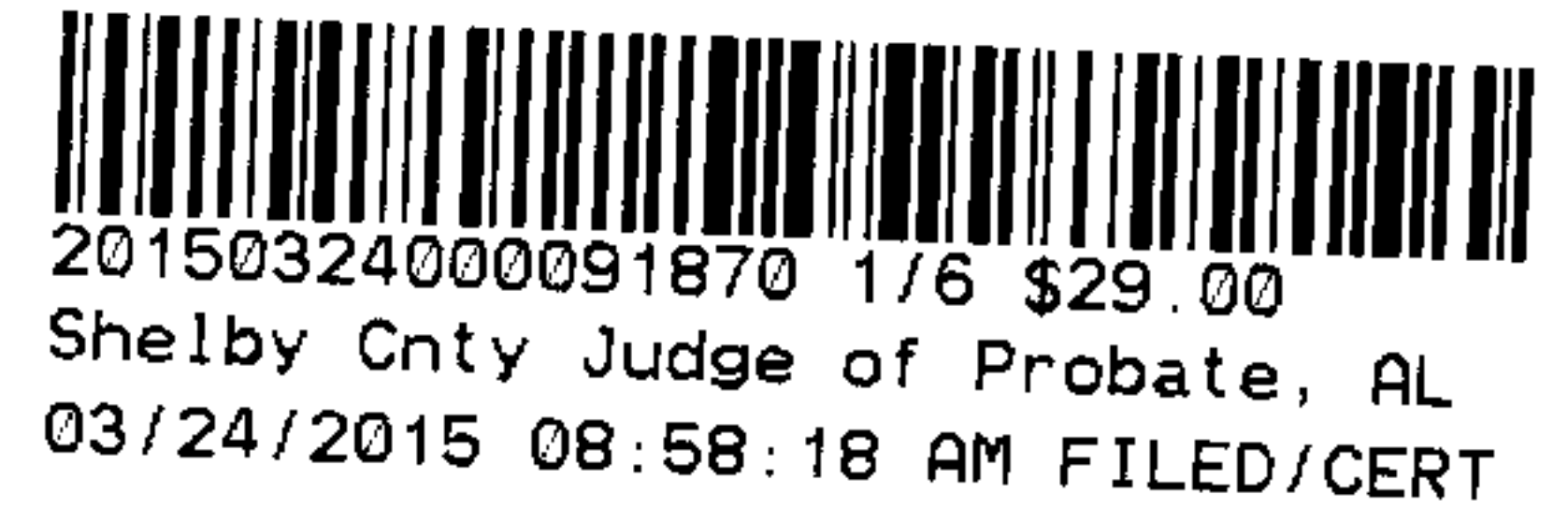


City of Chelsea

P.O. Box 111
Chelsea, Alabama



Certification Of Annexation Ordinance

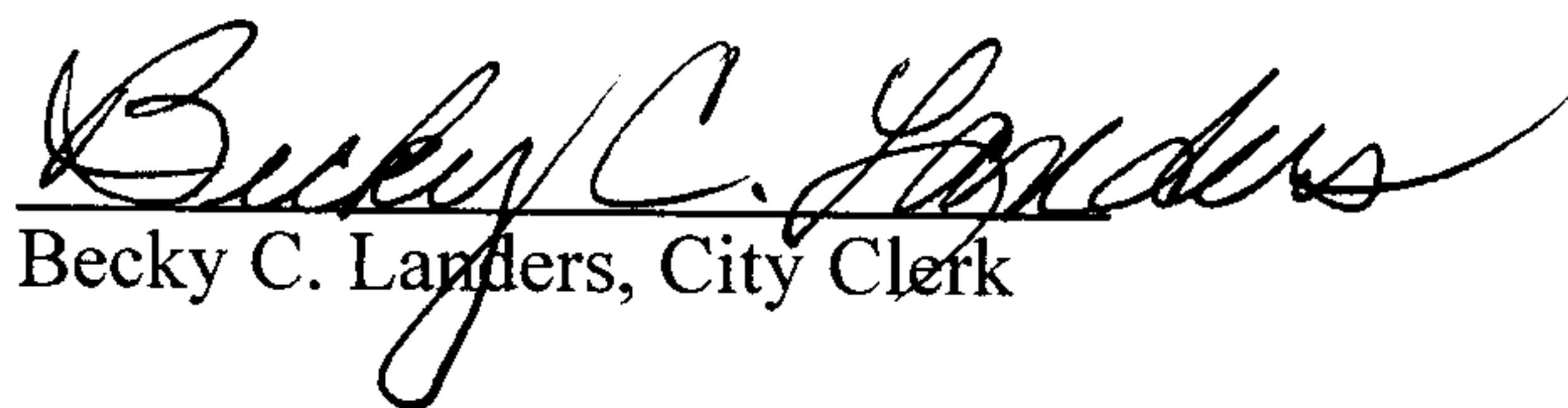
Ordinance Number: **X-15-02-17-685**

Property Owner(s): **Benjamin & Keri Rankin**

Property: Parcel ID **#16-3-06-0-000-006.013**

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 February 17th, 2015, as same appears in minutes of record of said meeting, and published by posting copies thereof on February 18th, 2015, at the public places listed below, which copies remained posted for five business days (through February 24th, 2015).

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

City of Chelsea, Alabama

20150324000091870 2/6 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2015 08:58:18 AM FILED/CERT

Annexation Ordinance No X-15-02-17-685

Property Owner(s): **Benjamin & Keri Rankin**

Property: Parcel ID #16-3-06-0-000-006.013

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

Whereas, the attached written petition (as Exhibit A) 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

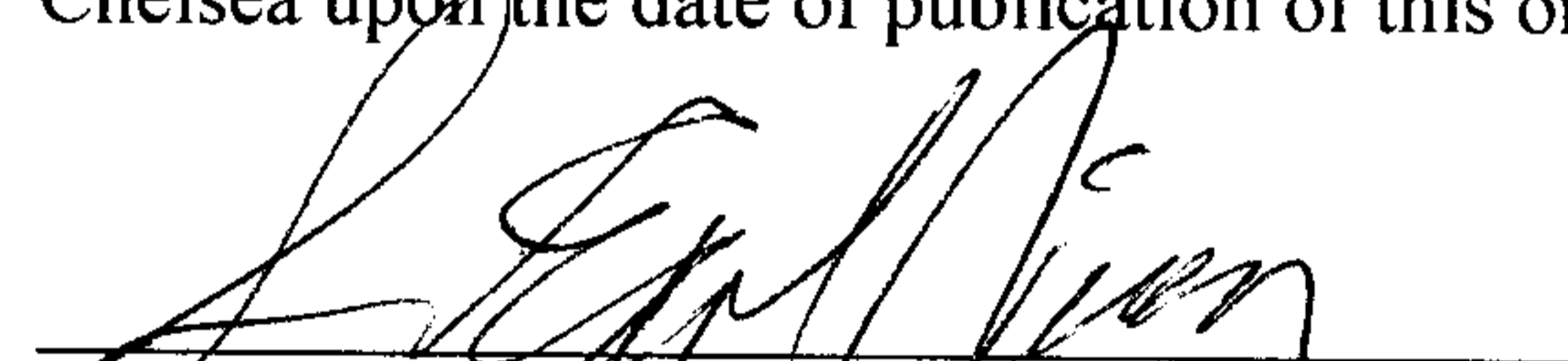
Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

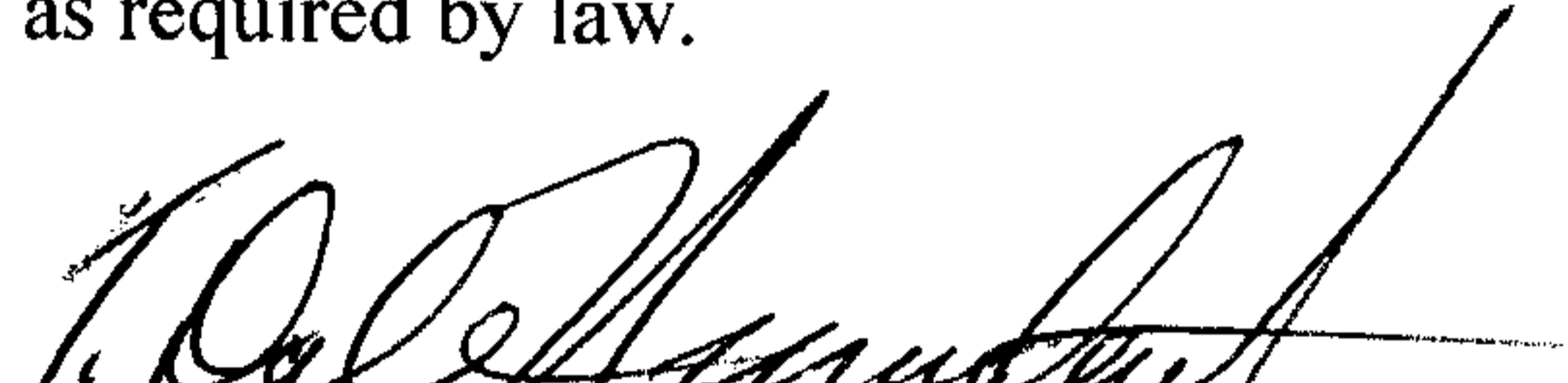
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned E-1 which together is contiguous to the corporate limits of Chelsea;

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

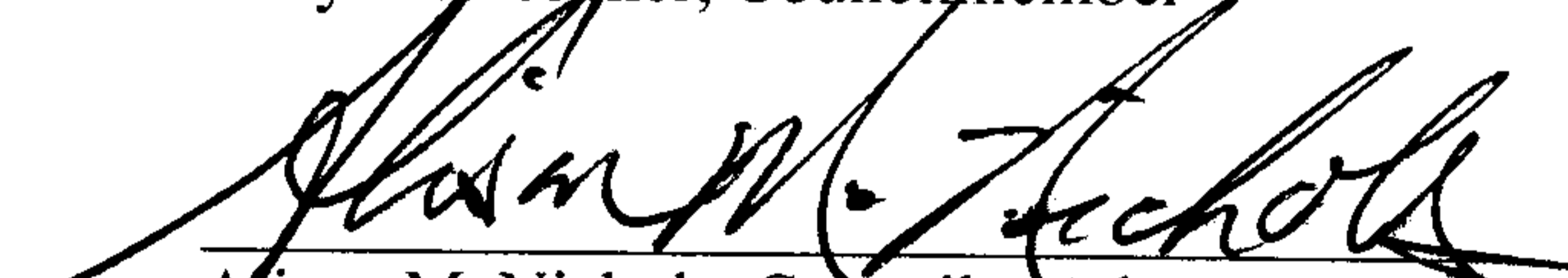
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.


S. Earl Niven, Mayor


Dale Neuendorf, Councilmember

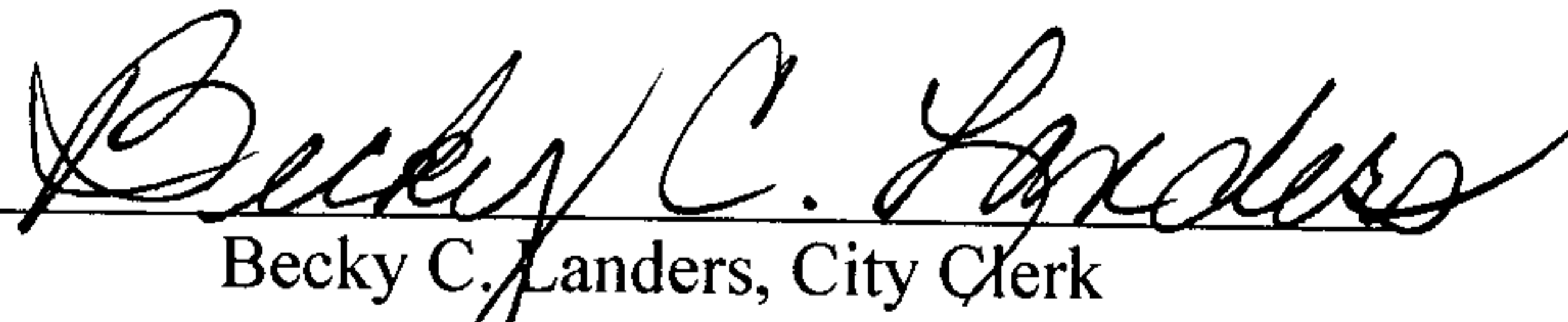

Tony Picklesimer, Councilmember


David Ingram, Councilmember


Alison M. Nichols, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 17th day of February, 2015


Becky C. Sanders, City Clerk

Petition Exhibit A

Property owner(s): Benjamin & Keri Rankin


Property: Parcel ID #16-3-06-0-000-006.013

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 B), recorded in Map Book 28, Page 48, Instrument #20110812000237590, 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.


20150324000091870 3/6 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2015 08:58:18 AM 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.

Signed on the 7th day of FEBRUARY 2015

[Signature]
Witness

[Signature]
Owner Signature

BENJAMIN D. RANKIN
Print name

120 STIRRUP CUP COVE
Mailing Address COLUMBIANA, AL 35051

Property Address (if different)

205-837-4601
Telephone Number (Day)

Telephone Number (Evening)

[Signature]
Owner Signature

KEKI S. RANKIN
Print Name

120 STIRRUP CUP COVE COLUMBIANA,
Mailing Address AL
35051

Property Address (if different)

205 837 4601
Telephone number (Day)

Telephone Number (Evening)

[Signature]
Witness

Number of people on property 3
Proposed Property Usage (Circle One)
Commercial or Residential

(All owners listed on the deed must sign)




20150324000091870 4/6 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2015 08:58:18 AM FILED/CERT

Exhibit "B"

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Benjamin D. Rankin
120 Stirrup Cup Cove
Columbiana, AL 35051


20150324000091870 5/6 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2015 08:58:18 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Ten Thousand and 00/100 (\$410,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Colin A. Pearson, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Benjamin D. Rankin and Keri S. Rankin, husband and wife**, (hereinafter referred to as GRANTEES), 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 5, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28 page 48 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


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


\$295,000.00 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 GRANTEES, 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 GRANTEES 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 GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 10th day of August, 2011.


20110812000237590 1/1 \$127.00
Shelby Cnty Judge of Probate, AL
08/12/2011 09:39:13 AM FILED/CERT



Colin A. Pearson

Shelby County, AL 08/12/2011
State of Alabama
Deed Tax: \$115.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Colin A. Pearson, a single individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of August, 2011.

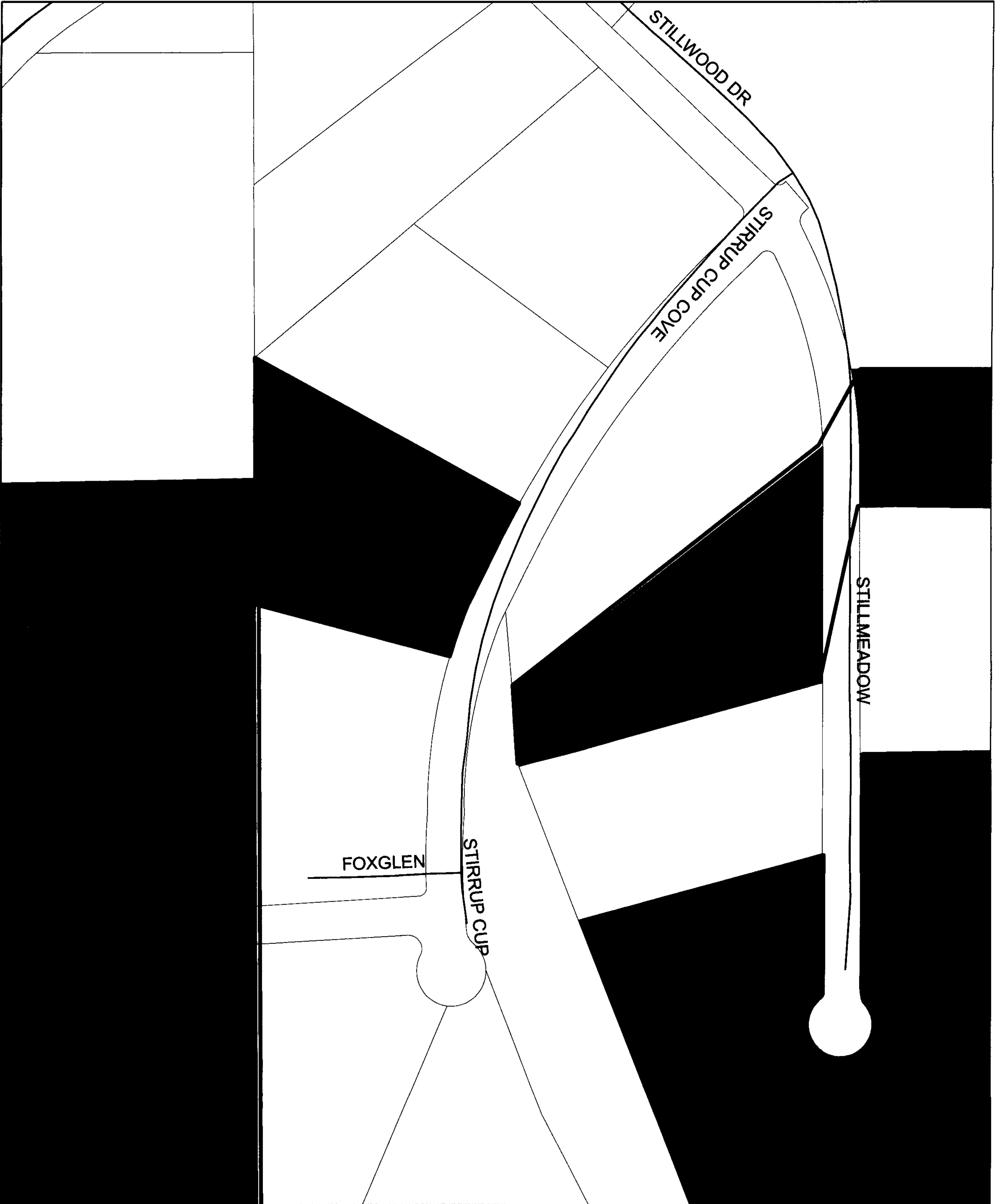

NOTARY PUBLIC
My Commission Expires: 8/16/13



20150324000091870 6/6 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2015 08:58:18 AM FILED/CERT

TAX ID#: 16-3-06

ORD#:X-
15-02-17-685



RANKIN ANNEXATION