

ORDINANCE NO. 2025-06

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN
REAL PROPERTY THAT WAS CONVEYED TO CITY OF OPP
SUBJECT TO RIGHT OF REVERSION AND THAT IS CURRENTLY
SURPLUS PROPERTY OF NO PUBLIC BENEFIT**

WHEREAS, the City Council (“the Council”) of the City of Opp, Alabama (“Opp”), acknowledges that certain real property as shown on the tax parcel map that is attached as Exhibit A (and incorporated herein) was conveyed to Opp subject to a right of reversion if Opp failed to commence construction of a sports complex on the property (“Subject Property”) by December 1, 2021, as set forth in the Warranty Deed a copy of which is attached as Exhibit B (and incorporated herein).

WHEREAS, the Council never authorized the funding of the construction of the sports complex on the Subject Property, and, thus, construction of a sports complex was not commenced on the Subject Property prior to December 1, 2021.

WHEREAS, in addition, the Subject Property has remained vacant and is not used for any municipal or public purpose and is in fact surplus property that has reverted to the Estep Foundation per the Warranty Deed and a deed is due to be signed and delivered by Opp to the Estep Foundation as a formality to reflect the Estep Foundation’s ownership of the Subject Property.

NOW, THEREFORE, BE IT ORDAINED by the Council that the following Ordinance is hereby adopted as follows:

Subject Property to be Conveyed to Estep Foundation

Section 1. It is hereby found, established, acknowledged and declared that the Subject Property reverted to the Estep Foundation pursuant to the terms of the Warranty Deed, and, in addition, the Subject Property is surplus property in that it is not used for any public or municipal purpose, it does not serve any public benefit, and it is not needed for any public or municipal purpose.

Section 2. It is hereby found, established, and declared that Opp shall convey the Subject Property back to the Estep Foundation as a formality to acknowledge the condition of the Warranty Deed and to reflect the current ownership of the Subject Property.

Section 3. Pursuant to the Warranty Deed and the authority of § 11-47-20, Code of Alabama (1975), Opp is due to convey the Subject Property to the Estep Foundation, and the Mayor and City Clerk are hereby authorized and directed to execute and attest a Statutory Warranty Deed conveying title of the Subject Property to the Estep Foundation, and to take all other actions they deem necessary or prudent to effectuate the transfer of the Subject Property.

Section 4. This Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED this 27th day of October 2025.

Becky Bracke
Hon. Becky Bracke, Mayor

ATTEST:

Jan Boutwell
Jan Boutwell, Town Clerk

CERTIFICATION

I, **Jan Boutwell**, City Clerk of the City of Opp, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Opp, Alabama, at its special meeting held on October 27, 2025, after due notice of the same was posted and each member of the council was present and signed a waiver of notice, and the adoption of the ordinance occurred by a unanimous vote of all members present following a unanimous vote of all members present to vote on the ordinance at the same meeting it was presented, all as the same appears in the minutes of record of said meeting, and, thereafter, published by posting copies thereof beginning on October 28, 2025, at the following public places, which copies were posted for five (5) days for the ordinance to be effective and which copies shall remain posted for a total of thirty (30) days, all as required by law:



Jan Boutwell, Clerk

SEAL

