

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: **X-11-04-19-512**

Property Owner(s): **William Ray Lemonds**

Property: Parcel ID **#15-2-04-0-001-037.009**

I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on April 19th, 2011 as same appears in minutes of record of said meeting, and published by posting copies thereof on April 20th, 2011, at the public places listed below, which copies remained posted for five business days (through April 26th, 2011).

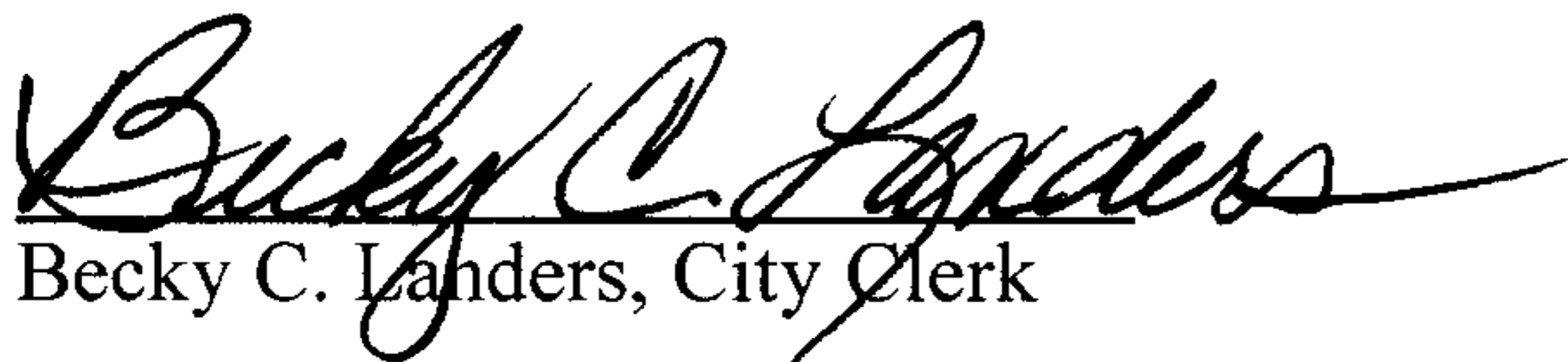
Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043

Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043

U.S. Post Office, Highway 280, Chelsea, Alabama 35043

Chelsea Senior Lodge, 706 County Rd 36, Chelsea, AL 35043

City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk



20110512000142720 1/7 \$30.00
Shelby Cnty Judge of Probate, AL
05/12/2011 02:04:08 PM FILED/CERT

City of Chelsea, Alabama

Annexation Ordinance No X-11-04-19-512

Property Owner(s): **William Ray Lemonds**

Property: Parcel ID #15-2-04-0-001-037.009

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit B) that the above-noted property be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

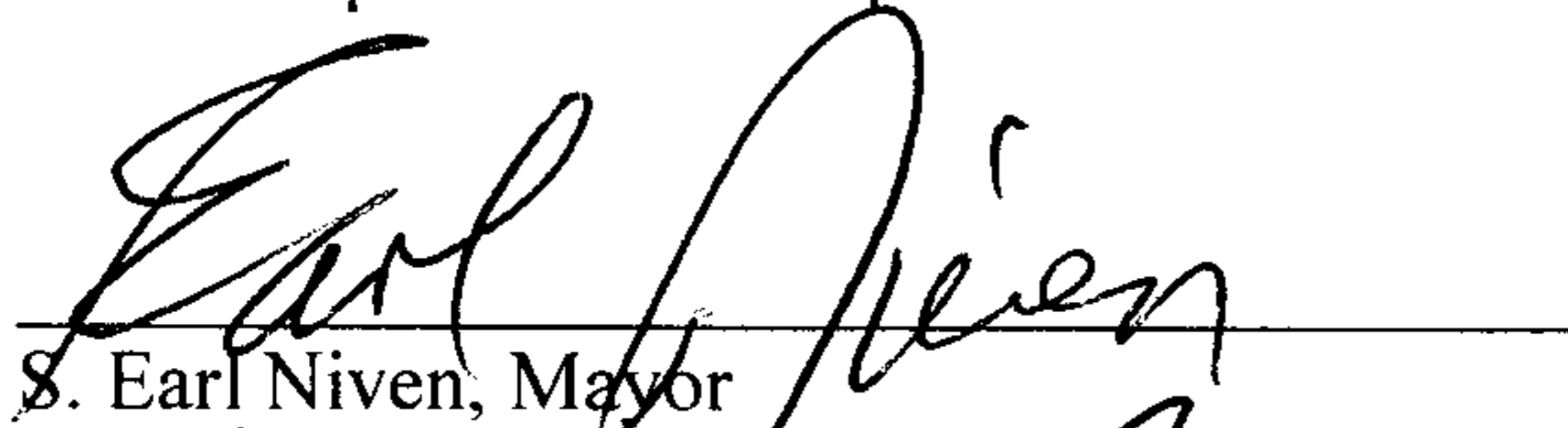
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

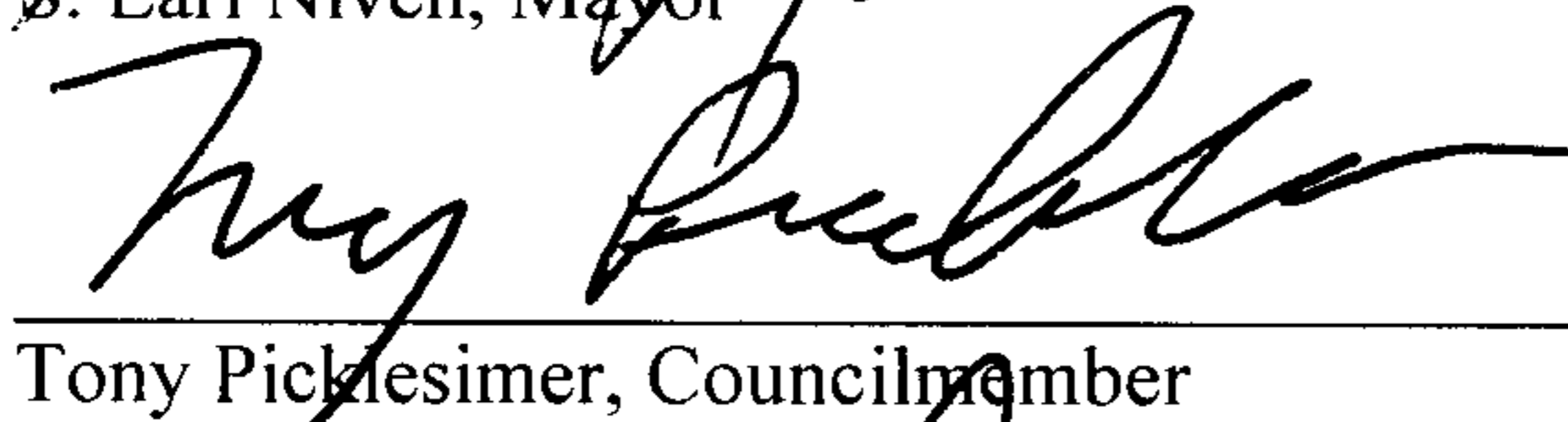
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

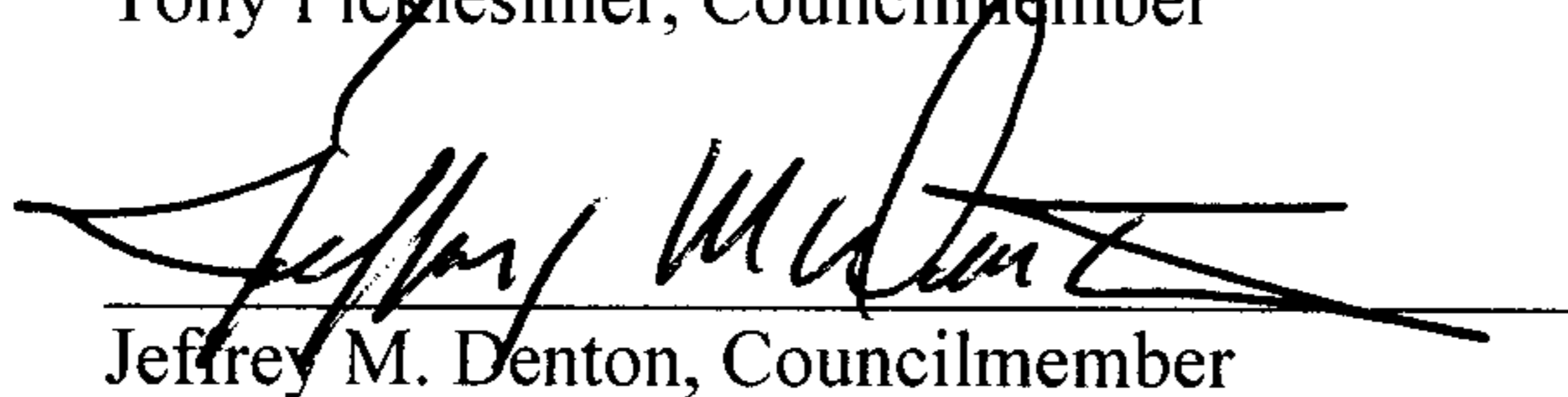
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

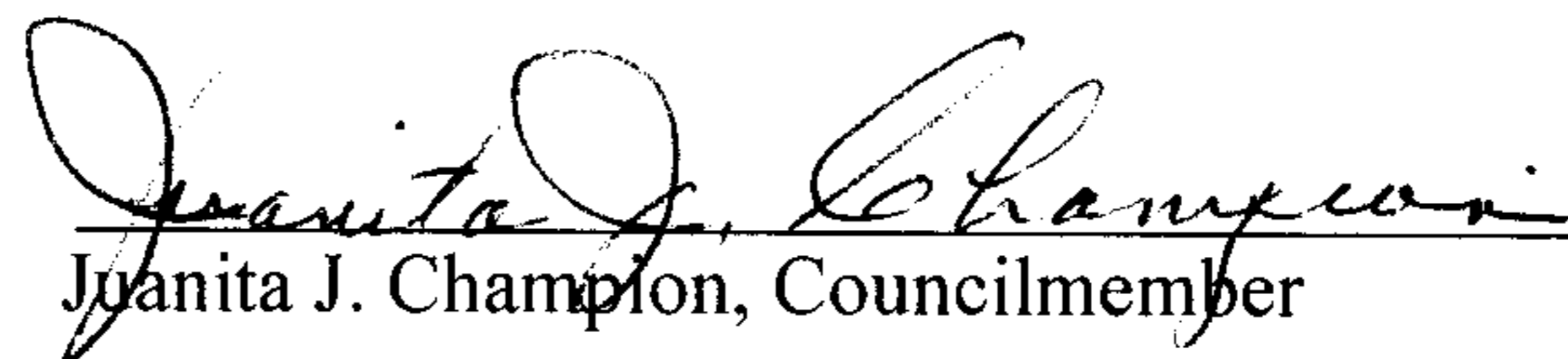

S. Earl Niven, Mayor


Dale Neuendorf, Councilmember

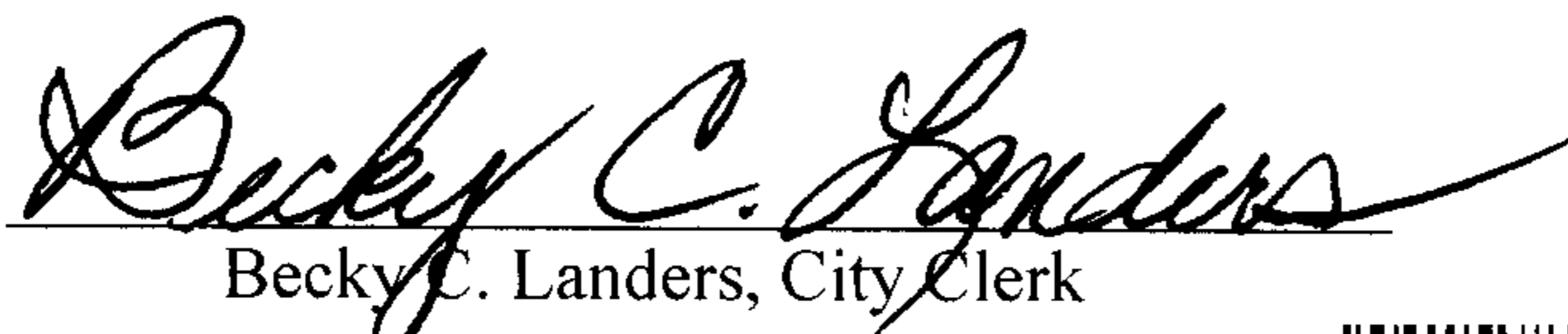

Tony Picklesimer, Councilmember


Robert Barnes, Councilmember


Jeffrey M. Denton, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 19th day of April, 2011


Becky C. Landers, City Clerk



20110512000142720 217 \$30.00
Shelby Cnty Judge of Probate, AL
05/12/2011 02:04:08 PM FILED/CERT

Petition Exhibit A

Property owner(s): William Ray Lemonds

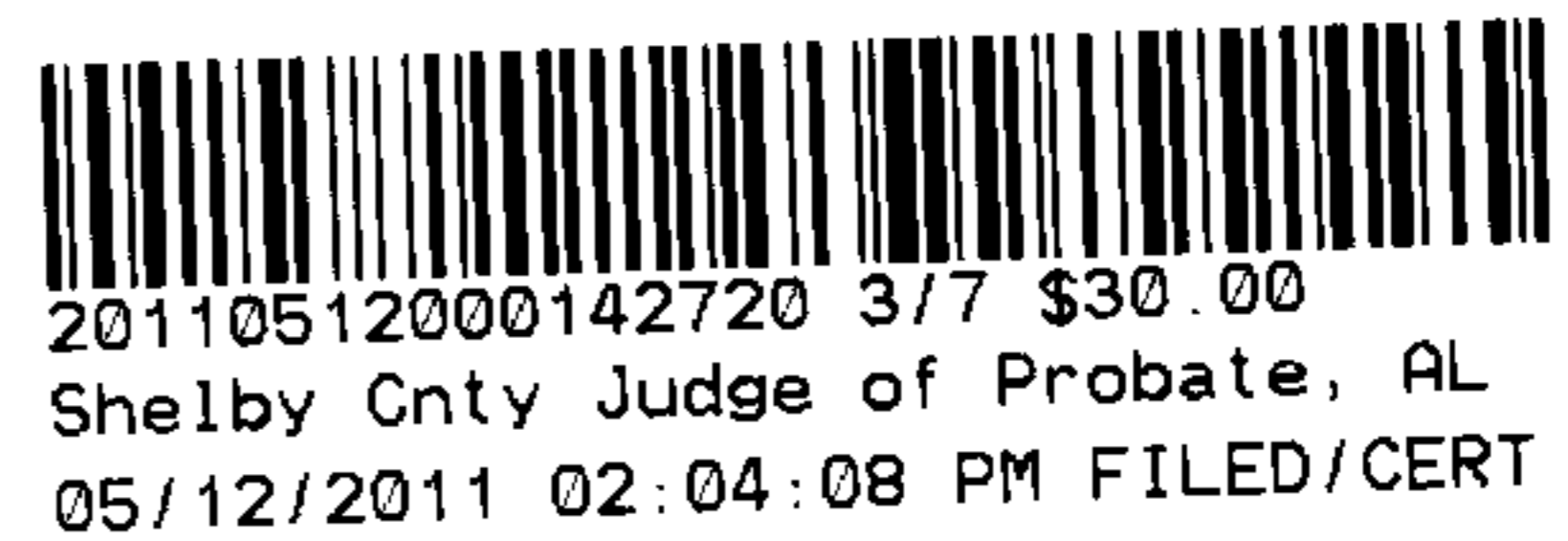
Property: Parcel ID #15-2-04-0-001-037.009

Property Description

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit A), Instrument # 20100913000296330, Map Book 23 Page 160, and is filed with the Shelby County Probate Judge.

Further, the said property for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.



20100913000296330 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/13/2010 10:00:09 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
William Ray Lemonds

100 Ashton Woods Drive
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-nine thousand nine hundred and 00/100 Dollars (\$139,900.00) to the undersigned, Wachovia Mortgage Corporation, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William Ray Lemonds, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, at Page 160 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 1997-18118.
4. Restrictions appearing of record in Inst. No. 1998-38689 and Inst. No. 1998-26349.
5. Restrictions as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100504000137980, in the Probate Office of Shelby County, Alabama.

\$ 130,982⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



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Shelby Cnty Judge of Probate, AL
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Shelby Cnty Judge of Probate, AL
09/13/2010 10:00:09 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of July, 2010.

Wachovia Mortgage Corporation

By: NICOLE ROBINSON

Its Vice President Loan Documentation

STATE OF IOWA

COUNTY OF FOLK

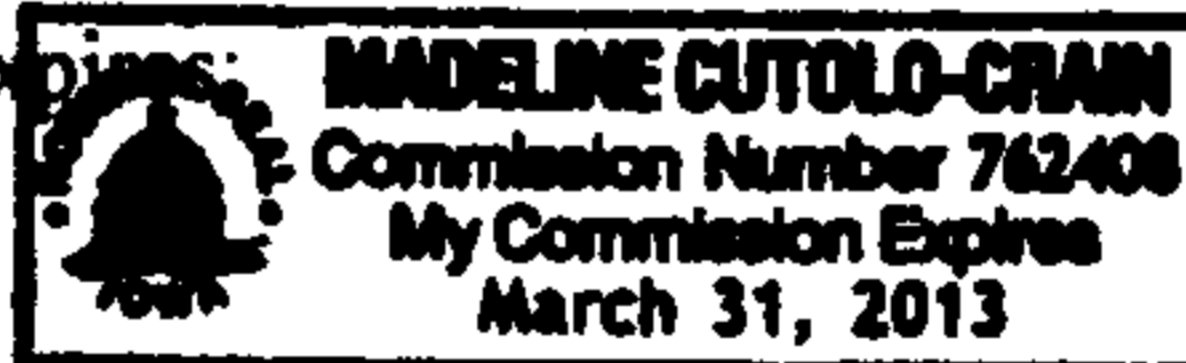
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NICOLE ROBINSON, whose name as VP of Wachovia Mortgage Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of July, 2010.

Madelaine Citalo-Crain

NOTARY PUBLIC

My Commission expires:
AFFIX SEAL



2010-002061

State of Alabama
Deed Tax : \$9.00

20110512000142720 5/7 \$30.00
Shelby Cnty Judge of Probate, AL
05/12/2011 02:04:08 PM FILED/CERT

City Clerk
City of Chelsea
P. O. Box 111
Chelsea, Alabama 35043

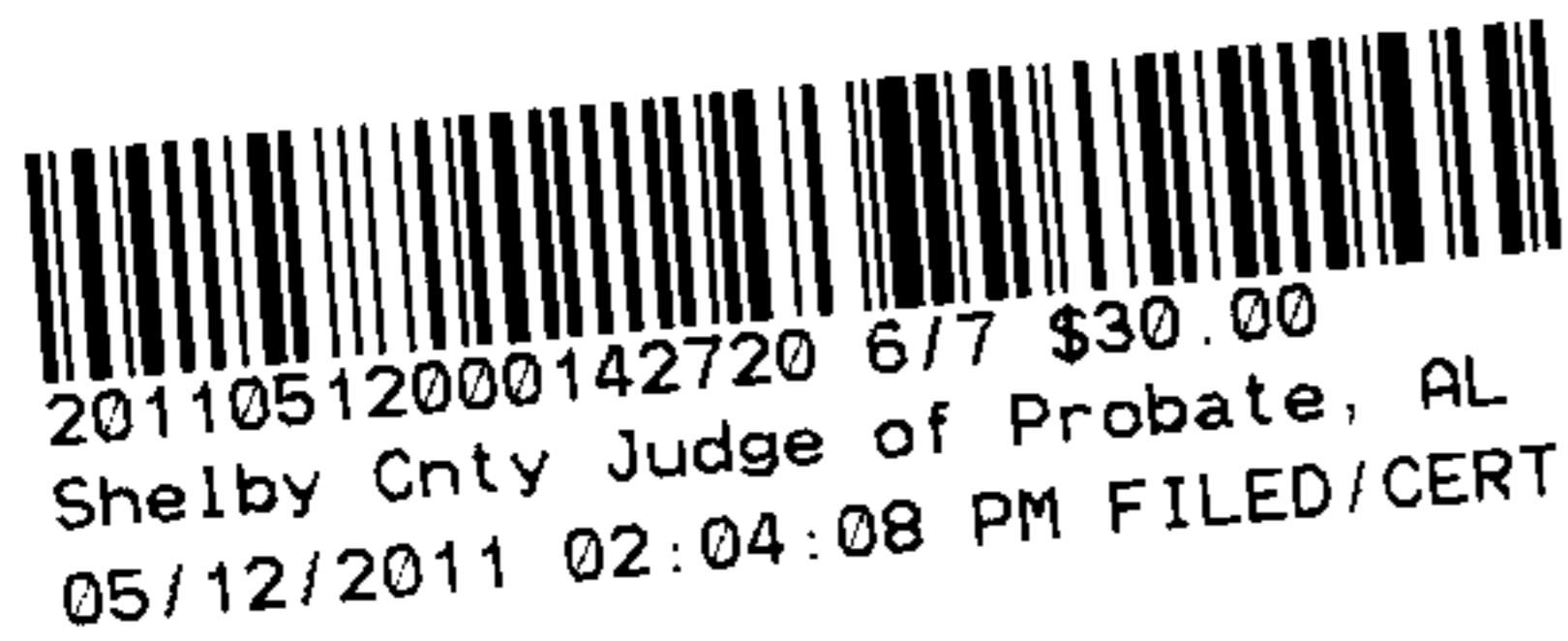
Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 8th day of April, 2011.

Tabetha Lemonds
Witness

William Ray Lemonds
Owner Signature
William Ray Lemonds
Print Name
100 Ashton Woods Drive
Mailing Address Chelsea, AL 35043



Property Address (If different)
205.966.3485
Telephone Number (Day)
Same as above
Telephone Number (Evening)

Regina H. West
Witness

Tabetha Lemonds
Owner Signature
Tabetha Lemonds
Print Name
100 Ashton Woods Drive
Mailing Address Chelsea, AL 35043

Number of people on property 3

Proposed property usage: (Circle One)
Commercial Residential

Property Address (If different)
205.288.2892
Telephone Number (Day)
Same as above
Telephone Number (Evening)

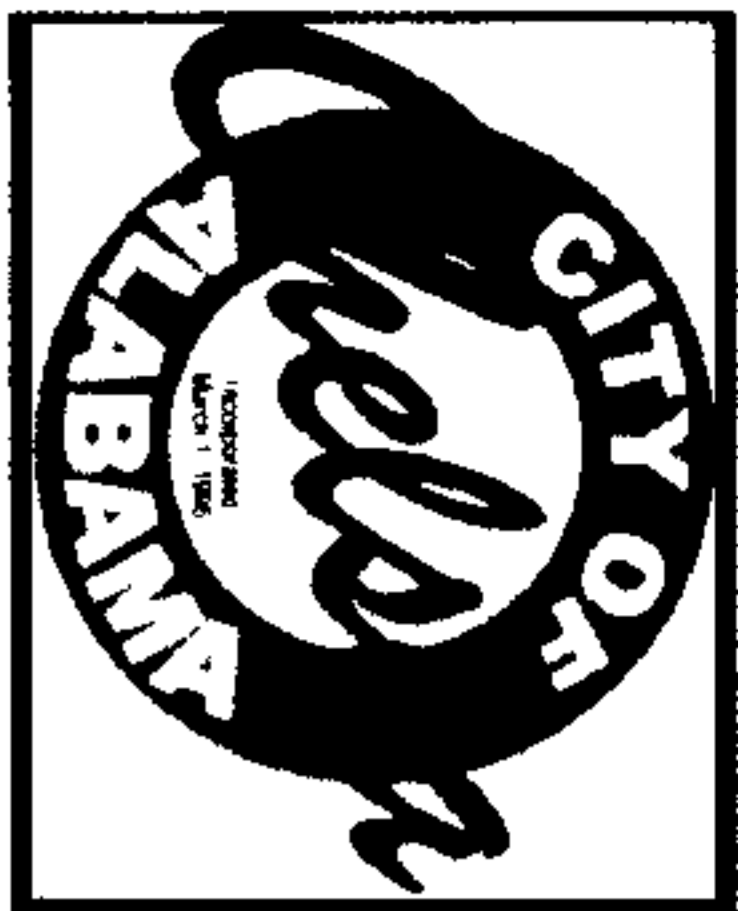
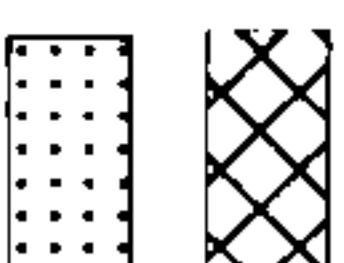


Exhibit C
X-11-04-19-512

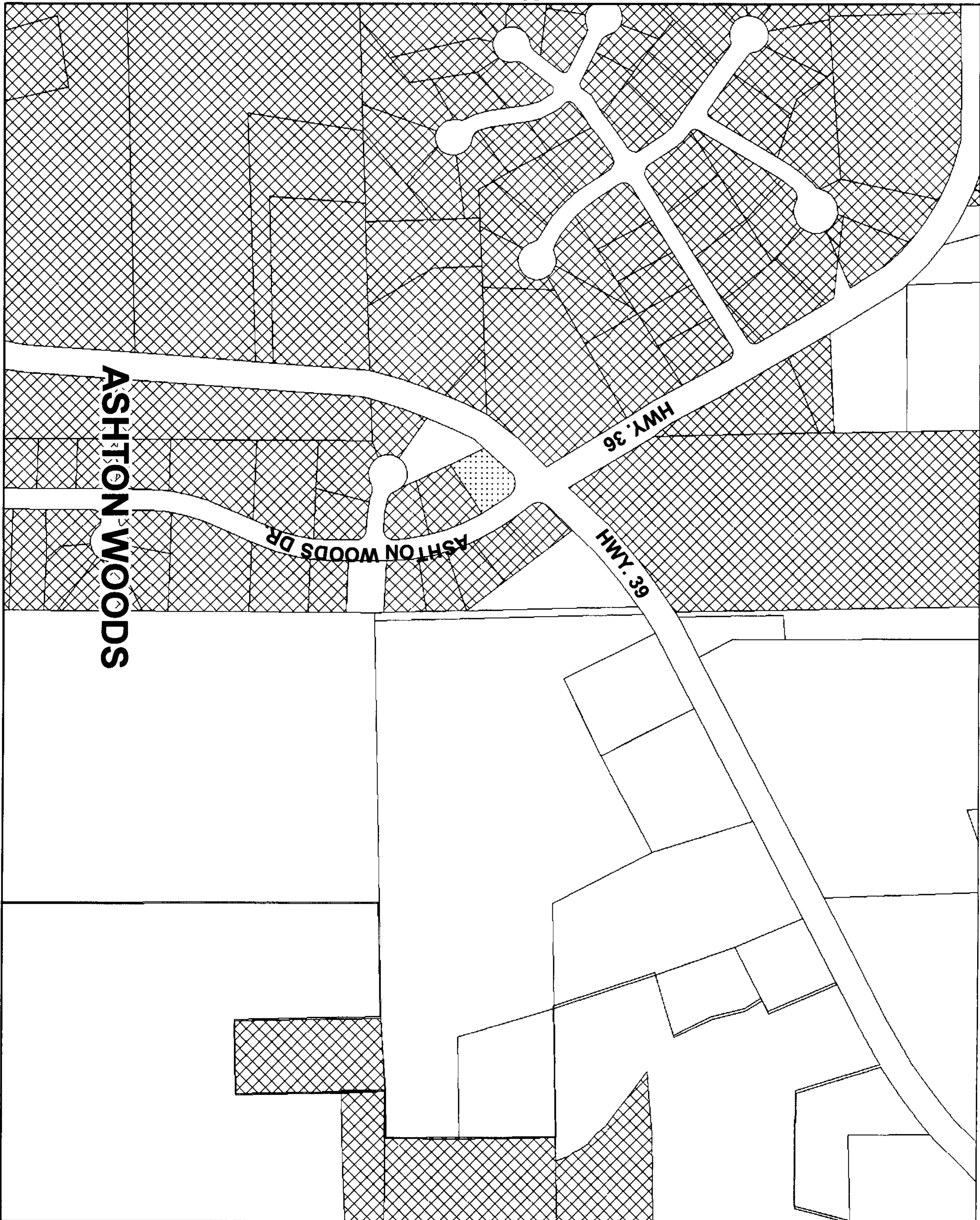
Tax ID
15-2-04



20110512000142720 7/7 \$30.00
Shelby Cnty Judge of Probate, AL
05/12/2011 02:04:08 PM FILED/CERT



Chelsea City Limits
Area to be Annexed



LEMONDS ANNEXATION
100 ASHTON WOODS DRIVE