

**ORDINANCE**  
**0107-08/09**

*AN ORDINANCE CONVEYING PROPERTY TO  
SELMA-DALLAS COUNTY HISTORIC PRESERVATION SOCIETY  
FOR THE PURPOSE OF RESTORING AND RENOVATING THE STRUCTURE*

**RECITALS**

WHEREAS, the City of Selma is the owner of certain real estate property located within the City of Selma, Dallas County, Alabama, described, to-wit:

**PARCEL ONE:**

Beginning on the west margin of Tremont Street, at the north point of the alley where it touches the west margin of said street (which said alley is located about midway between First and Second Streets, and runs east and west) and from said starting point the lot herein conveyed runs northwardly along the west margin of Tremont Street the distance of ninety feet, more or less, to the south line of the P. Schulhafer lot; from thence it runs westwardly and at right angles, and along the said line of the Schulhafer lot, one hundred and fifty four feet; from thence it runs at right angles southwardly, the distance of ninety feet, more or less, to the north margin of said alley; and from thence it runs eastwardly, along the north margin of said alley, one hundred and fifty four feet to the starting point on Tremont Street, the same being Lot 49 and the east six feet of Lot 50 in the Tremont Tract.

**PARCEL TWO:**

Beginning at the corner formed by the southwesterly intersection of Tremont and Second Streets, and from said point running in a southerly direction along the west margin of Tremont Street, ninety feet; thence at right angles in a westerly direction parallel with Second Street, one hundred forty eight feet; thence at right angles parallel with Tremont Street, ninety feet to the southern margin of Second Street, thence in an easterly direction along the southern margin of Second Street, to the point of beginning. Said Lot being No. 48.

SUBJECT HOWEVER, TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY FILED FOR RECORD IN THE PROBATE OFFICE OF DALLAS COUNTY ALABAMA WHICH AFFECT SAID PROPERTY.

WHEREAS, the structure, designed by the prominent Birmingham architect, William T. Warren, is architecturally significant because it represents the revival styles that were popular in the early 20<sup>th</sup> century, especially for schools and other public buildings; and

WHEREAS, the Tremont School has remained unused for decades except for the Selma City Schools utilizing the basement for storage and in an effort to save the structure and its architectural design, the building must undergo immediate repairs and renovation to the roof and windows; and

WHEREAS, the structure on the property, known as the Tremont School consisting of 25,000 square feet, was built in 1913 and served as Selma's first High School; and

WHEREAS, Selma-Dallas County Historic Preservation Society (*hereinafter referred to as "Society"*) has expressed an interest in restoring and renovating the above referenced property for the purpose of renting renovated spaces; and

WHEREAS, the City Council of the City of Selma, Alabama, in its due diligence has reviewed the Society's preliminary proposal to renovate the Old Tremont School; and

WHEREAS, it has been determined by the City Council of the City of Selma that the transfer of herein described property to the Society would better serve the City's objective to promote the safety, health, morals, general welfare, prosperity and contentment of the citizens of the City of Selma; and

WHEREAS, the City Council of the City of Selma hereby declares that the real estate owned by the City of Selma set forth above and described herein is not needed for municipal purposes and would better serve the public if transferred to the Society for the purpose of restoring and renovating the Old Tremont School.

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

**SECTION I. Purpose.**

It is hereby established and declared that the property described herein is not needed for municipal purposes and would better serve the public if the herein described property was transferred to the Selma-Dallas County Historic Preservation Society for the purpose of restoring and renovating the structure with the objective to promote the safety, health, morals, general welfare, prosperity and contentment of the citizens of the City of Selma.

**SECTION II. Consideration for Exchange**

The City of Selma, Alabama shall convey the premises described herein to Selma-Dallas County Historic Preservation Society in exchange for one dollar (\$1.00) and consideration of restoring and renovating the structure.

**SECTION III Construction of Deed**

- (a) **Restrictions.** The deed of transfer shall restrict the entire parcel for the use and purpose set forth herein, i.e. restoration and renovation of the structure with the objective, upon the completion of the same, shall forever remain as a historical site.
- (b) **Restrictions.** The deed of transfer shall further be subject to the structure being immediately stabilized by repairing the roof and windows with the objective that the stabilization repairs be completed within a year from the date of transfer as set forth and attached hereto as "EXHIBIT A."
- (c) **Reversionary Clause.** Said deed and all other deeds hereafter shall contain a reversionary clause whereby if any portion of this ordinance is violated or if the Selma-Dallas County Historic Preservation Society fails to use the property for the intended purposes and uses as set forth herein, said property shall immediately revert back to the City of Selma.

**SECTION IV. Authorization of Execute.**

The Mayor and the City Clerk, for and on behalf of the City of Selma, Alabama, are hereby authorized and directed to execute and attest, respectively, a Quitclaim deed conveying the real estate property described herein to The Selma-Dallas County Historic Preservation Society in accordance with the terms and conditions set forth within this ordinance.


**ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELMA, ALABAMA,**

this 10<sup>th</sup> day of February, 2009



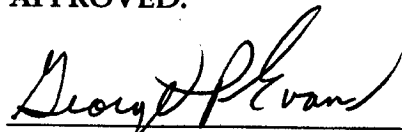
DR. GERALDINE ALLEN, *President*

**ATTEST:**



IVY HARRISON, *City Clerk*

**APPROVED:**



GEORGE PATRICK EVANS, *Mayor*