

*Certification
Of
Annexation Ordinance*

Ordinance Number: **X-2017-02-21-735**

Property Owner(s): **Amanda & Alex Gold**

Property: **Parcel ID #15-2-04-0-001-037.010**



20170308000079980 1/8 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 02:48:38 PM FILED/CERT

I

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 21st, 2017, as same appears in minutes of record of said meeting, and published by posting copies thereof on February 22nd, 2017, at the public places listed below, which copies remained posted for five business days (through February 28th, 2017).


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

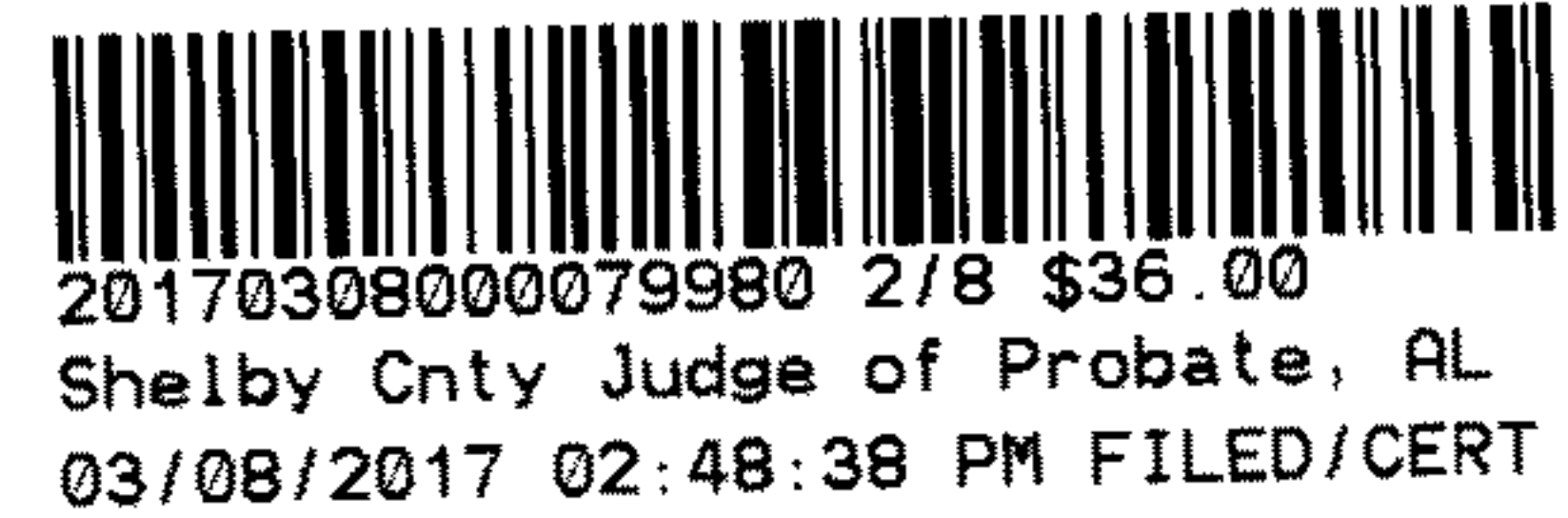

Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-2017-02-21-735

Property Owner(s): **Amanda & Alex Gold**

Property: **Parcel ID #15-2-04-0-001-037.010**



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 (R-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.


Tony Picklesimer, Mayor


Cody Sumners, Councilmember


Scott L. Weygand, Councilmember


David Ingram, Councilmember

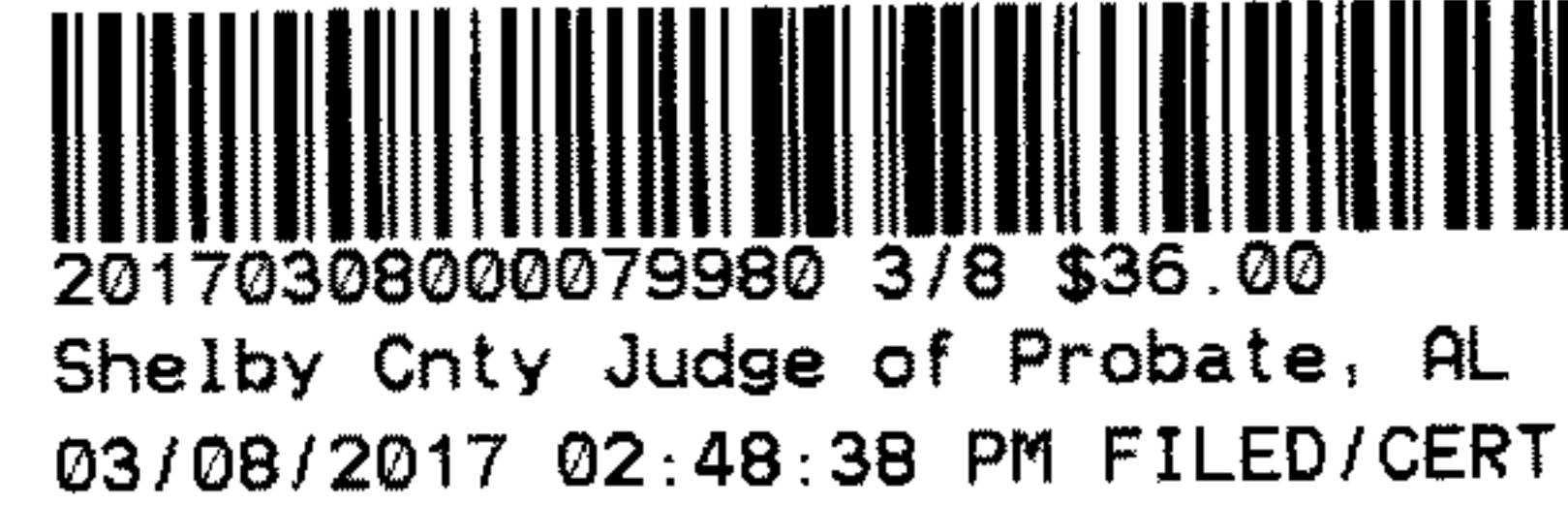

Tiffany Bittrner, Councilmember


Casey Morris, Councilmember

Petition Exhibit B

Property Owner(s): **Amanda & Alex Gold**

Property: **Parcel ID #15-2-04-0-001-037.010**




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 23, Page 160, Instrument #20130125000034540, 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 B. 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.

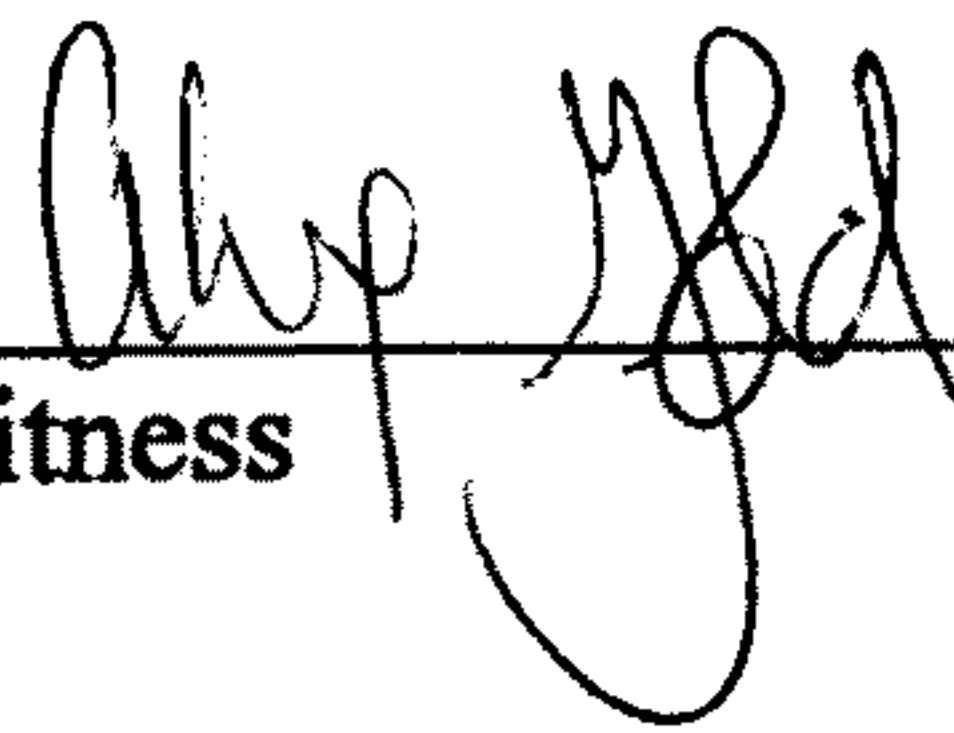
City Clerk
City of Chelsea
P. O. Box 111
Chelsea, Alabama 35043

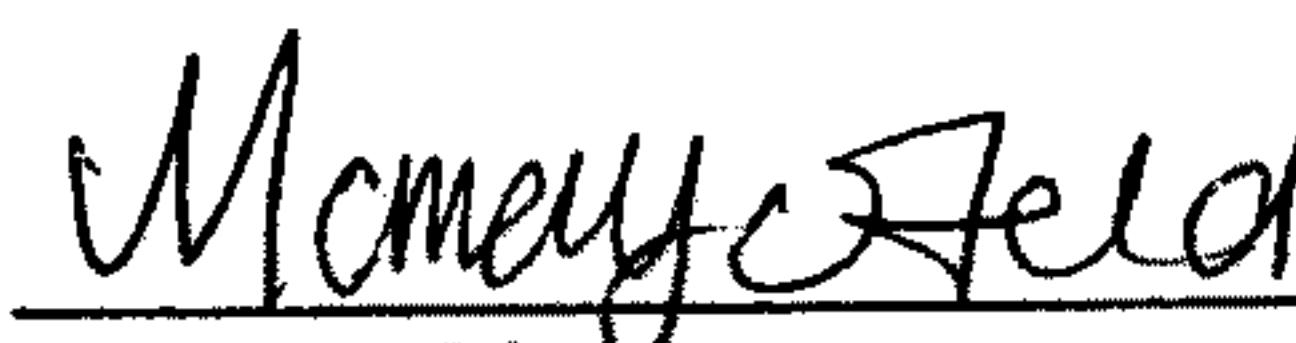

20170308000079980 4/8 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 02:48:38 PM FILED/CERT

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 16 day of December 2016


Witness


Owner Signature

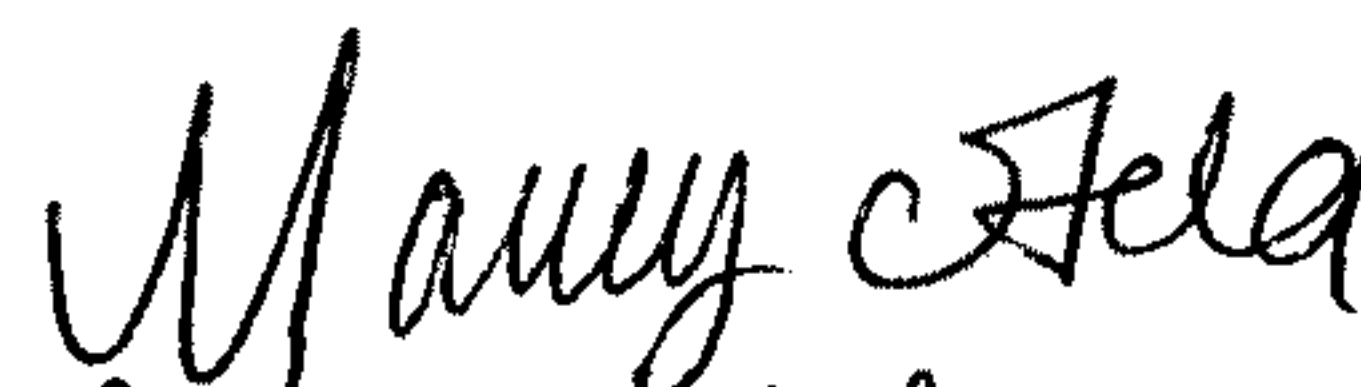
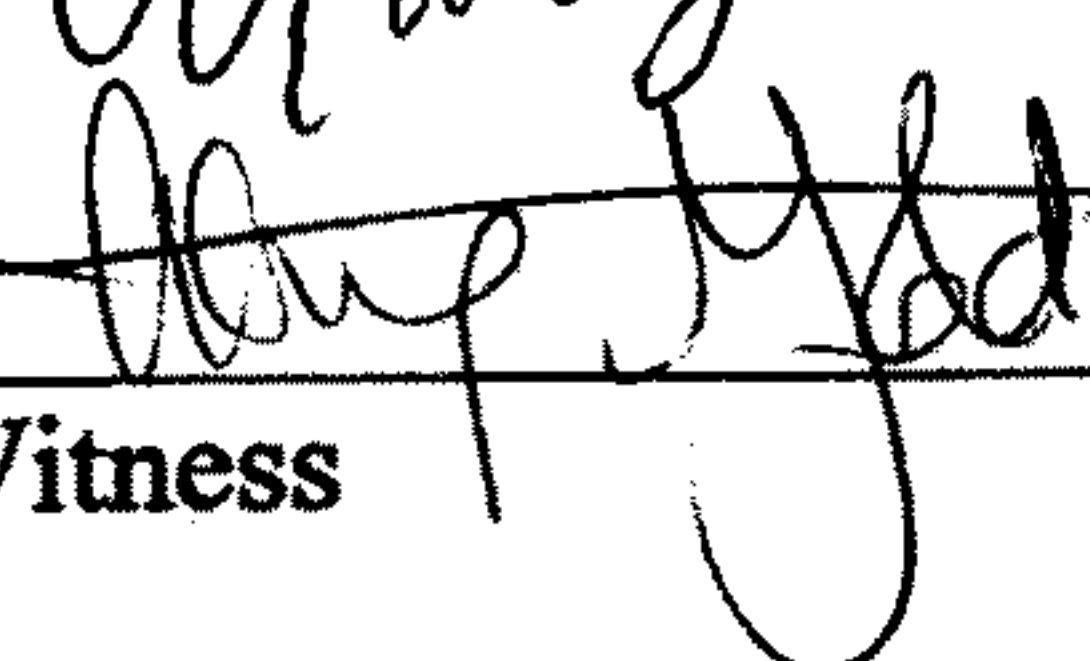
Mandy Gold
Print Name

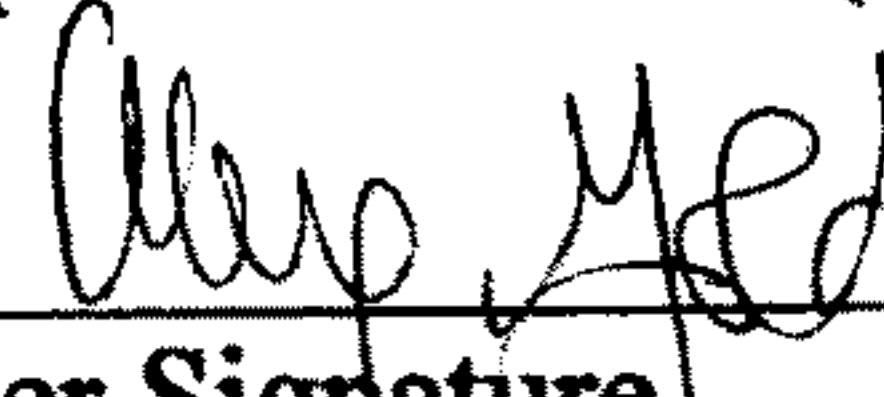
106 Woodland Circle
Mailing Address

106 Woodland Circle
Property Address (If different)

[REDACTED]
Telephone Number (Day)

Same
Telephone Number (Evening)



Witness


Owner Signature

Alex Gold
Print Name

Number of people on property 3

Mailing Address

106 Woodland Circle
Property Address (If different)

Proposed property usage: (Circle One)
Commercial Residential

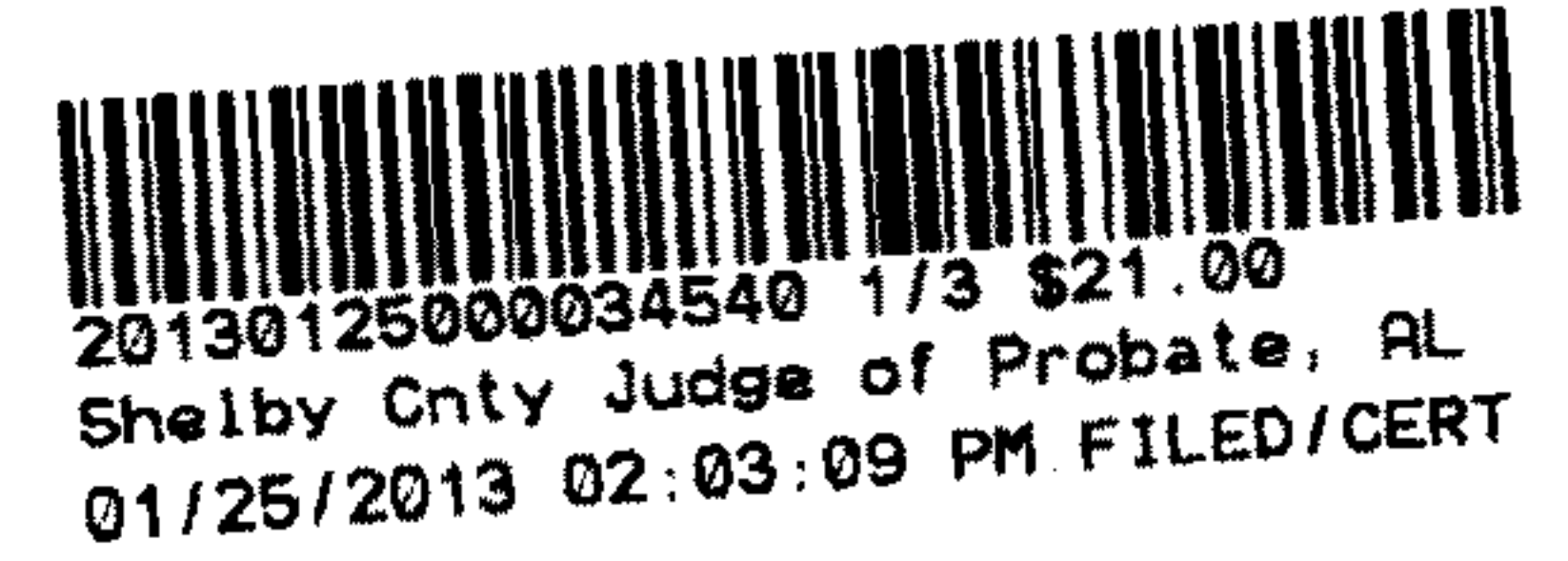
[REDACTED]
Telephone Number (Day)

Telephone Number (Evening)

AMANDA GOLD
106 Woodland Circle
Chelsea, AL 35043

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned **William T. McInnish, Sr. and Peggy Sue McInnish, husband and wife** (hereinafter referred to as "Grantors"), by **Amanda R. Gold and Alex D. Gold** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Ashton Woods 1st Phase, as recorded in Map Book 23, Page 160 in the Probate Office of Shelby County, Alabama.

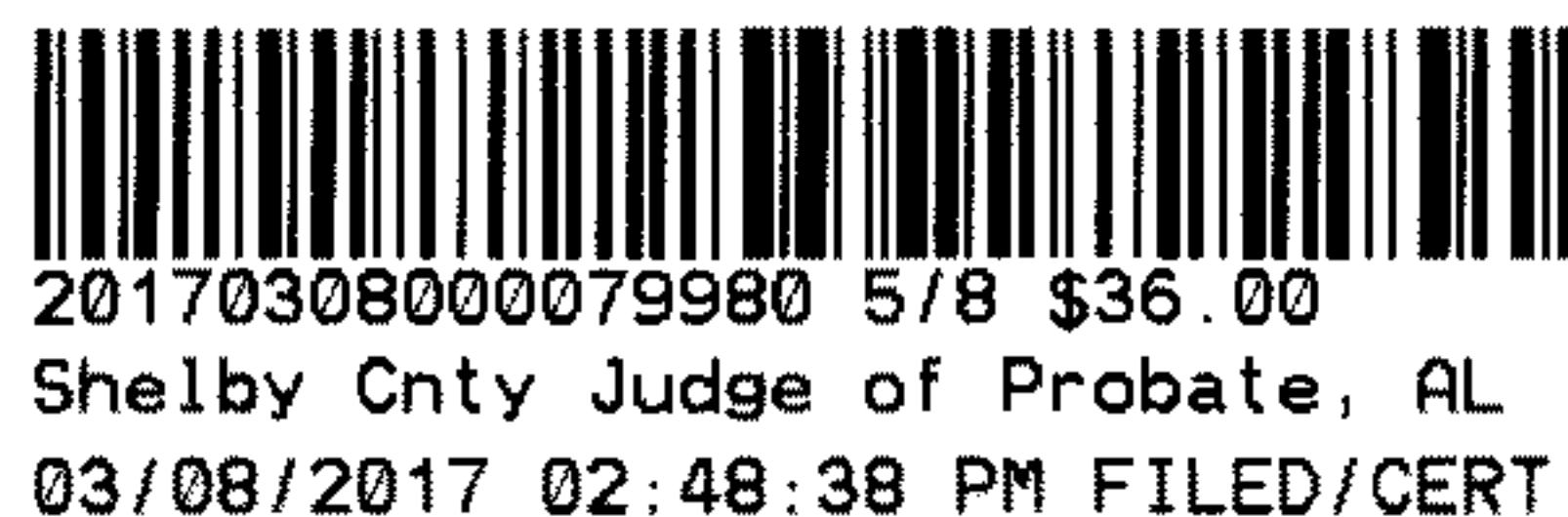
An easement for ingress and egress described as follows: Part of Lot 43, of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: commence at the Southeast Corner of said Lot 41 and run in a Northwesterly direction along the Easterly line of said Lot 41 a distance of 60.00 feet to the point of beginning; thence continue along last described course a distance of 52.00 feet, said line being the Westerly line of said Lot 43; thence turn right 90 degree(s) and run in a Northeasterly direction a distance of 4.50 feet; thence turn right 90 degree(s) and run in a Southeasterly direction, a distance of 52.00 feet; thence turn 90 degree(s) right and run in a Northwesterly direction a distance of 4.50 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$147,283.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

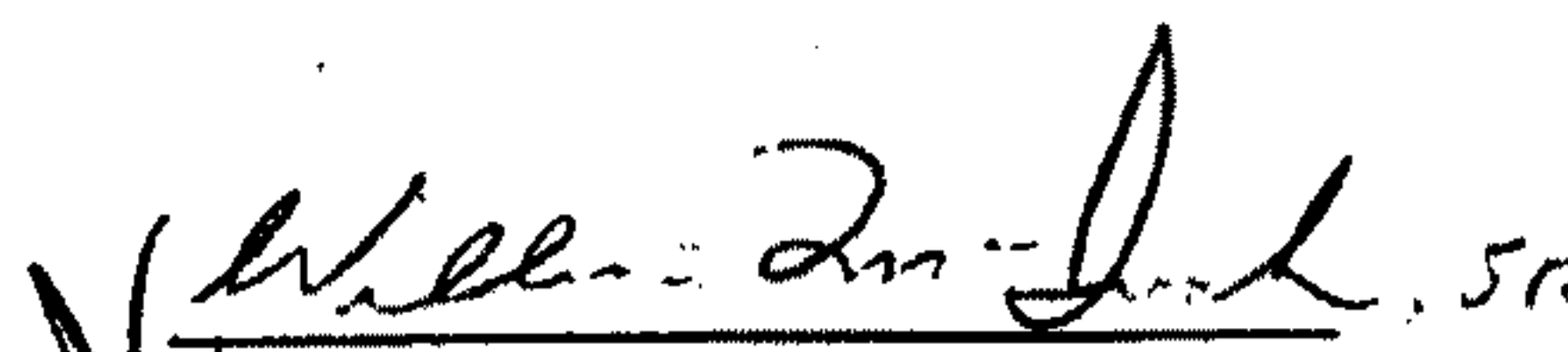


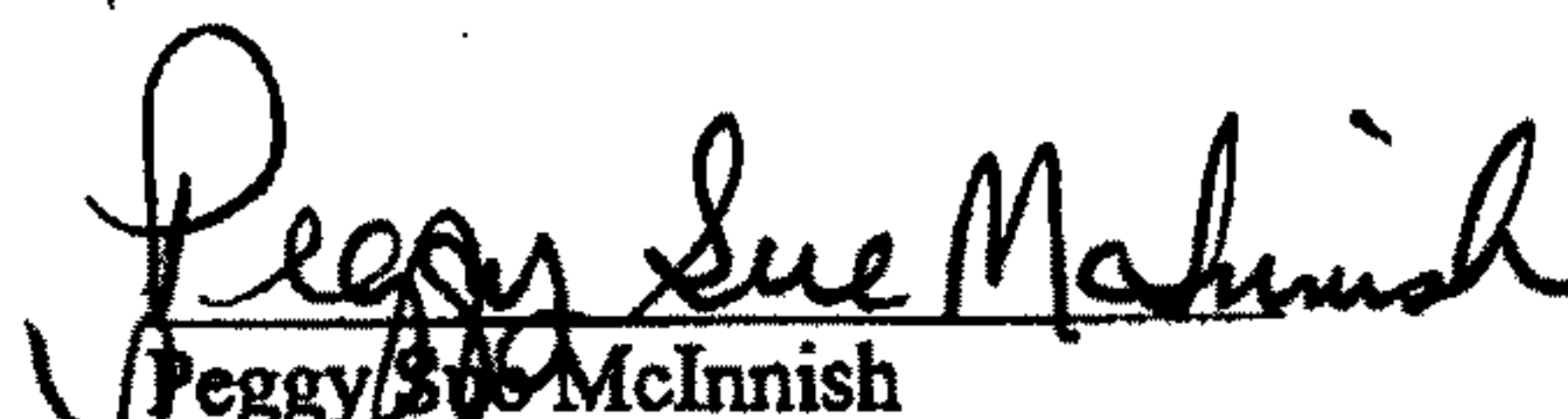
Shelby County, AL 01/25/2013
State of Alabama
Deed Tax: \$3.00


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors William T. McInnish, Sr. and Peggy Sue McInnish have hereunto set their signatures and seals on December 7, 2012.


20130125000034540 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/25/2013 02:03:09 PM FILED/CERT


William T. McInnish, Sr.


Peggy Sue McInnish

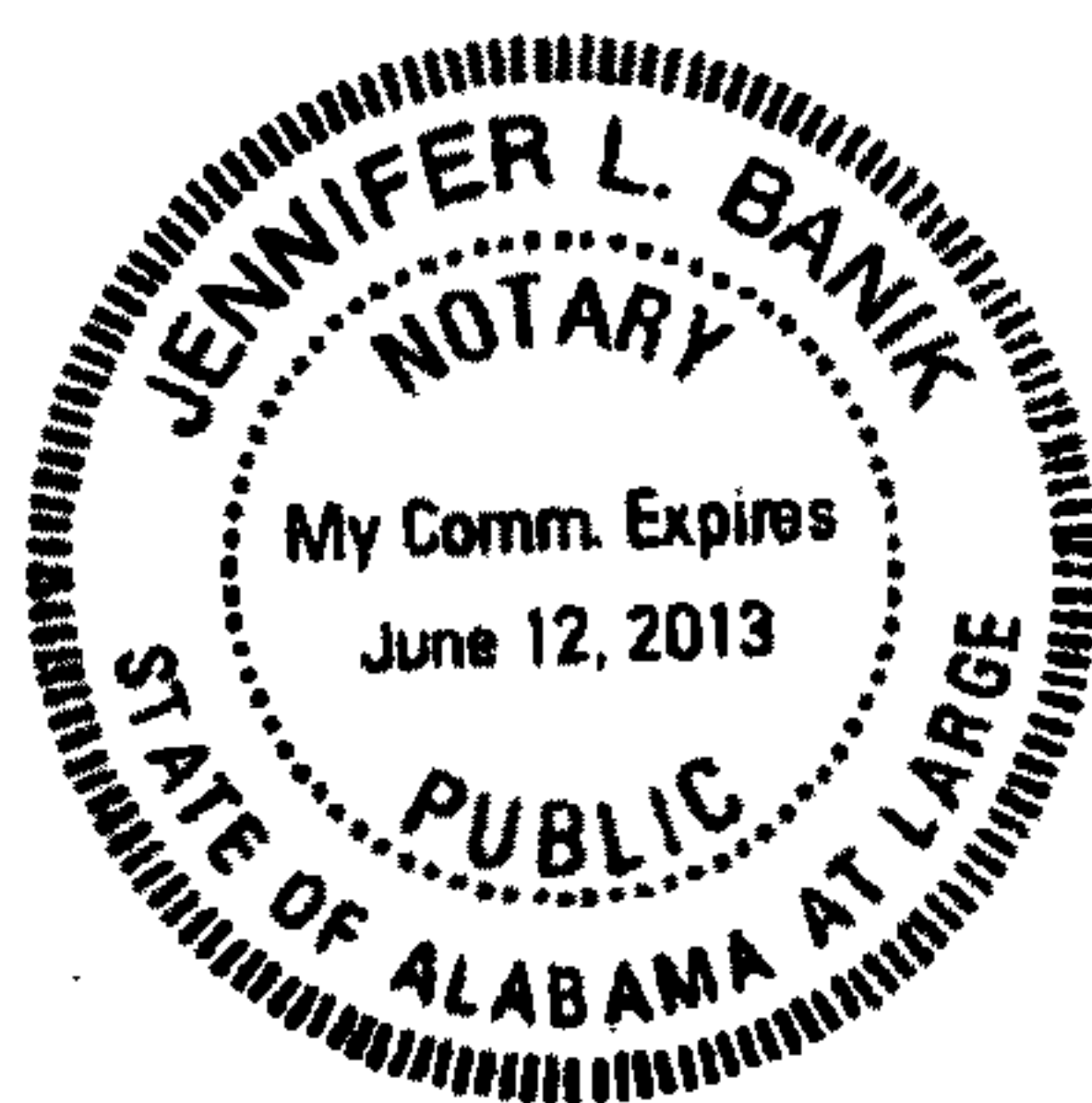

20170308000079980 6/8 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 02:48:38 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William T. McInnish, Sr. and Peggy Sue McInnish, husband and wife whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2012.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires:

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William T. McInish, Sr. Grantee's Name Amanda R. Gold
Mailing Address 125 Astor Circle Mailing Address 106 Woodland Circle
Chelsea, AL Chelsea, AL
35043 35043

Property Address 106 Woodland Circle Date of Sale 12.7.12
Chelsea, AL Total Purchase Price \$ 150,000.00
35043
Actual Value \$
or
Assessor's Market Value \$



20130125000034540 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/25/2013 02:03:09 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



20170308000079980 7/8 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 02:48:38 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Unattested

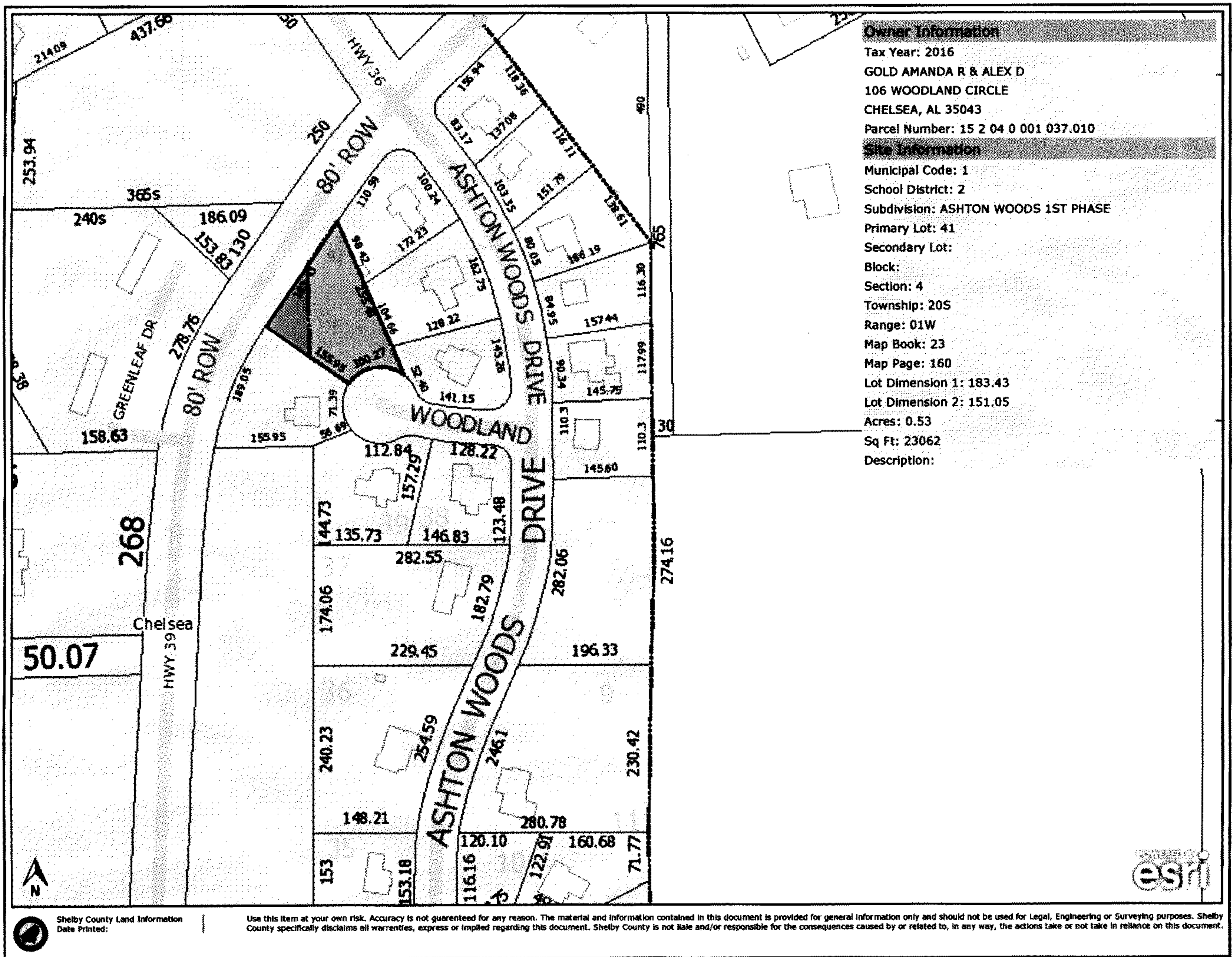
(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170308000079980 8/8 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 02:48:38 PM FILED/CERT