

ORDINANCE NO. 2026 – 36

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 Culpeper and William Culpeper, have 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: 85628. Parcel Number: 09-04-19-0-001-035-003. Property Address: 0 County Road 1269, Cullman, AL 35058.

Legal Description: The Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 3 West, in Cullman County Alabama, Less and Except: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3; thence North 0 degrees 15 minutes East along the West line of said quarter section 210 feet; thence South 86 degrees 42 minutes 28 seconds East 210 feet; thence South 0 degrees 15 minutes West 210 feet to the south line of said quarter section; thence North 86 degrees 42 minutes 28 seconds West along the south line of said quarter section 210 feet to the point of beginning. Also, Less and Except: 2.2 acres commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3 thence North along the West of said quarter section 1020 to the point of beginning. Thence continue 320 feet along said line to the Northwest corner of the Southwest Quarter of Section 19, Township 9 South Range 3, thence east along the North line of said quarter section 506.67 feet to a branch thence Southwesterly along the branch 463.32 feet; thence West 245 feet to the point of beginning.

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 AG-1 Agriculture District.

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 6th day of April, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 6th day of April, 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: 03/05/2026

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:

On March 3, 2026 a request was heard by Planning Commission to annex 37 acres on County Road 1269 as AG-1
The Planning Commission voted to send this annexation request to the City Council with a favorable recommendation.

Supporting Documentation:

Attach supporting documentation.

Signed by: Amber Duke
Signature: D125E675155E4E9... 

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: Wes Moore
Signature: 8F02210223EC457... Date: March 6, 2026 | 1:09 PM CST

2. Council Committee Chairperson - Jason Willoughby

Ensures necessity of the request.

Approved to Move Forward Rejected Return to Admin

Comments:

Signed by: [Signature]
Signature: 39E651DFA5B245D... Date: March 6, 2026 | 3:45 PM CST

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments:

Signed by: Kim Hall
Signature: 373F5C72C0C944B... Date: March 16, 2026 | 10:03 AM CDT

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 03/23/2026

Comments:

Signed by: Wes Moore
Signature: 8F02210223EC457... Date: 03/16/2026

EST.  1873

CULLMAN

ALABAMA

BUILDING DEPARTMENT

201 2nd Avenue NE
Cullman, Alabama 35055

256.775.7203
www.CullmanAl.gov

03/05/2026

From: Building Department

Subject: Annexation - 37 acres - County Road 1269 - AG-1

At the regular meeting of the City of Cullman Planning Commission on 03/03/2026, a request for annexation on County Road 1269 for 37 acres as AG-1 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 contingent upon PIN 4849 being annexed. 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 1269 – 37 acres – AG-1
Date: February 18, 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.

Fire Department: No comments.

Sanitation Department: No comments.

Cullman Electric Co-op: This parcel is within CEC territory with facilities onsite, any line extension requests will abide by CEC Line Extension Policy.

City Arborist: No response. No comments returned.

City Clerk: No comments.

City Engineer: Does not adjoin property currently annexed.

Building Department: This property would qualify contingent on PIN # 4849 (37 acres) being annexed. PIN# 4849 was given a favorable recommendation at last planning commission but does not have first reading from city council yet. Suggest AG-1 zoning.

February 4th, 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-1 zoning. Please see attached plat and deed for reference.

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

Sincerely,

Will Culpepper

Joe Culpepper



PROPERTY TAX
Cullman County, Alabama

Current Date: 2/4/2026 Tax Year: 2025 (Billing Year: 2025) ▼

Parcel Info

PIN 85628
PARCEL 09-04-19-0-001-035.003
ACCOUNT NUMBER 221905

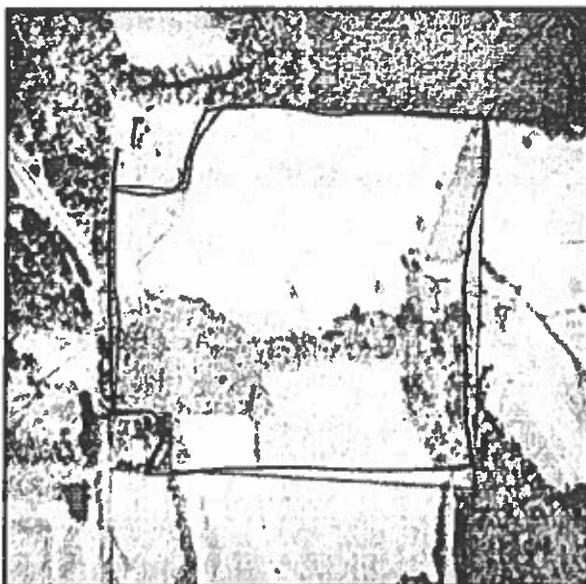
OWNER CULPEPPER JOSEPH R
(LE) AND CULPEPPER
WILLIAM J (REM)

MAILING ADDRESS 295 COUNTY RD 1273,
CULLMAN, AL 35057

PROPERTY ADDRESS COUNTY RD 1273

LEGAL DESCRIPTION 37 AC(C)- SW1/4 SW1/4
LESS: BEG SW COR
SW1/4 SW1/4 N 210, E
210, S 210, TH W 210 TO
POB. ALSO LESS: BEG SW
COR SW1/4 SW 1/4 N
1020 CONT N 320, E
506.67 TO BRANCH TH
S'WLY 463.32 ALG
BRANCH, TH W 245 TO
POB. S19, T9S, R3W.

EXEMPT CODE
TAX DISTRICT COUNTY



Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

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 Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 3 West, in Cullman County Alabama,

Less AND Except: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3; thence North 0 degrees 15minutes East along the West line of said quarter section 210 feet; thence South 86 degrees 42 minutes 28 seconds East 210 feet; thence South 0 degrees 15 minutes West 210 feet to the south line of said quarter section; thence North 86 degrees 42 minutes 28 seconds West along the south line of said quarter section 210 feet to the point of beginning.

ALSO LESS AND EXCEPT: 2.2 acres commencing at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3 thence North along the West of said quarter section 1020 to the point of beginning. Thence continue 320 feet along said line to the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3, thence east along the North line of said quarter section 506.67 feet to a branch thence Southwesterly along the branch 463.32 feet; thence west 245 feet to the point of beginning.

09-04-19-0-001-035.003

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 5th day of

February, 2020

SIGNATURE:

Joe Culpepper

Mr. J

Etc.

PROPERTY SIGNED FOR:

Joe Culpepper

Will Culpepper

Etc.

STATE OF ALABAMA)
CULLMAN COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOSEPH R. CULPEPPER, a SINGLE man, whose address is 295 Co. Rd. 1273, Cullman, AL 35057 (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY unto WILLIAM J. CULPEPPER, a married man, whose address is 107 9th St. SW, Cullman, AL 35055 (herein referred to as GRANTEE), a remainder interest of the GRANTOR'S right, title, interest and claim in or to the following described real estate, to-wit:

The Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 3 West, in Cullman County Alabama.

LESS AND EXCEPT: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3; thence North 0 degrees 15 minutes East along the West line of said quarter section 210 feet; thence South 86 degrees 42 minutes 28 seconds East 210 feet; thence South 0 degrees 15 minutes West 210 feet to the south line of said quarter section; thence North 86 degrees 42 minutes 28 seconds West along the south line of said quarter section 210 feet to the point of beginning.

ALSO LESS AND EXCEPT: 2.2 acres commencing at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3 thence North along the West of said quarter section 1020 to the point of beginning. Thence continue 320 feet along said line to the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 South Range 3, thence east along the North line of said quarter section 506.67 feet to a branch thence Southwesterly along the branch 463.32 feet; thence west 245 feet to the point of beginning.

Source of Title: Deed Book 691, Page 583

The Grantor herein reserves a life estate in the above described property.

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

This description provided by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision 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, her heirs and or assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this 9th day of April, 2021.

Joseph R. Culpepper
JOSEPH R. CULPEPPER

STATE OF ALABAMA)
COUNTY OF CULLMAN)

I, the undersigned, a Notary Public for the State at Large, hereby certify that JOSEPH R. CULPEPPER, 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 Quitclaim Deed, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 9th day of April, 2021.

Send Tax Notice to:
WILLIAM CULPEPPER
107 9th St. SW
Cullman, AL 35055

Jaime Atkins
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/18/2022



Recorded In DEED BK 708 PG 703, 04/09/2021 11:08:23 AM
Tammey Brown, Judge of Probate, Cullman

Deed Tax 50.00, Recording Fee 7.00, TOTAL 57.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

DEED 708 704

Grantor's Name Joseph R. Culpepper
Mailing Address 295 County Road 1273
Cullman, AL 35057

Grantee's Name William J. Culpepper
Mailing Address 107 9th Street SW
Cullman, AL 35055

Property Address County Road 1273
Cullman, AL

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 74,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Assessors value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/9/21

Print Joseph R. Culpepper

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one