



816 Hwy 52 East, Helena, AL 35080
City Hall Council Chambers

**Helena Planning and Zoning Commission
Planning and Zoning Meeting Agenda**

**December 18, 2025
6:00pm**

Meeting Called to Order

Prayer

Pledge of Allegiance

Roll Call

Approval/Correction of Minutes from 11/20/2025 meeting

Communications from City Council-Brooke Dodson-discussion of notification of the public after a re-zone request has been approved by planning and zoning commission.

Unfinished Business

Hearing of Applications

Approve/Deny rezone from R-1 to B-2 5150 Highway 17, 5160 Highway 17, and 1212 Macqueen Dr. for the construction of a veterinary clinic. Darren Scotch Maxus.

Committee Reports

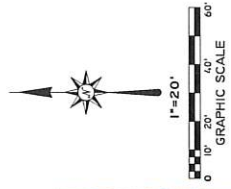
Resolutions

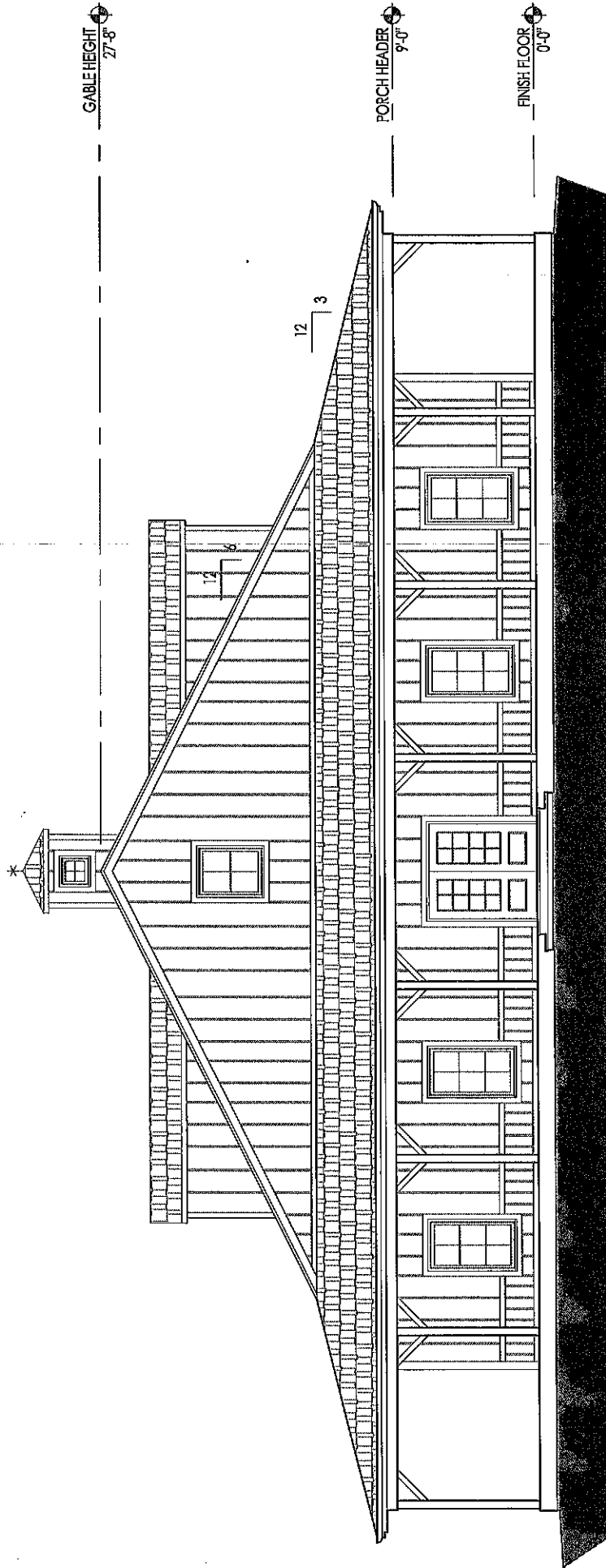
Communications and Miscellaneous Business

Adjourn

Next Meeting

**Thursday, December 18, 2025 at 6pm
Posted 12/15/2025**





Front Elevation

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 11th Edition.

Project Name: HELENA CLINIC		Worksheet Prepared by: Todd Thompson	
Project Location: HIGHWAY 17	Company: MTTR Engineers, Inc.	☐ Owner	☒ Owner's Agent
Email: Thompson@MTTReng.com	Address: 3 Riverchase Ridge Hoover, AL	Date: 3/4/2025	
Jurisdiction: ☐ COSA ICL ☐ COSA ETJ ☐ Other:	Associated Record Type: ☐ Zoning ☐ MDP	☐ Plat	☒ Building Permit
TIA Record Number (if applicable):	Associated Record Number: New Horizon Retail		

Proposed Type of Development:				Critical Peak Hour: AM ☐ Peak Hour Override:			
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)		
Animal Hospital / Veterinarian Clin	640	5.70	1,000 SF GFA	3.64	21		
		0.00					

Previous Development on Site:				Critical Peak Hour: ☐ Peak Hour Override:			
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)		
		0.00					

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 11th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT
21		21
		100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	TIA Name:
21				

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2)		(For more than 76 PHT, this analysis will be included in the TIA)	
Right Turn Lanes Required	☐ at	Left Turn Lanes Required	☐ at

Comments:

☐ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- ☐ A TIA Report is Required
- ☐ A TIA Report is Not Required
- ☐ A TIA Update is Required
- ☐ A Circulation Study is Required

Reviewed by: _____ Date: _____

Adjacent Property Owners

Parcel # 13-8-28-1-001-001.006 Thompson Williams Ventures LLC C/O James D. Mill View Drive Birmingham, AL 35223	
Adjacanat Property Owners	
Mailing Address Oak Mtn Const C/O Ricky Ray P O Box 825 Helena, AL 35080 Property Address 5140 Highway 17 St 1 Helena, AL 35080-3576 Parcel #13-5-21-4-001-008.000	Mailing Address Thompson Williams Ventures LLC c/o James Mill View Drive Birmingham, AL 35223 Property Address 5150 Highway 17 Helena, AL 35080 Parcel # 13-8-28-1-001-006-000

Parcel # 13-8-28-1-001.008.000 Gene A Childers Lous Ellen Childers c/o Gina Childers Ennis 1212 Macqueen Dr Helena, AL 35080		
Adjacent Property Owners		
Mailing Peggy R Duffey 5160 Highway 17 Helena, AL 35080-3513 Property Address 5160 Highway 17 Helena, AL 35080-3513 Parcel #13-8-28-1-001-007.000	Mailing Thompson-Williamss Ventures LLC c/o James D. Mill View Drive Birmingham, AL 35223 Property Address 5150 Highway 17 Helena, AL 35080 Parcel #13-8-28-1-001-006.000	Mailing 5210 Hwy 17 LLC 5210 Highway 17 Helena, AL 35080-3601 Property Address 5210 Highway 17 Helena, AL 35080-3601 Parcel #13-8-28-1-001-015.001
Mailing King Family Holding LLC Attn: Mike King 437 Hillside Ave Westfield, NJ 07090-2902 Property Address Macqueen D rive Helena, AL 35080 Parcel #13-8-28-1-001-015.000	Mailing Twitty William Bradley Jr Sonya M Twitty 1216 Macqueen Drive Helena, AL 35080-3553 Property Address 1216 Macqueen Drive Helena, AL 35080-3553 Parcel #13-8-28-1-001-010.000	Mailing Albert W. Vernon P O Box 184 Helena, AL 35080-0184 Property Address 1214 Macqueen Drive Helena, AL 35080 Parcel #13-8-28-1-001-009.000

Parcel #13-8-28-1-001.007.000 Peggy R Duffey 5160 Highway 17 Helena, AL 35080-3513		
Adjacent Property Owners		
Mailing Peggy Ruth Duffey 5160 Highway 17 Helena, AL 35080-3513 Property Address 5164 Highway 17 Helena, AL 35080 Parcel #13-5-21-4-001-003.001	Mailing Address Oak Mtn Const C/O Ricky Ray P O Box 825 Helena, AL 35080 Property Address 5140 Highway 17 St 1 Helena, AL 35080-3576 Parcel #13-2-21-4-001-008-000	Mailing Address Michael W Palestini Lisa D Cox 1718 Fieldstone Circle Helena, AL 35080-3551 Property Address 1718 Fieldstone Circle Helena, AL 35080-3551 Parcel #13-5-21-4-003-062.000

Parcel #13-5-21-4-001.003.001

Mailing

Peggy R Duffey
5160 Highway 17
Helena, AL 35080-3513

Adjacent Property Owners

Mailing

David Marcus Montgomery
Della C Montgomery
C/O Susan Melvin
1720 Fieldstone Circle
Helena, AL 35080-3551

Property Address

1720 Fieldstone Circle
Helena, AL 35080-3551
Parcel #13-5-21-4-003-063.000

Mailing

Oak Mtn Const
C/O Ricky Ray
P O Box 825
Helena, AL 35080

Property Address

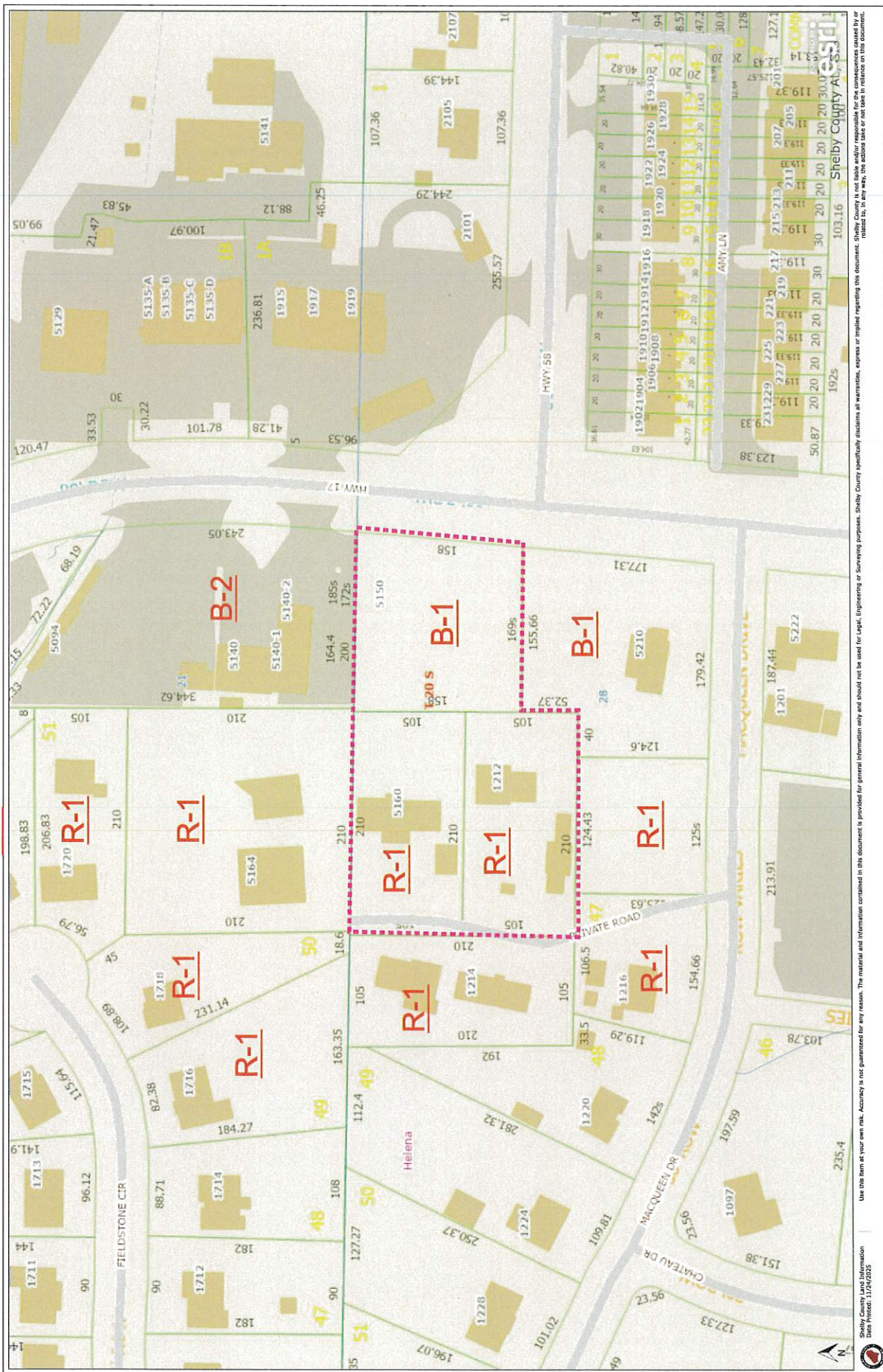
5140 Highway 17 St 1
Helena, AL 35080-3576
Parcel #13-2-21-4-001-008-000

Mailing Address

Michael W Palestini
Lisa D Cox
1718 Fieldstone Circle
Helena, AL 35080-3551

Property Address

1718 Fieldstone Circle
Helena, AL 35080-3551
Parcel #13-5-21-4-003-062.000





Thursday, August 28, 2025

LOCATION

Property Address 5150 Highway 17
Helena, AL 35080

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial Vacant

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-8-28-1-001-006.000

Alternate Parcel ID

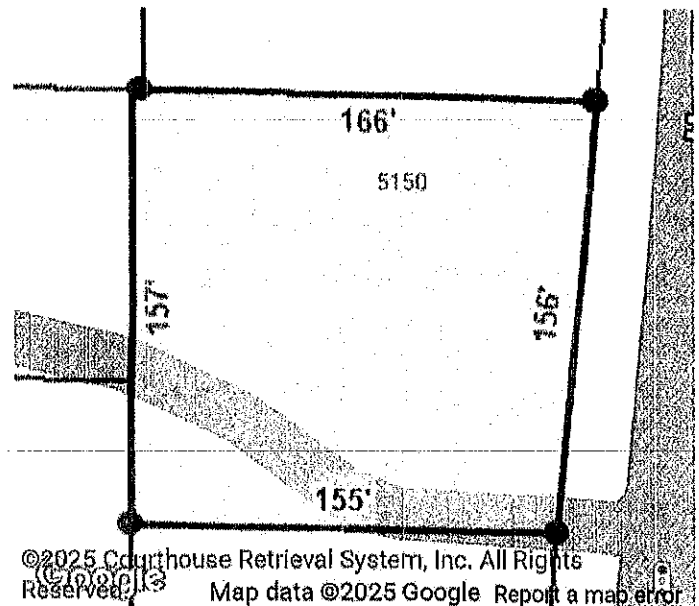
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/Blk 303.36/1

Assessor Roll Year 2024



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CURRENT OWNER

Name Thompson-Williams
Ventures LLC C/O James
D Mill

Mailing Address View Dr
Birmingham, AL 35223

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.2 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/18/2010	\$150,000	Thompson Williams Ventures LLC	Pack Gregory			20100223000054220
6/2/2005	\$210,000	Pack Gregory B	Kittrell Properties LLC			20050615000292180

5/18/2001

20010002029800000

8/6/1998

19980002090900000

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$79,860	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$79,860	Total Assessment	\$15,980
		Exempt Amount	
		Exempt Reason	0

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$79.90	\$119.85	\$783.02
2023	\$82.40	\$123.60	\$807.52
2022	\$78.50	\$117.75	\$769.30
2021	\$78.50	\$117.75	\$769.30
2020	\$156.90	\$235.35	\$1,537.62
2019			\$1,537.62
2017	\$156.90	\$1,380.72	\$1,537.62
2016	\$156.90	\$1,380.72	\$1,537.62
2015	\$156.90	\$1,380.72	\$1,537.62
2014	\$156.90	\$1,380.72	\$1,537.62
2012	\$156.90	\$1,380.72	\$1,537.62

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/02/2005	\$107,305	Pack Gregory B	Central State Bank	20050615000292190

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Vacant	Lot Dimensions	158.00 X 185.00
Block/Lot		Lot Square Feet	25,352
Latitude/Longitude	33.273920°/-86.852287°	Acreage	0.58

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source

Road Type

Electric Source

Topography

Water Source

District Trend

Sewer Source

School District

Sm

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

/000

Block/Lot

District/Ward

Description

Beg Int Of W R/W Co Rd 17 & N/L S28 T20s R3w W 185 S 158 E169 N Alg
Rd R/W 158 To Pob**FEMA FLOOD ZONES**

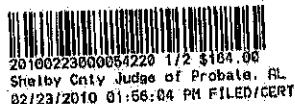
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Thompson-Williams Ventures, LLC
100 Gilbert Drive
Alabaster, AL 35007

WARRANTY DEED



STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Fifty Thousand and no/100-----
(\$150,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gregory Pack, a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Thompson-Williams Ventures, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

The herein above described property does not constitute the homestead of the Grantor, nor that of his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their 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 18th day of February, 2010.

_____(Seal) _____(Seal)
Gregory Pack _____(Seal)

Shelby County, AL 02/23/2010

State of Alabama

Deed Tax : \$150.00

STATE OF ALABAMA)

General Acknowledgment

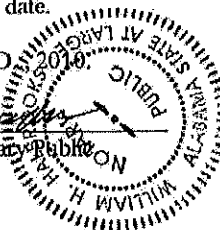
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Gregory Pack, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D. 2010.

My Commission Expires: 4/21/12

William H. Halbrooks
William H. Halbrooks, Notary Public





2010022300054220 2/2 \$164.00
Shelby Only Judge of Probate, AL
02/23/2010 01:56:04 PM FILED/CERT

Exhibit "A"

A part of the Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, described as: Beginning at the Northwest corner of said Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and run East along the North boundary of said forty a distance of 200 feet, more or less, to the West right of way line of Helena and Montevallo Road; thence South along the West right of way line of said road 158 feet; thence West to the West boundary of said Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, thence North along said forty line 158 feet to the point of beginning.

Situated in Shelby County, Alabama.



Thursday, August 28, 2025

LOCATION

Property Address 1212 Macqueen Dr
Helena, AL
35080-3553

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family
Improvement Type Single Family
Square Feet 1733

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-8-28-1-001-008.000

Alternate Parcel ID

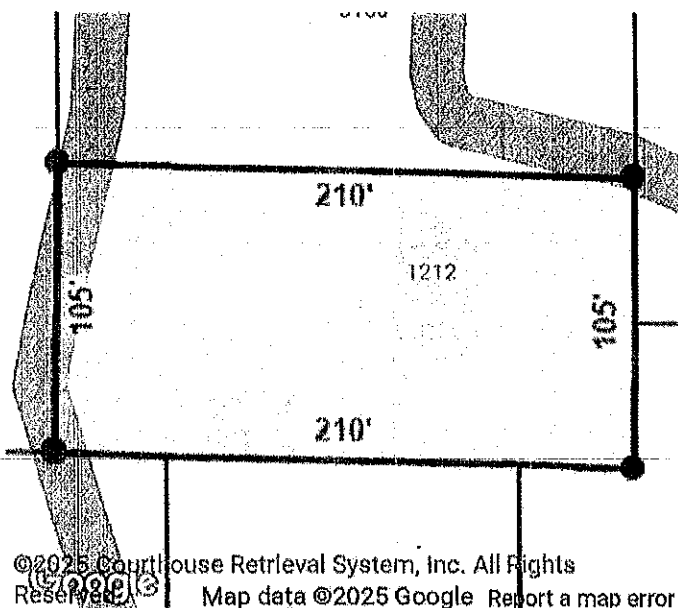
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/Blk 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Childers Gene A Lou
Ellen C/O Gina Childers
Ennis
Mailing Address 103 Heritage Ln
Clanton, AL 35045-2359

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found for this parcel.

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024

Appraised Land \$56,250
 Appraised Improvements \$84,930
 Total Tax Appraisal \$141,180

Assessed Land
 Assessed Improvements
 Total Assessment \$28,240
 Exempt Amount
 Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$141.20	\$211.80	\$1,383.76
2023	\$132.70	\$199.05	\$1,300.46
2022	\$126.80	\$190.20	\$1,242.64
2021	\$109.70	\$164.55	\$1,075.06
2020	\$106.70	\$160.05	\$1,045.66
2019			\$1,017.24
2017	\$74.70	\$657.36	\$732.06
2016	\$72.80	\$640.64	\$713.44
2015	\$36.00	\$275.80	\$311.80
2014	\$36.00	\$275.80	\$311.80

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/05/2007	\$10,000	Childers Lou	Regions Bank	20071116000525590

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family	Condition	60	Units
Year Built	1960	Effective Year	1960	Stories 1
BRs		Baths	1	Rooms 4

Total Sq. Ft. 1,733

Building Square Feet (Living Space)

1/2H 298

Base Area 1435

- CONSTRUCTION

Quality	Roof Framing	Hip Gable
Shape	Roof Cover Deck	Asphalt Shingles
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	Vinyl
Foundation	Interior Finish	Drywall Sheetrock

Building Square Feet (Other)

Op 0.2 77

Wd 0.2 152

Floor System

Exterior Wall Vinyl Siding

Air Conditioning

Heat Type

Structural Framing

Bathroom Tile

Fireplace Y

Plumbing Fixtures

- OTHER**Occupancy****Building Data Source****PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl No Flr No Door	850		
Utility Steel Or Alum Prefab Low Cost	114		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	105.00 X 210.00
Block/Lot		Lot Square Feet	22,022
Latitude/Longitude	33.273713°/-86.852898°	Acreage	0.51

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	
Owner Type	
	Gm

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	/000
Block/Lot	District/Ward	

Description	Beg 105 S Ne Cor Nw1/4 Ne1/4 S105 W 210 N 105 E 210 To Pob
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FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

20071116008625590 777 \$44.00
Shelby Cnty Judge of Probate, RL
11/16/2007 09:24:34AM FILED/CERT

H285E675

SCHEDULE A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY, AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 20S, RANGE 3W, SHELBY COUNTY, ALABAMA. COMMENCE AT THE NE CORNER OF THE ABOVE SAID QUARTER-QUARTER AND IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF THE SAID QUARTER-QUARTER RUN A DISTANCE OF 105.0 FT., TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COURSE FOR A DISTANCE OF 105 FT.; THENCE TURN AN ANGLE OF 90 DEG. 48 MIN. TO THE RIGHT FOR A DISTANCE OF 210.0 FT.; THENCE TURN AN ANGLE OF 89 DEG. 16 MIN. TO THE RIGHT A DISTANCE OF 106.0 FT.; THENCE TURN AN ANGLE OF 90 DEG. 48 MIN. TO THE RIGHT FOR A DISTANCE OF 210.0 FT. TO THE POINT OF BEGINNING.

PARCEL: 13-8-28-1-001-008.000

PROPERTY ADDRESS: 5166 HIGHWAY 17



Thursday, August 28, 2025

LOCATION

Property Address

5160 Highway 17
Helena, AL 35080-3513

Subdivision

County

Shelby County, AL

PROPERTY SUMMARY

Property Type

Residential

Land Use

Single Family

Improvement Type

Single Family

Square Feet

1125

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID

13-8-28-1-001-007.000

Alternate Parcel ID

Municipality

Helena

District/Ward

Opportunity Zones

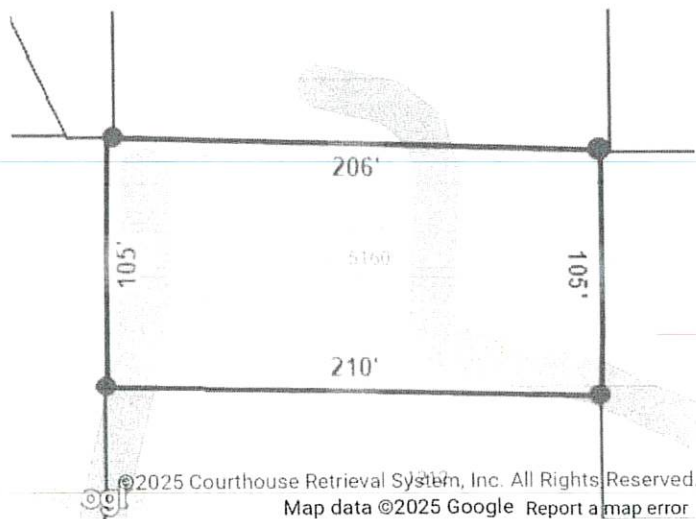
No

2020 Census Trct/Blk

303.36/1

Assessor Roll Year

2024



CURRENT OWNER

Name

Duffey Peggy R

Mailing Address

5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$56,250
Appraised Improvements	\$113,660
Total Tax Appraisal	\$169,910

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$17,000
Exempt Amount	\$17,000
Exempt Reason	Over 65 Exemption

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2024	\$85.00	\$127.50	\$833.00
2023	\$79.30	\$118.95	\$777.14
2022	\$65.00	\$97.50	\$637.00
2021	\$56.30	\$84.45	\$551.74
2020	\$54.70	\$82.05	\$536.06
2017	\$40.10	\$113.25	\$163.35
2016	\$39.00	\$277.50	\$316.50
2015	\$38.50	\$273.75	\$312.25
2014	\$38.10	\$270.75	\$308.85
2012	\$38.90	\$301.32	\$340.22

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family	Condition	66	Units	
Year Built	1965	Effective Year	1965	Stories	1
BRs		Baths	1	Rooms	6

Total Sq. Ft. 1,125

Building Square Feet (Living Space)

Base Area 1125

Building Square Feet (Other)

Cp 0.6 264

Op 0.3 50

Pc 0.3 456

U 0.5 144

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Vinyl
Foundation	Continuous Wall	Interior Finish	Drywall Sheetrock
Floor System		Air Conditioning	Heat/Ac Fha
Exterior Wall	Brick On Wood	Heat Type	Heat/Ac Fha
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wood Or Cb Floor Good	468		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	210.00 X 105.00
Block/Lot		Lot Square Feet	21,982

Latitude/Longitude 33.274001°/-86.852894° Acreage 0.51

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	Gm
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	/000
Block/Lot	District/Ward	
Description	Beg Ne Cor Nw1/4 Ne1/4 S28 T20s R3w S 105 To 20 N 105 E 210 To Pob	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117G0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

LocalLook

Thursday, August 28, 2025

LOCATION

Property Address 5164 Highway 17
Helena, AL 35080

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Commercial
Land Use Undeveloped Land
Improvement Type Service Shop Low Partition
Square Feet 3000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-5-21-4-001-003.001

Alternate Parcel ID

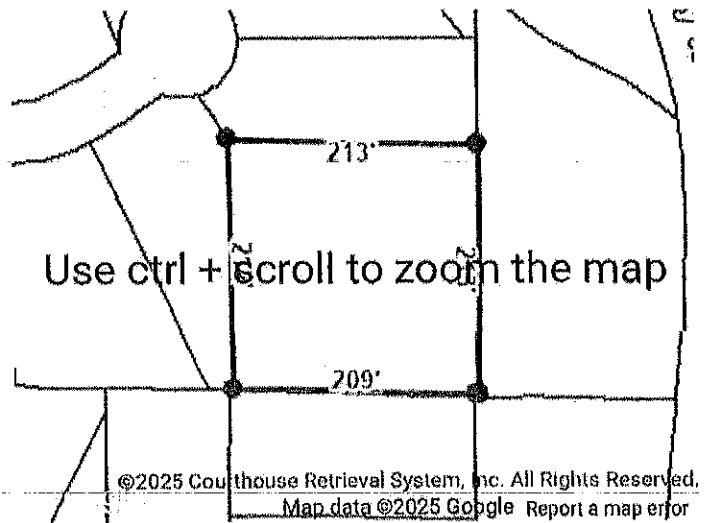
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/Blk 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Duffey Peggy Ruth
Mailing Address 5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$26,250
Appraised Improvements	\$81,990
Total Tax Appraisal	\$108,240

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$10,840
Exempt Amount	\$10,840

Exempt Reason Joins 10Y Or 30
(Joins Over 65
Exemption)

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$54.20	\$81.30	\$531.16
2023	\$50.00	\$75.00	\$490.00
2022	\$45.50	\$68.25	\$445.90
2021	\$42.80	\$64.20	\$419.44
2020	\$42.90	\$64.35	\$420.42
2017	\$38.40	\$337.92	\$376.32
2016	\$37.40	\$329.12	\$366.52
2015	\$36.90	\$324.72	\$361.62
2014	\$36.30	\$319.44	\$355.74
2012	\$36.50	\$321.20	\$357.70

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Service Shop Low Partition	Condition	70	Units	
Year Built	2007	Effective Year	2007	Stories	1
BRs		Baths	1	Rooms	
Total Sq. Ft.	3,000				

Building Square Feet (Living Space)**Building Square Feet (Other)**

Base Area 3000

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Concrete On Grade
Foundation	Slab	Interior Finish	Not Applicable
Floor System		Air Conditioning	
Exterior Wall	Metal Corrugated	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl Floor No Door	432		
Carport Metal Prefab Floor Low Cost	360		

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped Land	Lot Dimensions	210.00 X 210.00
Block/Lot		Lot Square Feet	44,791
Latitude/Longitude	33.274437°/-86.852882°	Acreage	1.03

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	Gm
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	/000
Block/Lot	District/Ward	
Description	S 210' Of E 210' Of Sw1/4 Of Se1/4 Sec21 T20s R3w	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

		IN THE MUNICIPAL COURT OF HELENA, ALABAMA
CITY OF HELENA	)	
	)	
<i>Plaintiff,</i>	)	CASE NUMBER:
	)	
v.	)	TR25-1919
	)	
JOSHUA DUNN	)	
	)	
<i>Defendant.</i>	)	

NOTICE OF APPEARANCE

COMES NOW the undersigned counsel, **Whitney B. Polson**, and hereby enters his
 appearance in the above-styled case.

/s/ Whitney B. Polson

 Whitney B. Polson (POL012)
 Counsel for the Defendant

OF COUNSEL
POLSON & POLSON
 2824 Central Avenue
 Suite 150
 Homewood, Alabama 35209
 (205) 871-8838 – Telephone
 (205) 871-8832 – Facsimile

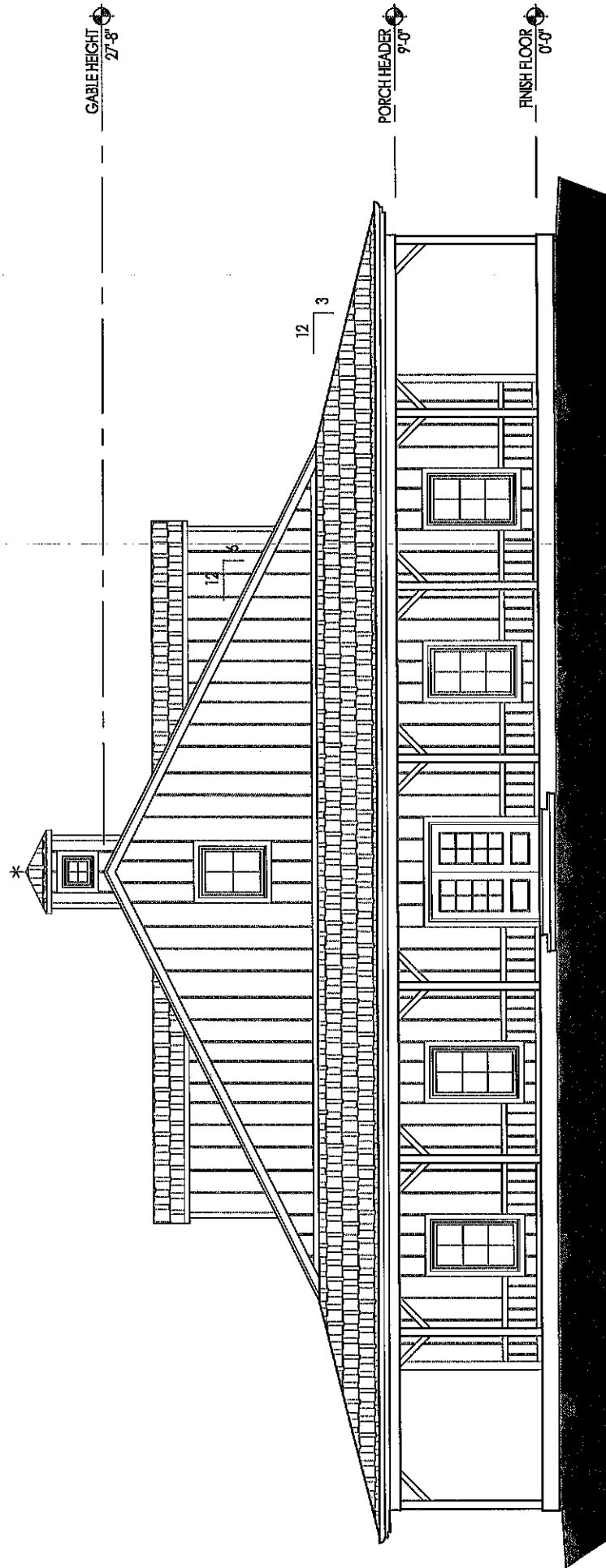
CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the above and foregoing Notice of Appearance upon the following via e-mail, this the 15th day of December, 2025.

Helena Municipal Prosecutor

/s/ Whitney B. Polson

 OF COUNSEL



Front Elevation

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 11th Edition.

Project Name: **HELENA CLINIC** Worksheet Prepared by: **Todd Thompson**

Project Location: **HIGHWAY 17** Company: **MTIR Engineers, Inc.** ☐ Owner ☒ Owner's Agent

Email: **Thompson@MTIReng.com** Address: **3 Riverchase Ridge Hoover, AL** Date: **3/4/2025**

Jurisdiction: ☐ COSA ICL ☐ COSA ETJ ☐ Other: Associated Record Type: ☐ Zoning ☐ MDP ☐ Plat ☒ Building Permit

TIA Record Number (if applicable): Associated Record Number: **New Horizon Retail**

Proposed Type of Development:				Critical Peak Hour: AM ☐ Peak Hour Override:			
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Rate	Peak Hour Trips (PHT)	
Animal Hospital / Veterinarian Clin	640	5.70	1,000 SF GFA	3.64		21	
		0.00					

Previous Development on Site:				Critical Peak Hour: ☐ Peak Hour Override:			
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Rate	Peak Hour Trips (PHT)	
		0.00					

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 11th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT
21		21
		100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	TIA Name:
21				

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required ☐ at ☐ at

Left Turn Lanes Required ☐ at ☐ at

Comments:

☐ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- ☐ A TIA Report is Required. ☐ A TIA Report is Not Required
- ☐ A TIA Update is Required ☐ A Circulation Study is Required

Reviewed by: _____ Date: _____

Adjacent Property Owners

Parcel # 13-8-28-1-001-001.006 Thompson Williams Ventures LLC C/O James D. Mill View Drive Birmingham, AL 35223	
Adjacent Property Owners	
Mailing Address Oak Mtn Const C/O Ricky Ray P O Box 825 Helena, AL 35080 Property Address 5140 Highway 17 St 1 Helena, AL 35080-3576 Parcel #13-5-21-4-001-008.000	Mailing Address Thompson Williams Ventures LLC c/o James Mill View Drive Birmingham, AL 35223 Property Address 5150 Highway 17 Helena, AL 35080 Parcel # 13-8-28-1-001-006-000

Parcel # 13-8-28-1-001.008.000 Gene A Childers Lous Ellen Childers c/o Gina Childers Ennis 1212 Macqueen Dr Helena, AL 35080		
Adjacent Property Owners		
Mailing Peggy R Duffey 5160 Highway 17 Helena, AL 35080-3513 Property Address 5160 Highway 17 Helena, AL 35080-3513 Parcel #13-8-28-1-001-007.000	Mailing Thompson-Williamss Ventures LLC c/o James D. Mill View Drive Birmingham, AL 35223 Property Address 5150 Highway 17 Helena, AL 35080 Parcel #13-8-28-1-001-006.000	Mailing 5210 Hwy 17 LLC 5210 Highway 17 Helena, AL 35080-3601 Property Address 5210 Highway 17 Helena, AL 35080-3601 Parcel #13-8-28-1-001-015.001
Mailing King Family Holding LLC Attn: Mike King 437 Hillside Ave Westfield, NJ 07090-2902 Property Address Macqueen Drive Helena, AL 35080 Parcel #13-8-28-1-001-015.000	Mailing Twitty William Bradley Jr Sonya M Twitty 1216 Macqueen Drive Helena, AL 35080-3553 Property Address 1216 Macqueen Drive Helena, AL 35080-3553 Parcel #13-8-28-1-001-010.000	Mailing Albert W. Vernon P O Box 184 Helena, AL 35080-0184 Property Address 1214 Macqueen Drive Helena, AL 35080 Parcel #13-8-28-1-001-009.000

Parcel #13-8-28-1-001.007.000 Peggy R Duffey 5160 Highway 17 Helena, AL 35080-3513		
Adjacent Property Owners		
Mailing Peggy Ruth Duffey 5160 Highway 17 Helena, AL 35080-3513 Property Address 5164 Highway 17 Helena, AL 35080 Parcel #13-5-21-4-001-003.001	Mailing Address Oak Mtn Const C/O Ricky Ray P O Box 825 Helena, AL 35080 Property Address 5140 Highway 17 St 1 Helena, AL 35080-3576 Parcel #13-2-21-4-001-008-000	Mailing Address Michael W Palestini Lisa D Cox 1718 Fieldstone Circle Helena, AL 35080-3551 Property Address 1718 Fieldstone Circle Helena, AL 35080-3551 Parcel #13-5-21-4-003-062.000

Parcel #13-5-21-4-001.003.001

Mailing

Peggy R Duffey
5160 Highway 17
Helena, AL 35080-3513

Adjacent Property Owners

Mailing

David Marcus Montgomery
Della C Montgomery
C/O Susan Melvin
1720 Fieldstone Circle
Helena, AL 35080-3551

Property Address

1720 Fieldstone Circle
Helena, AL 35080-3551
Parcel #13-5-21-4-003-063.000

Mailing

Oak Mtn Const
C/O Ricky Ray
P O Box 825
Helena, AL 35080

Property Address

5140 Highway 17 St 1
Helena, AL 35080-3576
Parcel #13-2-21-4-001-008-000

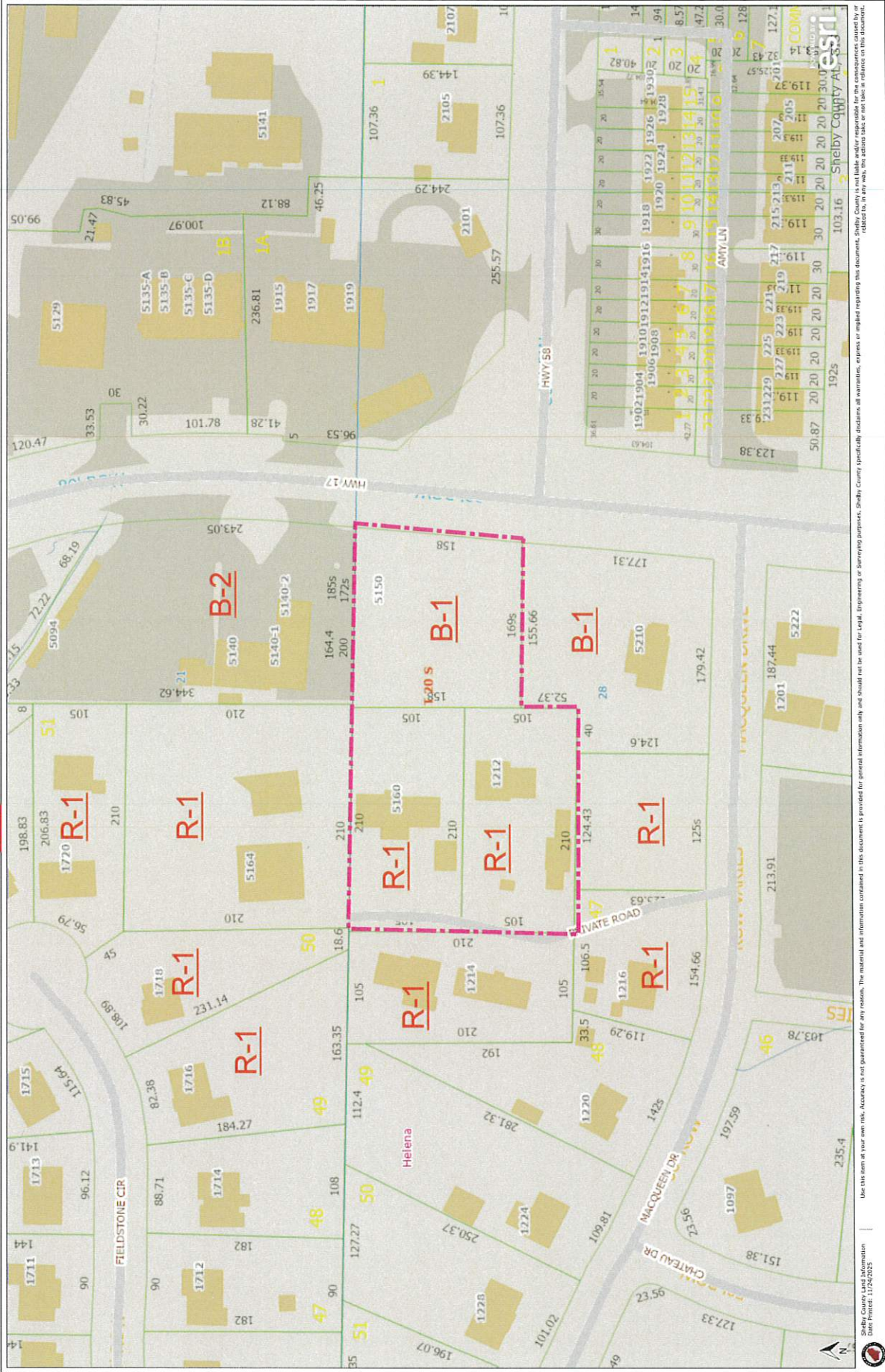
Mailing Address

Michael W Palestini
Lisa D Cox
1718 Fieldstone Circle
Helena, AL 35080-3551

Property Address

1718 Fieldstone Circle
Helena, AL 35080-3551
Parcel #13-5-21-4-003-062.000

R-1



Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the address sale or not sale in reliance on this document.



Thursday, August 28, 2025

LOCATION

Property Address 5150 Highway 17
Helena, AL 35080

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial Vacant

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-8-28-1-001-006.000

Alternate Parcel ID

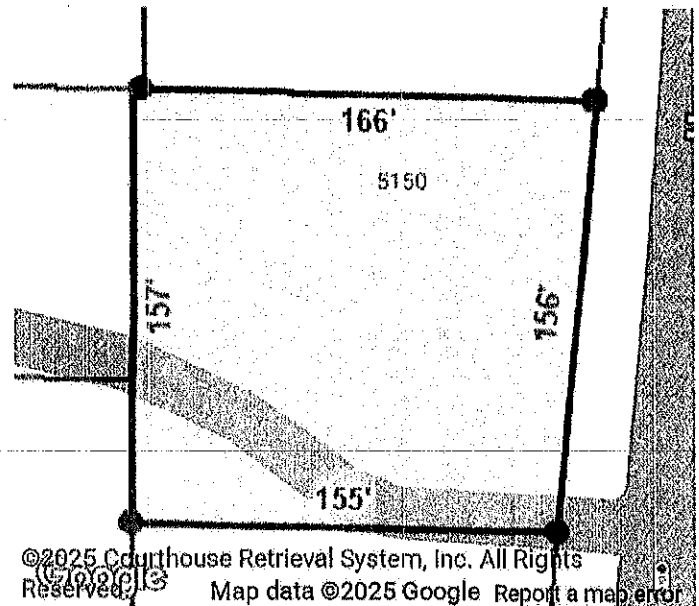
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/Blk 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Thompson-Williams
Ventures LLC C/O James
D Mill

Mailing Address View Dr
Birmingham, AL 35223

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.2 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/18/2010	\$150,000	Thompson Williams Ventures LLC	Pack Gregory			20100223000054220
6/2/2005	\$210,000	Pack Gregory B	Kittrell Properties LLC			20050615000292180

5/18/2001

20010002029800000

8/6/1998

19980002090900000

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$79,860	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$79,860	Total Assessment	\$15,980
		Exempt Amount	
		Exempt Reason	0

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$79.90	\$119.85	\$783.02
2023	\$82.40	\$123.60	\$807.52
2022	\$78.50	\$117.75	\$769.30
2021	\$78.50	\$117.75	\$769.30
2020	\$156.90	\$235.35	\$1,537.62
2019			\$1,537.62
2017	\$156.90	\$1,380.72	\$1,537.62
2016	\$156.90	\$1,380.72	\$1,537.62
2015	\$156.90	\$1,380.72	\$1,537.62
2014	\$156.90	\$1,380.72	\$1,537.62
2012	\$156.90	\$1,380.72	\$1,537.62

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/02/2005	\$107,305	Pack Gregory B	Central State Bank	20050615000292190

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Vacant	Lot Dimensions	158.00 X 185.00
Block/Lot		Lot Square Feet	25,352
Latitude/Longitude	33.273920°/-86.852287°	Acreage	0.58

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source

Road Type

Electric Source

Topography

Water Source

District Trend

Sewer Source

School District

Sm

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

/000

Block/Lot

District/Ward

Description

Beg Int Of W R/W Co Rd 17 & N/L S28 T20s R3w W 185 S 158 E169 N Alg
Rd R/W 158 To Pob**FEMA FLOOD ZONES**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Thompson-Williams Ventures, LLC
100 Gilbert Drive
Alabaster, AL 35007

WARRANTY DEED

20100223000084220 1/2 \$184.00
Shelby Cnty Judge of Probate, AL
02/23/2010 01:56:04 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Fifty Thousand and no/100-----
(\$150,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we, Gregory Pack, a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Thompson-Williams Ventures, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all
purposes.

Subject to current taxes, easements and restrictions of record.

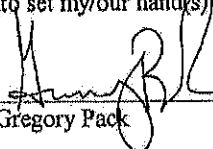
The herein above described property does not constitute the homestead of the Grantor, nor that
of his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted 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 GRANTEES, their 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 18th
day of February, 2010.

_____(Seal)


_____(Seal)
Gregory Pack
_____(Seal)

Shelby County, AL 02/23/2010
State of Alabama
Deed Tax : \$184.00

STATE OF ALABAMA)

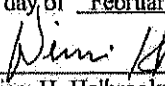
General Acknowledgment

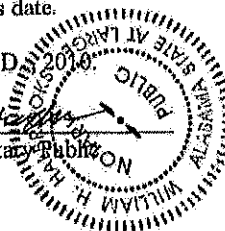
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
that Gregory Pack, whose name(s) is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D. 2010.

My Commission Expires: 4/21/12


William H. Halbrooks, Notary Public



20100223000054220 2/2 \$164.00
Shelby County Judge of Probate, AL
02/23/2010 01:56:04 PM FILED/CERT

Exhibit "A"

A part of the Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, described as: Beginning at the Northwest corner of said Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and run East along the North boundary of said forty a distance of 200 feet, more or less, to the West right of way line of Helena and Montevallo Road; thence South along the West right of way line of said road 158 feet; thence West to the West boundary of said Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, thence North along said forty line 158 feet to the point of beginning.

Situated in Shelby County, Alabama.



Thursday, August 28, 2025

LOCATION

Property Address 1212 Macqueen Dr
Helena, AL
35080-3553

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family

Improvement Type Single Family

Square Feet 1733

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-8-28-1-001-008,000

Alternate Parcel ID

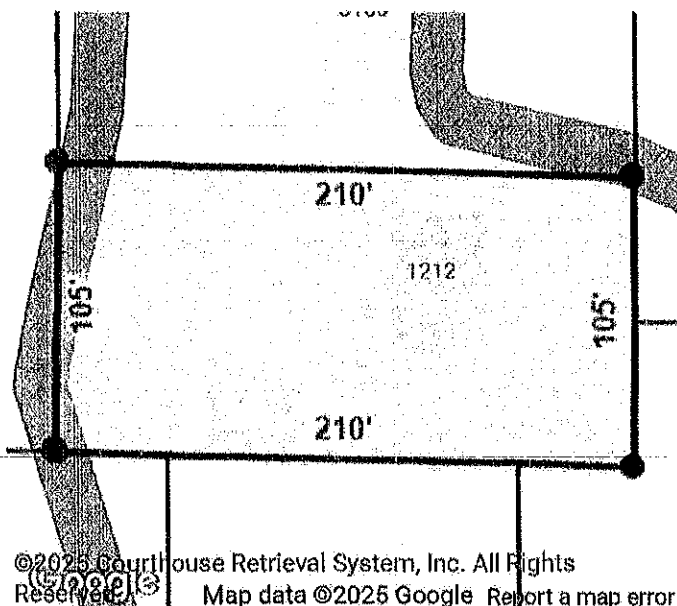
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Trct/Blk 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Childers Gene A Lou
Ellen C/O Glna Childers
Ennis

Mailing Address 103 Heritage Ln
Clanton, AL 35045-2359

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales Information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024

Appraised Land \$56,250
 Appraised Improvements \$84,930
 Total Tax Appraisal \$141,180

Assessed Land
 Assessed Improvements
 Total Assessment \$28,240
 Exempt Amount
 Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$141.20	\$211.80	\$1,383.76
2023	\$132.70	\$199.05	\$1,300.46
2022	\$126.80	\$190.20	\$1,242.64
2021	\$109.70	\$164.55	\$1,075.06
2020	\$106.70	\$160.05	\$1,045.66
2019			\$1,017.24
2017	\$74.70	\$657.36	\$732.06
2016	\$72.80	\$640.64	\$713.44
2015	\$36.00	\$275.80	\$311.80
2014	\$36.00	\$275.80	\$311.80

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/05/2007	\$10,000	Childers Lou	Regions Bank	20071116000525590

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family	Condition	60	Units	
Year Built	1960	Effective Year	1960	Stories	1
BRs		Baths	1	Rooms	4

Total Sq. Ft. 1,733

Building Square Feet (Living Space)

1/2H 298

Base Area 1435

Building Square Feet (Other)

Op 0.2 77

Wd 0.2 152

- CONSTRUCTION

Quality	Roof Framing	Hip Gable
Shape	Roof Cover Deck	Asphalt Shingles
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	Vinyl
Foundation	Interior Finish	Drywall Sheetrock
	Concrete Block	

Floor System

Exterior Wall Vinyl Siding

Air Conditioning

Heat Type

Structural Framing

Bathroom Tile

Fireplace Y

Plumbing Fixtures

- OTHER**Occupancy****Building Data Source****PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl No Flr No Door	850		
Utility Steel Or Alum Prefab Low Cost	114		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	105.00 X 210.00
Block/Lot		Lot Square Feet	22,022
Latitude/Longitude	33.273713°/-86.852898°	Acreage	0.51

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	Gm
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	/000
Block/Lot	District/Ward	

Description Beg 105 S Ne Cor Nw1/4 Ne1/4 S105 W 210 N 105 E 210 To Pob

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

20071116000525590 7/7 \$44.00
Shelby Cnty Judge of Probate, AL
11/16/2007 09:24:34AM FILED/CERT

H285E675

SCHEDULE A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY, AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE NW ¼ OF THE NE ¼ OF SECTION 28, TOWNSHIP 20S, RANGE 3W, SHELBY COUNTY, ALABAMA. COMMENCE AT THE NE CORNER OF THE ABOVE SAID QUARTER-QUARTER AND IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF THE SAID QUARTER-QUARTER RUN A DISTANCE OF 105.0 FT., TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COURSE FOR A DISTANCE OF 105 FT.; THENCE TURN AN ANGLE OF 90 DEG. 48 MIN. TO THE RIGHT FOR A DISTANCE OF 210.0 FT.; THENCE TURN AN ANGLE OF 89 DEG. 15 MIN. TO THE RIGHT A DISTANCE OF 105.0 FT.; THENCE TURN AN ANGLE OF 90 DEG. 48 MIN. TO THE RIGHT FOR A DISTANCE OF 210.0 FT. TO THE POINT OF BEGINNING.

PARCEL: 13-8-28-1-001-008.000

PROPERTY ADDRESS: 5155 HIGHWAY 17

LocalLook

Thursday, August 28, 2025

LOCATION

Property Address 5160 Highway 17
Helena, AL 35080-3513

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family
Improvement Type Single Family
Square Feet 1125

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-8-28-1-001-007.000

Alternate Parcel ID

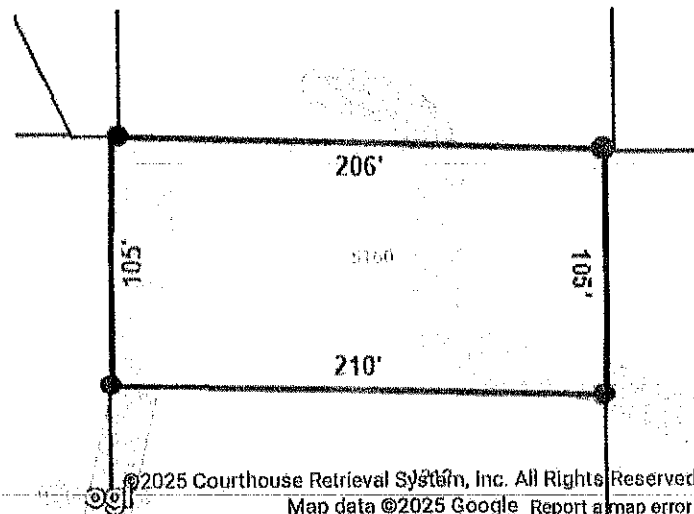
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/Blk 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Duffey Peggy R
Mailing Address 5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School 1.2 mi
Elementary: K to 2 Distance
Helena Intermediate School 1.5 mi
Elementary: 3 to 5 Distance
Helena Middle School 1.1 mi
Middle: 6 to 8 Distance
Helena High School 1.0 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$56,250
Appraised Improvements	\$113,660
Total Tax Appraisal	\$169,910

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$17,000
Exempt Amount	\$17,000
Exempt Reason	Over 65 Exemption

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
----------	------------	--------------	-------------

2024	\$85.00	\$127.50	\$833.00
2023	\$79.30	\$118.95	\$777.14
2022	\$65.00	\$97.50	\$637.00
2021	\$56.30	\$84.45	\$551.74
2020	\$54.70	\$82.05	\$536.06
2017	\$40.10	\$113.25	\$153.35
2016	\$39.00	\$277.50	\$316.50
2015	\$38.50	\$273.75	\$312.25
2014	\$38.10	\$270.75	\$308.85
2012	\$38.90	\$301.32	\$340.22

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family	Condition	66	Units	
Year Built	1965	Effective Year	1965	Stories	1
BRs		Baths	1	Rooms	6

Total Sq. Ft. 1,125

Building Square Feet (Living Space)

Base Area 1125

Building Square Feet (Other)

Cp 0.6 264

Op 0.3 50

Pc 0.3 456

U 0.5 144

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Vinyl
Foundation	Continuous Wall	Interior Finish	Drywall Sheetrock
Floor System		Air Conditioning	Heat/Ac Fha
Exterior Wall	Brick On Wood	Heat Type	Heat/Ac Fha
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wood Or Cb Floor Good	468		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	210.00 X 105.00
Block/Lot		Lot Square Feet	21,982

Latitude/Longitude33.274001°/-86.852894°

Acreage0.51

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source

Road Type

Electric Source

Topography

Water Source

District Trend

Sewer Source

School DistrictGm

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page/000

Block/Lot

District/Ward

Description

Beg Ne Cor Nw1/4 Ne1/4 S28 T20s R3w S 105 To 20 N 105 E 210 To Pob

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117G0213E	02/20/2013

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LocalLook

Thursday, August 28, 2025

LOCATION

Property Address 5164 Highway 17
Helena, AL 35080

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Commercial
Land Use Undeveloped Land
Improvement Type Service Shop Low Partition
Square Feet 3000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-5-21-4-001-003.001

Alternate Parcel ID

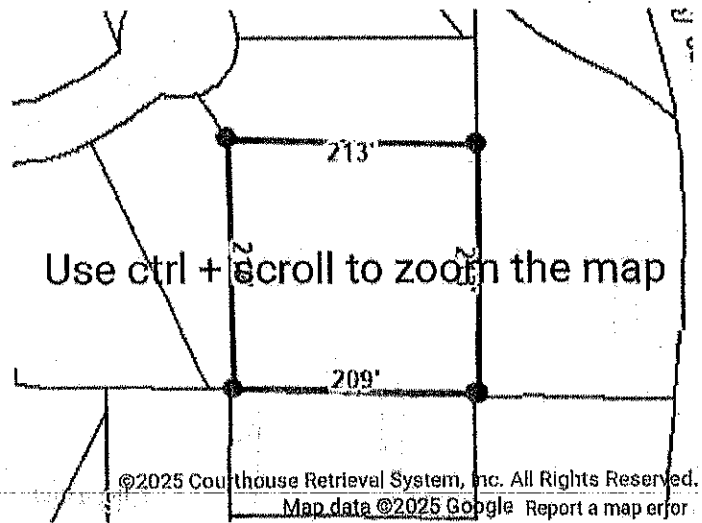
Municipality Helena

District/Ward

Opportunity Zones No

2020 Census Tract/BLK 303.36/1

Assessor Roll Year 2024

**CURRENT OWNER**

Name Duffey Peggy Ruth
Mailing Address 5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$26,250
Appraised Improvements	\$81,990
Total Tax Appraisal	\$108,240

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$10,840
Exempt Amount	\$10,840

Exempt Reason Joins 10Y Or 30
(Joins Over 65
Exemption)

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$54.20	\$81.30	\$531.16
2023	\$50.00	\$75.00	\$490.00
2022	\$45.50	\$68.25	\$445.90
2021	\$42.80	\$64.20	\$419.44
2020	\$42.90	\$64.35	\$420.42
2017	\$38.40	\$337.92	\$376.32
2016	\$37.40	\$329.12	\$366.52
2015	\$36.90	\$324.72	\$361.62
2014	\$36.30	\$319.44	\$355.74
2012	\$36.50	\$321.20	\$357.70

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Service Shop Low Partition	Condition	70	Units	
Year Built	2007	Effective Year	2007	Stories	1
BRs		Baths	1	Rooms	
Total Sq. Ft.	3,000				

Building Square Feet (Living Space)**Building Square Feet (Other)**

Base Area 3000

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Concrete On Grade
Foundation	Slab	Interior Finish	Not Applicable
Floor System		Air Conditioning	
Exterior Wall	Metal Corrugated	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl Floor No Door	432		
Carport Metal Prefab Floor Low Cost	360		

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped Land	Lot Dimensions	210.00 X 210.00
Block/Lot		Lot Square Feet	44,791
Latitude/Longitude	33.274437°/-86.852882°	Acreage	1.03

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source

Road Type

Electric Source

Topography

Water Source

District Trend

Sewer Source

School District

Gm

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

/000

Block/Lot

District/Ward

Description

S 210' Of E 210' Of Sw1/4 Of Se1/4 Sec21 T20s R3w

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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November 24, 2025

Helena City Clerk
816 Hwy 52 W
Helena, AL 350850

RE: Rezoning Request

To Whom it May Concern:

We would like to formally request that the addresses listed below be re-zoned to a B-2 classification. The purpose of this request is to allow the construction of a veterinarian clinic on the property. Attached, you will find the property information, expected traffic impact, site layout, and adjacent property's zoning information. We will be sending the fee via check that will be put in the mail on 8/29/25.

5150 Highway 17, Helena, AL 35080
5160 Highway 17, Helena, AL 35080
1212 Macqueen Dr., Helena, AL 35080

Sincerely,
Bentley Windle

Project Executive

FW: Helena Rezoning Submittal

From: Keith Page <keith.page@carr.us>
Date: Mon 11/24/2025 2:12 PM
To: Darren Scotch <darrenscotch@maxusinc.com>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

See below...this is for the lot directly on Hwy 17 that is under contract.

KEITH PAGE
Agent | Alabama

CARR

205.200.6114
keith.page@carr.us
CARR, Inc.

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From: David Mills <james.david.mills@gmail.com>
Sent: Monday, November 24, 2025 2:10 PM
To: Trish Rushing, CCIM <trushing@redrockrg.com>
Cc: Keith Page <keith.page@carr.us>; Jim Thompson <jim.thompson@wepanow.com>
Subject: Re: Helena Rezoning Submittal

Dear Trish,

Thompson-Williams Investments LLC, as record owner and seller of the property in Helena that is the subject of the current Purchase and Sale Agreement, supports the zoning change requested by the buyer, supports the application for the zoning change that is scheduled for hearing before the applicable Zoning Board of Adjustments in December, and will undertake any and all reasonable action necessary to complete the zoning change.

Please let me know if further efforts on the part of Thompson-Williams is necessary.

Sincerely,

James David Mills,
For Thompson-Williams Investments, LLC

James David Mills, Attorney at Law

201 Office Park Drive, Suite 105, Birmingham, Alabama 35223

Post Office Box 10631, Birmingham, Alabama 35202-0631

205.324.5525 telephone

205.515.7887 cell/mob

205.324.8767 facsimile

james.david.mills@gmail.com

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On Mon, Nov 24, 2025 at 1:51 PM Trish Rushing, CCIM <trushing@redrockrg.com> wrote:

David,

Can you confirm that Seller is in approval of Buyer submitting the rezoning request for the December P&Z meeting?
You can just reply to this email.

Thank you!



Trish Rushing, CCIM
Vice President -
Commercial Brokerage
Cell/Text: (813) 309-
2875
Email:
trushing@redrockrg.com
redrockrg.com



Crexi Platinum Award Winner 2025

FW: Helena

From Keith Page <keith.page@carr.us>
Date Mon 11/24/2025 2:13 PM
To Darren Scotch <darrenscotch@maxusinc.com>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Below is the correspondence for the lots directly behind Hwy 17 lot.

KEITH PAGE

Agent | Alabama

CARR

205.200.6114
keith.page@carr.us
CARR, Inc.

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From: Keith Arendall <karendall@lahcommercial.com>
Sent: Monday, November 24, 2025 1:21 PM
To: Keith Page <keith.page@carr.us>
Subject: RE: Helena

From: Keith Page <keith.page@carr.us>
Sent: Monday, November 24, 2025 1:52 PM
To: Keith Arendall <karendall@lahcommercial.com>
Subject: Re: Helena

Thanks Keith and I understand. The meeting is not until December 18th, so we have time to take the request off...if that would make a difference.

Hope you have a great Thanksgiving!

KEITH PAGE

Agent | Alabama

CARR

205.200.6114
keith.page@carr.us
CARR, Inc.

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THROUGH REAL ESTATE®



From: Keith Arendall <karendall@lahcommercial.com>
Sent: Monday, November 24, 2025 1:14:12 PM
To: Keith Page <keith.page@carr.us>
Subject: Helena

Good afternoon, Keith. I can't ask my sellers to sign and zoning application when we don't have contracts in place. And, when they do sign a zoning application, we'll need assurances from the city that the new zoning will be contingent on the sale(s) closing.

I did meet with Mrs. Luker today to discuss your latest LOI. She's still reluctant to sell off part of her property without a firm commitment from somebody to buy the balance of it. I spoke with a neighbor last week and again today. He is interested in buying the metal building and maybe the entire 1 acre parcel but we have not reached an agreement on price as of yet. He's tied up until Wednesday and I'll be out of town beginning tomorrow afternoon.

Like you, I have a lot of moving parts with the two owners I represent, if Mrs. Luker agrees to sell just part of her property.

-If she sells the ½ acre parcel it will have to be coordinated and contingent upon selling and closing the balance of the property simultaneously, at an acceptable price.

-If she can get the neighbor to buy the 1 acre parcel and buildings, the buyer will need an easement across her ½ acre for access and perhaps utilities, including sewer. That is assuming that the existing driveway from McQueen Drive provides legal access already as a prescriptive easement.

-Her house and the metal building (and maybe the other structure) on the 1 acre site are on the same water line. So that line would have to be separated or sub-metered if possible.

-Mrs. Luker thinks that her house and the metal building are connected to sewer, but she doesn't know where the line runs out to Hwy 17.

Things would go a lot smoother if your client would tie up all 3 parcels, contingent upon negotiating a deal with the neighbor prior to closing, figuring out the easement, water and sewer line issues, and getting the properties rezoned.

Mrs. Luker's price of \$570,000 still stands and I believe the adjacent owner is still good with \$222,000.

Thanks for your efforts. We can work this out...

Take care.

Keith