

*Certification
Of
Annexation Ordinance*

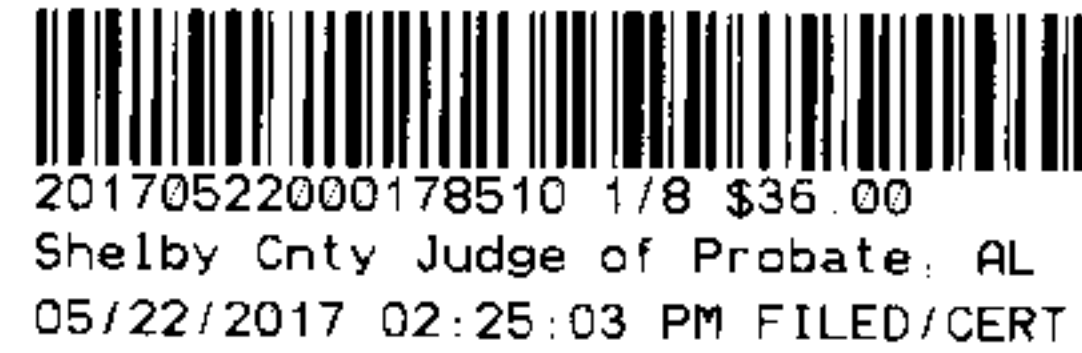
Ordinance Number: **X-2017-04-20-741**

Property Owner(s): **D. C. Thrasher Properties, Inc.**

Property: **Parcel ID #09-8-28-0-001-026.005**

Parcel ID #09-8-28-0-001-022.000

Parcel ID #09-8-28-0-001-026.004



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

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

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

City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-2017-04-20-741

Property Owner(s): **D. C. Thrasher Properties, Inc.**

Property: **Parcel ID #09-8-28-0-001-026.005**

Parcel ID #09-8-28-0-001-022.000

Parcel ID #09-8-28-0-001-026.004



20170522000178510 2/8 \$36.00
Shelby Cnty Judge of Probate, AL
05/22/2017 02:25:03 PM FILED/CERT

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 (B-2) which together is contiguous to the corporate limits of Chelsea;

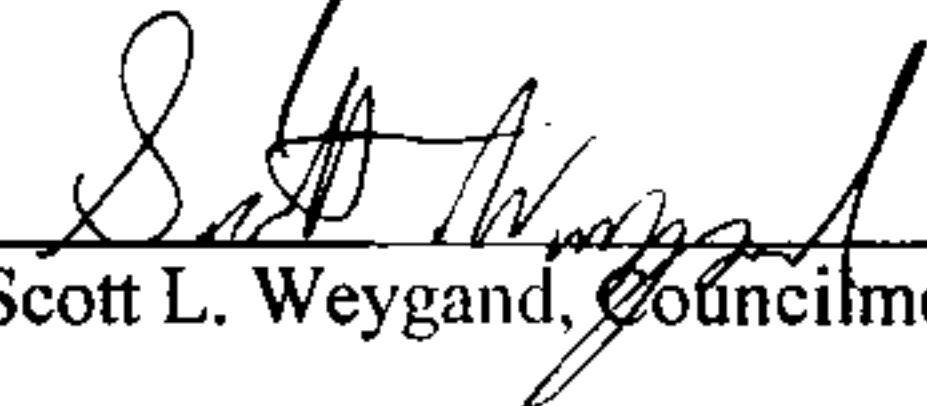
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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 Bittner, Councilmember


Casey Morris, Councilmember

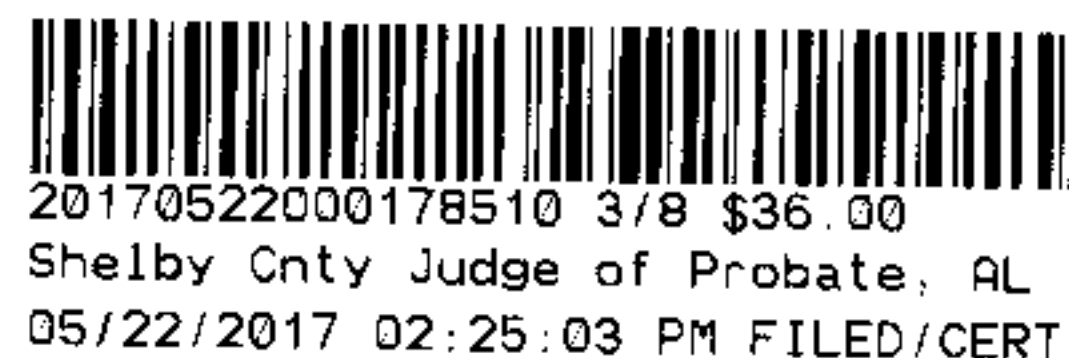
Petition Exhibit B

Property owner(s): D. C. Thrasher Properties, Inc.

Property: Parcel ID #09-8-28-0-001-026.005

Parcel ID #09-8-28-0-001-022.000

Parcel ID #09-8-28-0-001-026.004



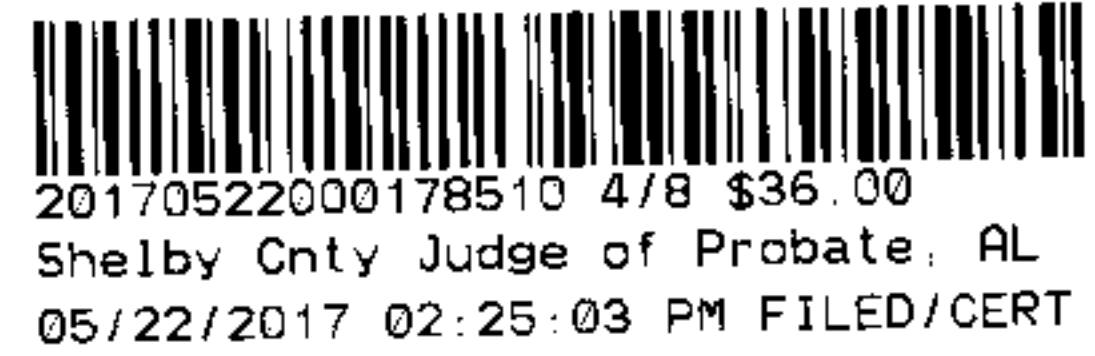
Property Description

The above-noted property, for which annexation into Chelsea is requested in this petition (Petition Exhibit A), is described in the attached copy of the deed (Petition Exhibit B), recorded in, Instrument #20140327000085520, 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 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 6 day of 4/17

Shirley W. W. W. W.
Witness

D. C. Thraasher
Owner Signature

D. C. Thraasher
Print Name

84 Ferguson Dr.
Mailing Address

Property Address (If different)

[Redacted]

Telephone Number (Day)

[Redacted]

Telephone Number (Evening)

D. C. Thraasher
Owner Signature

D. C. Thraasher
Print Name

Mailing Address

Property Address (If different)

Telephone Number (Day)

Telephone Number (Evening)

A. D. [Signature]
Witness

Number of people on property 0

Proposed property usage: (Circle One)
Commercial Residential

Exhibit "B"

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
DC Thrasher Properties Inc.
94 Ferguson Drive
Chelsea AL 35043

WARRANTY DEED


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY THOUSAND DOLLARS and NO/00 (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **D.C. Thrasher, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **D.C. Thrasher Properties Inc.** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.



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This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of March, 2014.



D.C. Thrasher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **D.C. Thrasher**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2014.


Notary Public
My Commission Expires: 1-9-2017


20140327000085520 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
03/27/2014 11:39:35 AM FILED/CERT

Shelby County, AL 03/27/2014
State of Alabama
Deed Tax:\$80.00



EXHIBIT A
LEGAL DESCRIPTION

Beginning at the Northwest corner of the NE ¼ of SE ¼, Section 28, Township 19 South, Range 1 West; thence run Southerly along the West boundary line of said NE ¼ of SE ¼ a distance of 70.90 feet to a point on the Northeast right of way line of Shelby County Highway No. 280; thence turn an angle of 56 degrees 20 minutes 35 seconds to the left and run Southeasterly along said right of way line and along a curve to the right (concave Southeasterly and having a radius of 1677.29 feet and a central angle of 25 degrees 12 minutes 46 seconds) an arc distance of 738.08 feet to a point; thence continuing Southeasterly along said right of way line and along the tangent of said curve a distance of 407.7 feet to a point; thence continue along said right of way line in a Southeasterly direction and along a curve to the left (concave Northerly and having a radius of 438.33 feet and a central angle of 88 degrees 17 minutes 00 seconds) an arc distance of 675.41 feet to a point; thence continue along said right of way line in a Northeasterly direction and along the tangent of said curve a distance of 22.48 feet to a point on the Southwest right of way line of Seaboard Coastline Railroad; thence leaving said Highway right of way line, run Northwesterly along said right of way line of Seaboard Coastline Railroad a distance of 1696.86 feet to a point on the North boundary line of the NE ¼ of SE ¼; thence turn an angle of 39 degrees 38 minutes 27 seconds to the left and run Westerly along said North boundary line of the NE ¼ of SE ¼ a distance of 28.91 feet to the point of beginning. Said tract of land is lying in the NE ¼ of SE ¼, Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name DC Thrasher
Mailing Address 94 Ferguson Dr
Chelsea Ac 35013

Grantee's Name DC Thrasher Prop.
Mailing Address _____

Property Address Vacant

Date of Sale 3-27-14
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 80,000.00



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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 tax Value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print D.C. Thrasher

Unattested _____
(verified by)

Sign DC Thrasher
(Grantor/Grantee/Owner/Agent) circle one



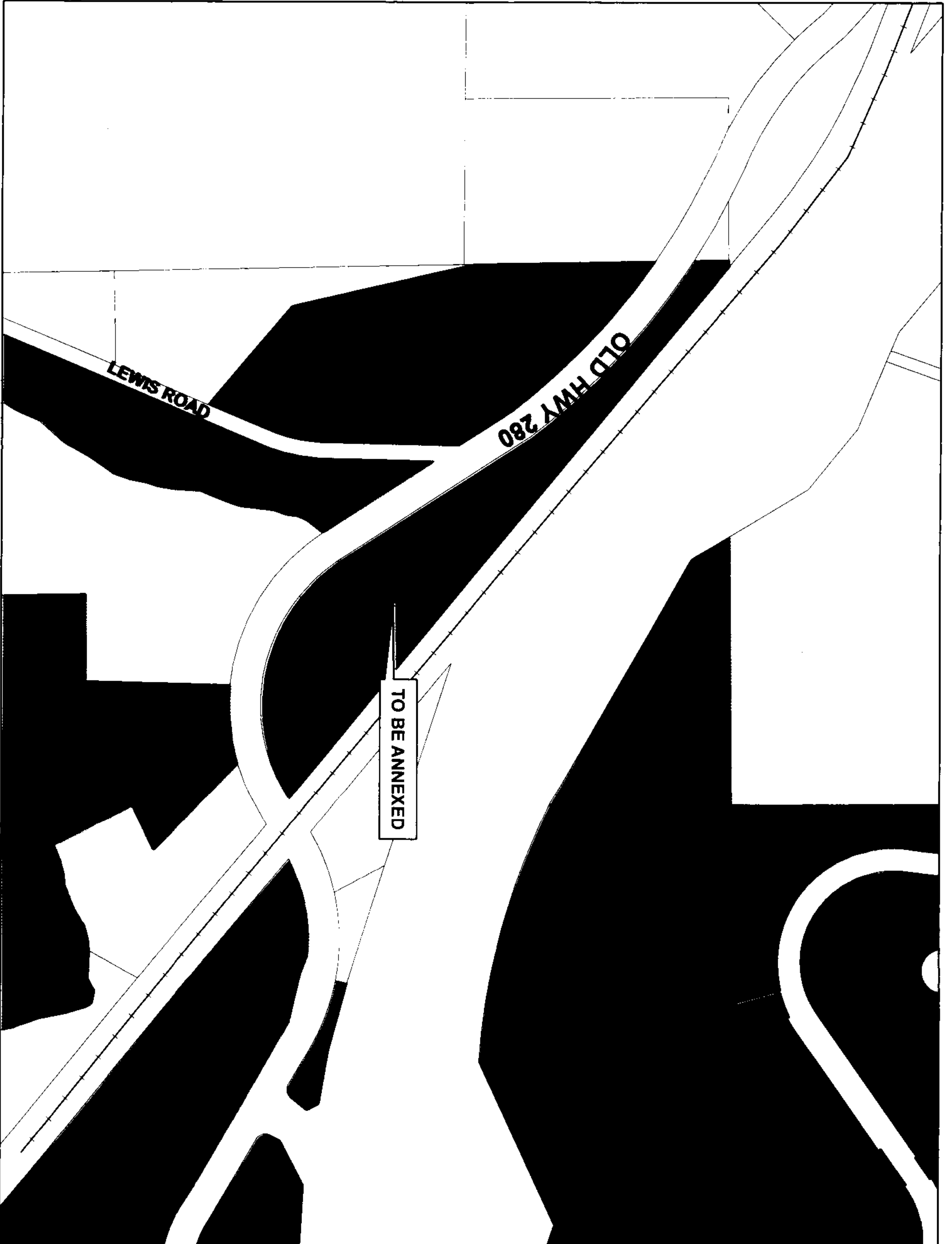
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Tax ID:
09-8-28

Ord. #:
X2017-04-20-741



THRASHER ANNEXATION