of beginning, containing two (2) acres, more or less.
LESS AND EXCEPT: Commence at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West, thence North 88 degrees 00 minutes West a distance of 362 feet to a point and the true point of beginning; thence continue North 88 degrees 00 minutes

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West a distance of 215 feet to a point; thence North 6 degrees 08 minutes 30 seconds West a distance of 207 feet to a point; thence North 89 degrees 58 minutes 16 seconds East a distance of 218.2 feet to a point; thence South 5 degrees 03 minutes East a distance of 214.25 feet to the point of beginning. Said land being in the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West in Cullman County, Alabama. Containing 1.05 acres more or less.

ALSO: 35

The South half of the Southwest Quarter of Section 19, Township 9 South, Range 3 West also 30 acres evenly off the East side of the Northeast Quarter of the Southwest Quarter, Section 19, Township 9 South, Range 3 West.

LESS AND EXCEPT: A part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 3 West more particularly described as begin at the Southwest corner of Section 19, Township 9 South, Range 3 West; thence North 0 degrees 15 minutes East along the West line of said Section 210 feet thence South 86 degrees 42 minutes 28 seconds East 210 feet; thence South 0 degree 15 minutes West 210 feet to the South line of said Section; thence North 86 degrees 42 minutes 28 seconds West along the South line of said Section 210 feet to the point of beginning.

Source of Title: Deed Book 572, Page 957

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS THAT CERTAIN PROPERTY AS CONVEYED TO WILLIAM J. CULPEPPER AND WIFE, JENNA B. CULPEPPER AS FILED IN DEED BOOK 671, PAGE 772 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at an existing iron marking the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 24, Township 9 South, Range 4 West, said corner lying thence North 03 degrees 03'35" West 1322.10 feet from an existing iron marking the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West, thence from said Point of Commencement North 13 degrees 57'59" West 1050.64 feet to an iron 1/2" capped rebar set on the East R.O.W. of Co. Rd. 1269 and the point of beginning, thence North 36 degrees 22'40" West 52.15 feet to a point on said R.O.W., thence North 35 degrees 03'59" West 72.63 feet to a point on said R.O.W., thence North 29 degrees 08'41" West 75.96 feet to a point on said R.O.W., thence North 22 degrees 59'43" West 80.27 feet to a point on said R.O.W. thence North 22 degrees 18'15" West 95.69 feet to an iron 1/2" capped rebar set on an agreed line, thence South 87 degrees 22'58" East 435.05 feet along said agreed line to an iron 1/2" capped rebar set, thence South 86 degrees 11'19" East 506.67 feet along said agreed line to a point in a branch, thence along said branch the following bearings and distances: South 73 degrees 22'28" West 62.32 feet, North 77 degrees 33'08" West 25.78 feet, South 78 degrees 23'36" West 37.28 feet, South 37 degrees 00'19" West 130.66 feet, South 22 degrees 54'23" West 66.29 feet, South 5 degrees 25'25" West 100.35 feet, South 32 degrees 20'35" West 27.85 feet, thence departing said branch, North 86 degrees 25'54" West 513.57 feet back to the point of beginning, containing 5 acres more or less. Said land lying in the Southeast Quarter of the Southeast Quarter of Section 24, Township 9 South, Range 4 West and in the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 3 West, Cullman County, Alabama.

This conveyance is made subject to all easements, restrictions, reservations and rights of way whether recorded or unrecorded affecting said property.

This description provided to Beggen & Wilson, LLC by the Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that that the Grantors are the owners of the premises. The preparer of this deed has not performed a title search or title exam and there are no representations made that any subdivision

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restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor does for itself, and its successors and/or assigns, covenant with the said Grantee, his heirs, successors and/or assigns that the Grantor is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the said premises; that the Grantor, its successors and/or assigns shall warrant and defend the said premises to the Grantee, his heirs, successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 31 day of December, 2019.

Blue Hole, L.L.C.

Neal H. Culpepper
By: Neal H. Culpepper, Member/Manager

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Neal H. Culpepper whose name as Member/Manager of Blue Hole, L.L.C. 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 Instrument, he as such officer and with full authority, signed his name on the day the same bears date

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of December, 2019.

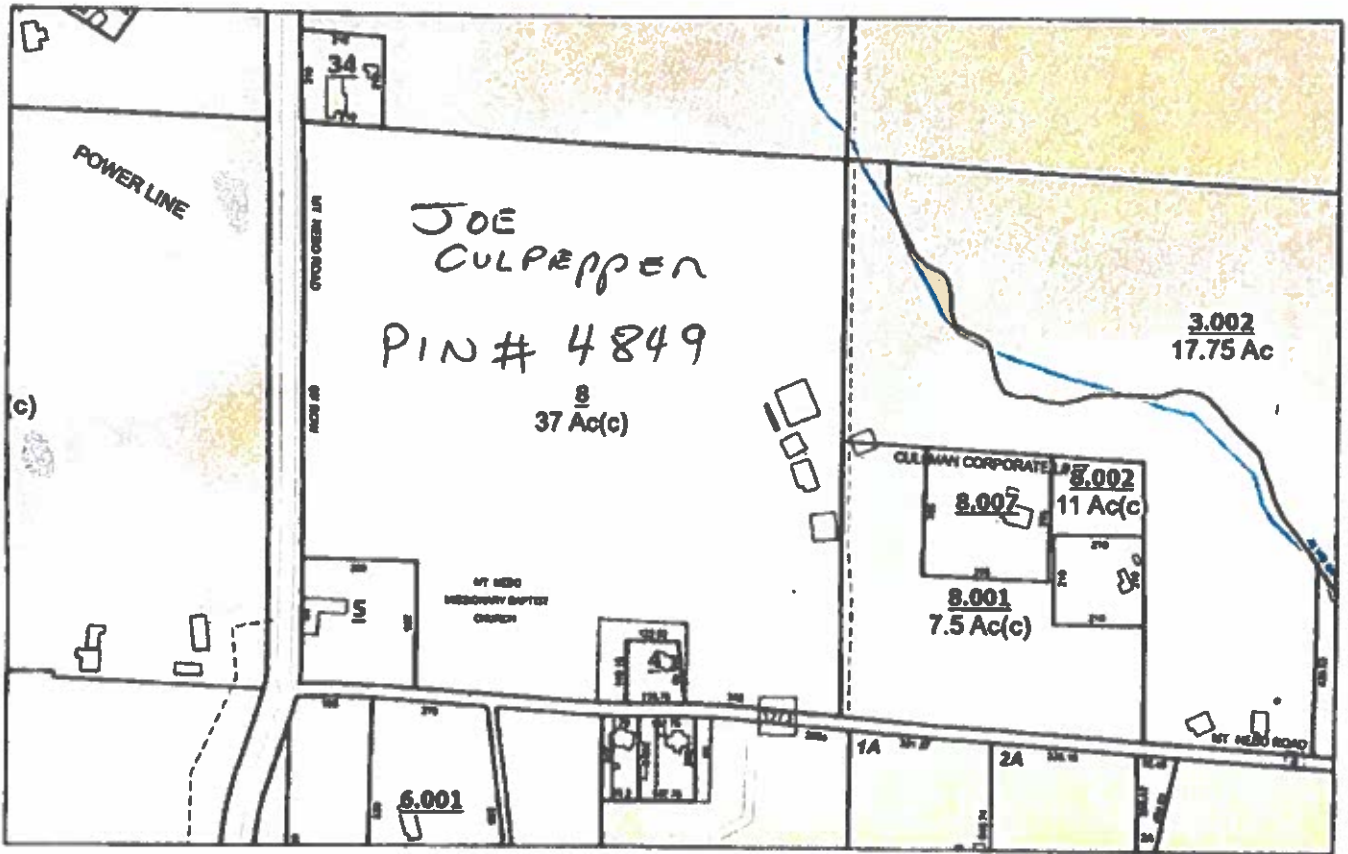
James M. Pelt
NOTARY PUBLIC

My Commission Expires: 6/11/25

This Instrument Prepared By:
J Bradley Wilson
Baggett & Wilson, LLC
206 Ninth Street SW, Suite 102
Cullman, AL 35055
(256) 737-0740

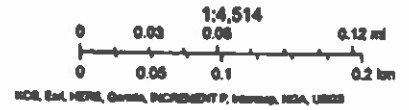
Send Tax Notice To:
Joseph Culpepper
295 Co. Rd 1273
Cullman AL 35057

Viewer Map



January 8, 2020

- Override 1
- Lot
- Lot Line
- TaxParcel_Lines
- County Outline
- Building Footprint
- Parcels



THE CITY OF CULLMAN, ALABAMA:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City of Cullman Clerk this written petition requesting that our property hereinafter described be annexed to the City of Cullman, under authority of Sections 11-42-20 through 11-42-24, Code of Alabama, 1975.

Said property is described as follows:

The Northwest Quarter of the Northwest Quarter, Section 30, Township 9 South, Range 3 West.

LESS AND EXCEPT: About 2 acres of land in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9, Range 3 West, and more particularly described as follows to wit: Beginning at the Southwest corner of above described forty acre tract, thence running North 295 feet thence at right angles East 295, thence at right angles South 295 feet, thence West 295 feet to point of beginning, containing two (2) acres, more or less. LESS AND EXCEPT: Commence at the Southeast corner of the Northwest Quarter of the Northwest quarter of Section 30, Township 9 South, Range 3 West, thence North 88 degrees 00 minutes West a distance of 362 feet to a point and the true point of beginning; thence continue North 88 degrees 00 minutes West a distance of 215 feet to a point; thence North 6 degrees 08 minutes 30 seconds West a distance of 207 feet to a point; thence North 89 degrees 58 minutes 16 seconds East a distance of 218.2 feet to a point; thence South 5 degrees 03 minutes East a distance of 214.25 feet to the point of beginning. Said land being in the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 South, Range 3 West in Cullman, Alabama. Containing 1.05 acres more less.

09-09-30-0-002-003.002

002-008

08-06-24-0-001-039

09-04-19-0-001-035

We further certify that said property is contiguous to the City of Cullman and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the above description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by Section 11-42-21, Code of Alabama, 1975. A map of the said property/properties is hereto attached

We hereby understand and acknowledge that the City of Cullman may annex as a part of its corporate limits the above described tracts or parcels of land contingent upon the owner granting an easement up to but not exceeding an additional fifty (50) feet in width less any width of existing public road contiguous to said easement for a public road right-of-way including utilities for water, sewer, surface water, natural gas, electric, internet, cable or other public services provided by the City or its franchises.

We do hereby request that the City Council of the City of Cullman and the City Clerk give such notice, hold such hearings and adopt such ordinances and do all such things or acts as is required by law so that the corporate limits of the City of Cullman shall be rearranged so as to include such territory

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 08 day of

January 08, 2020.

SIGNATURE:

Joe Culpepper

Etc.

PROPERTY SIGNED FOR:

Joe Culpepper

Etc.