

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

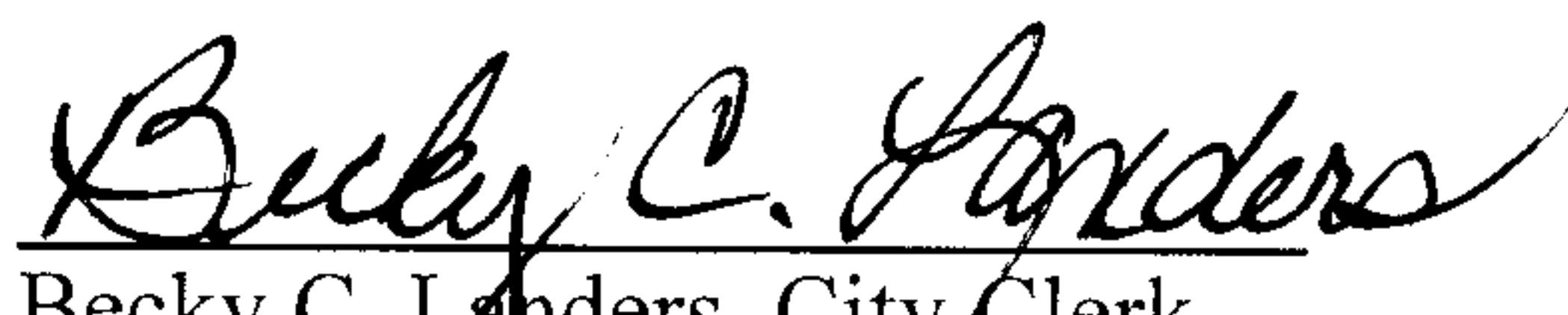
Ordinance Number: **X-12-05-15-623**


Property Owner(s): **James & Karin Tsokatos**

Property: Parcel ID **#15-1-11-0-002-001.000**

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 May 15th, 2012 as same appears in minutes of record of said meeting, and published by posting copies thereof on May 16th, 2012, at the public places listed below, which copies remained posted for five business days (through May 22nd, 2012).

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


20120531000193560 1/6 \$27.00
Shelby Cnty Judge of Probate, AL
05/31/2012 03:47:43 PM FILED/CERT

City of Chelsea, Alabama

Annexation Ordinance No: X-12-05-15-623

Property Owner(s): **James & Karin Tsokatos**

Property: Parcel ID #**15-1-11-0-002-001.000**

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

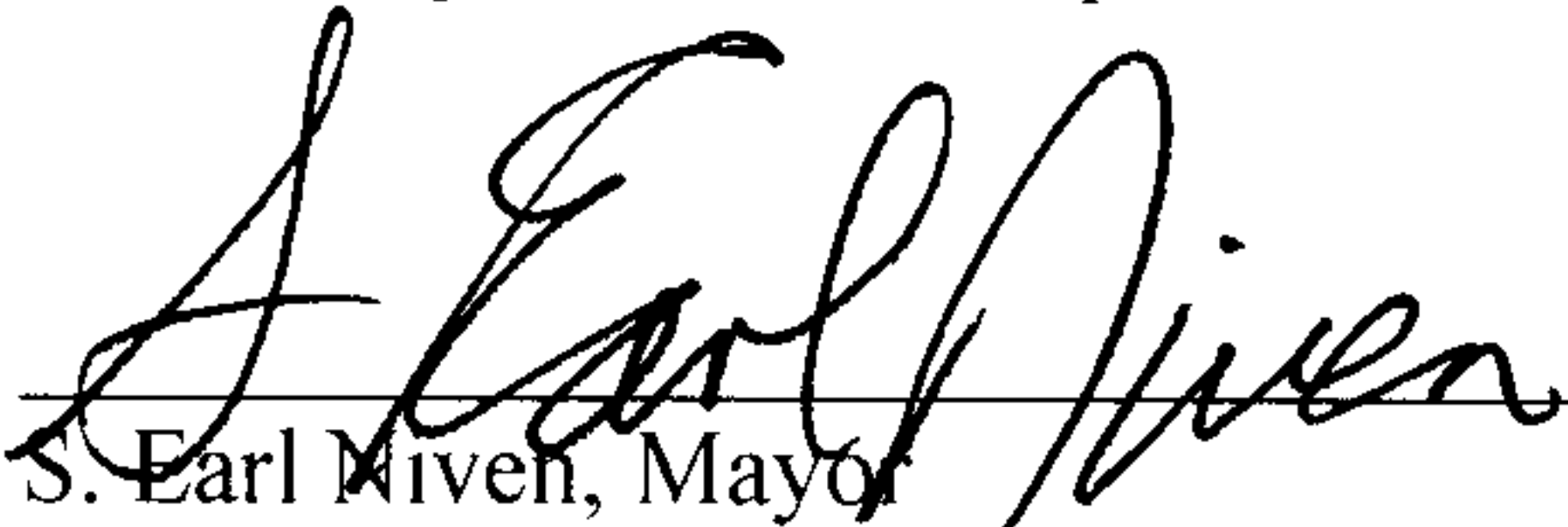
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

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 A-R 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.

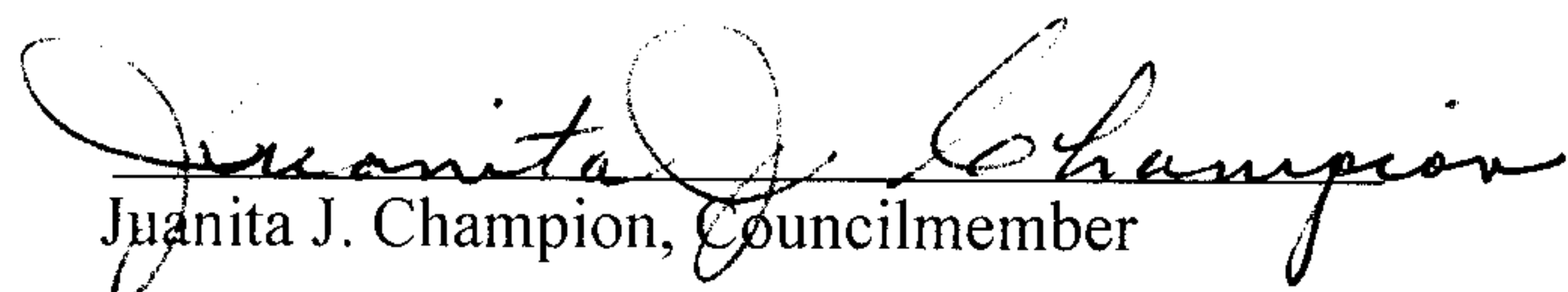

S. Earl Niven, Mayor


Dale Neuendorf, Councilmember


Tony Picklesimer, Councilmember

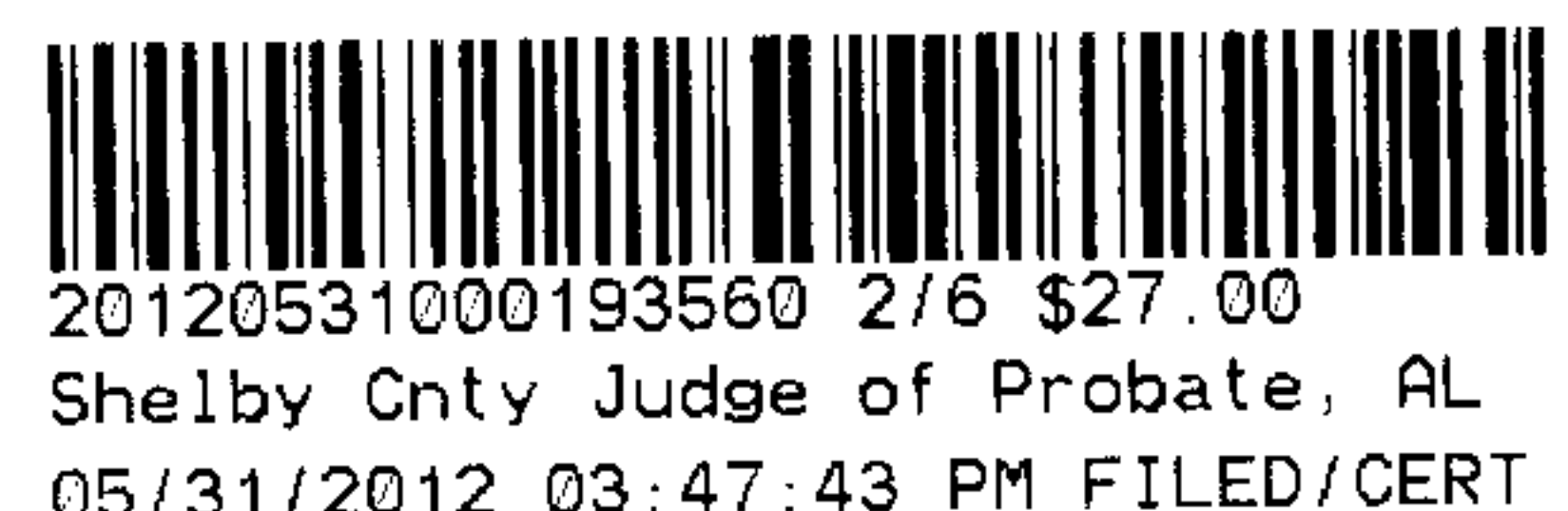

Robert Barnes, Councilmember


Jeffrey M. Denton, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 15th day of May, 2012


Becky C. Landers, City Clerk



Petition Exhibit A

Property owner(s): James & Karin Tsokatos

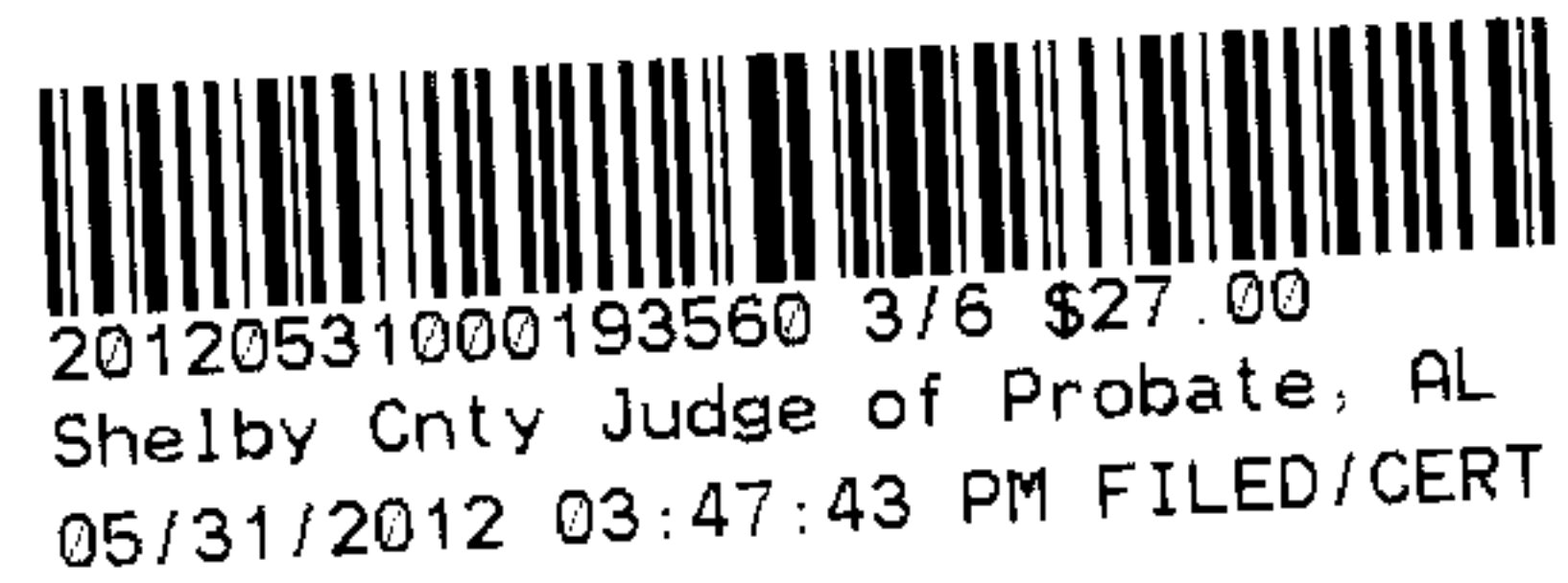
Property: Parcel ID #15-1-11-0-002-001.000

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), recorded in Instrument #2000-37655 in Map Book 24, Page 96, 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.



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 B" 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.

Signed on the 1st day of May, 2010 2012

Jan Wallace
Witness

[Signature]
Owner Signature

James Peter Tsokatos
Print name
Columbiana, AL 35051
98 Glynn Hollow Cir.
Mailing Address

Property Address (if different)

205-678-7181
Telephone Number (Day)

205-907-1922
Telephone Number (Evening)

Jan Wallace
Witness

[Signature]
Owner Signature

KARIN TSOBKATOS
Print Name
98 Glynn Hollow Cir.
Columbiana AL 35051
Mailing Address

Number of people on property 4
Proposed Property Usage (Circle One)
Commercial or Residential

Property Address (if different)

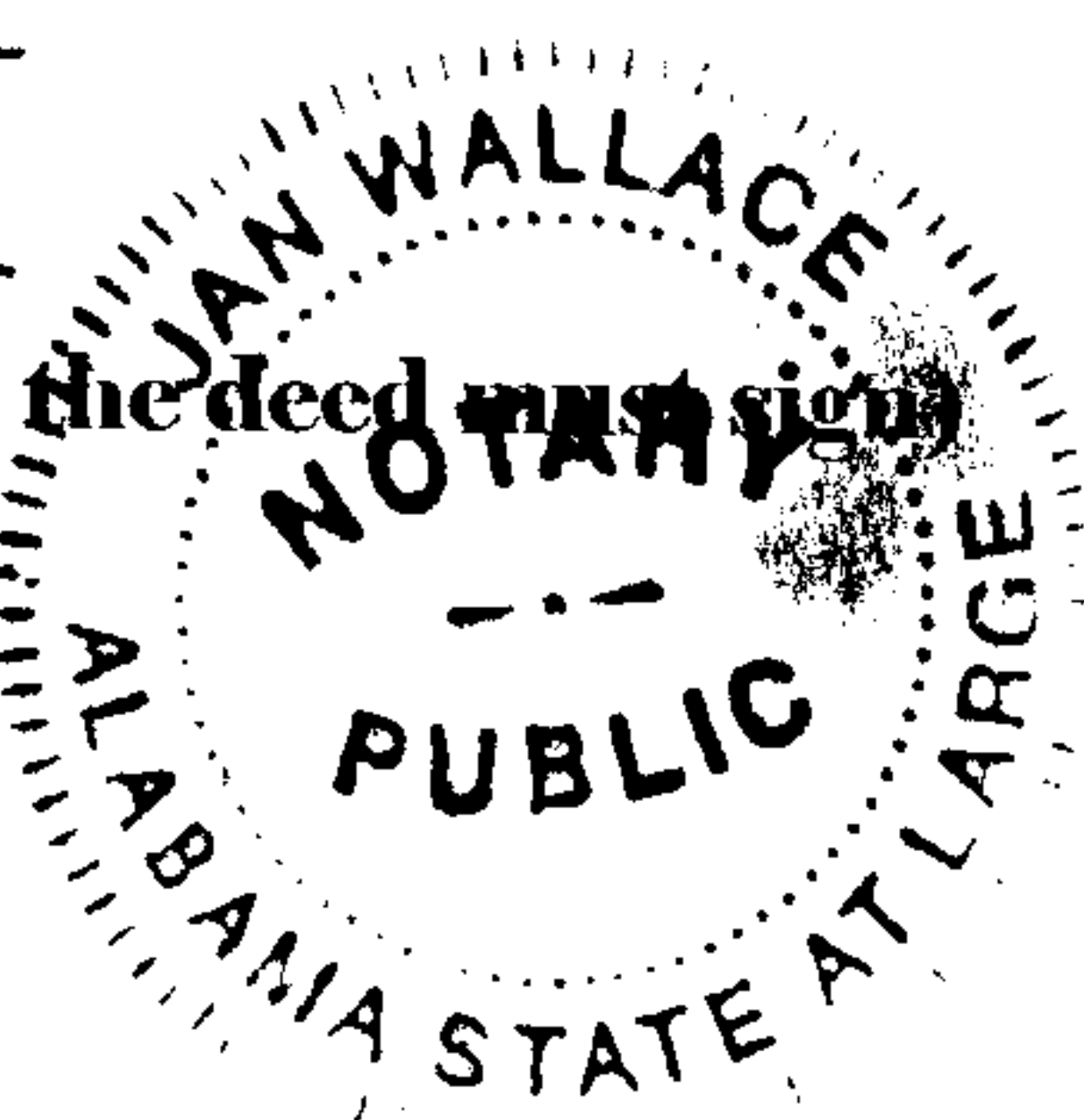
205-678-7181
Telephone number (Day)

205-678-7181
Telephone Number (Evening)

Subscribed and sworn to before me in my
Presence, this 1st day of MAY
2012, a Notary Public in and for the
County of SHELBY, State of AL

Jan Wallace
(Signature)

My Commission expires 3/11/14



20120531000193560 4/6 \$27.00
Shelby Cnty Judge of Probate, AL
05/31/2012 03:47:43 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
James P. Tsokatos
98 Glynn Hollow Circle
Columbiana, Alabama 35051

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**CORPORATION
JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thirteen Thousand Nine Hundred and 00/100 (\$313,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **S & S Development, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James P. Tsokatos and wife, Karin A. Tsokatos**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Survey of Glynn Hollow, as recorded in Map Book 24, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$243,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEE herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Steven Schencker who is authorized to execute this conveyance, hereto set his signature and seal this the 27th day of October, 2000.

S & S Development, Inc.


By: Steven Schencker, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven Schencker, whose name as President of S & S Development, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of October, 2000.

NOTARY PUBLIC
My Commission Expires: 3/30

COURTNEY MASON, JR.
MY COM. EXPIRES 03/30/2003
Inst # 2000-37655

10/31/2000-37655
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 65.00


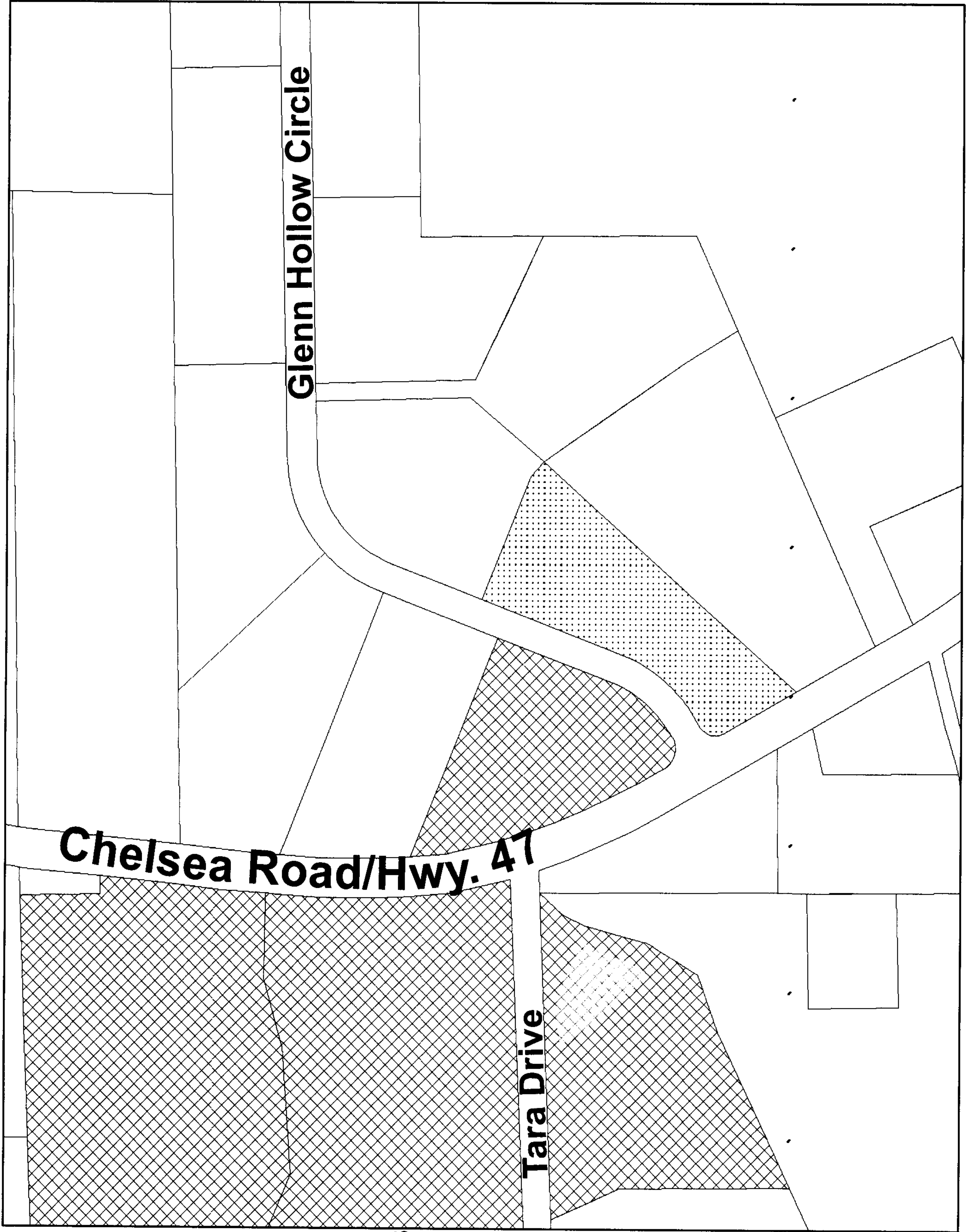

20120531000193560 5/6 \$27.00
Shelby Cnty Judge of Probate, AL
05/31/2012 03:47:43 PM FILED/CERT



Exhibit C
X-12-05-15-623

Tax ID
15-1-11

20120531000193560 6/6 \$27.00
Shelby Cnty Judge of Probate, AL
05/31/2012 03:47:43 PM FILED/CERT



Chelsea City Limits
Area to be Annexed

TSOKATOS ANNEXATION

98 GLENN HOLLOW CIRCLE