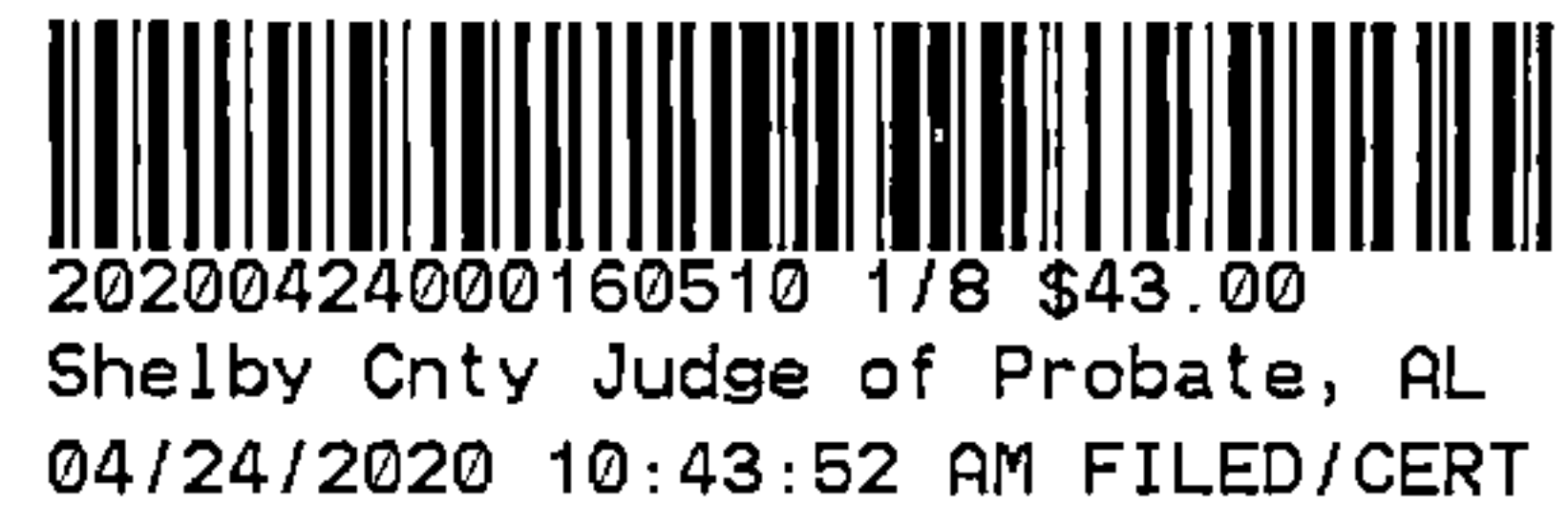


*Certification
Of
Annexation Ordinance*



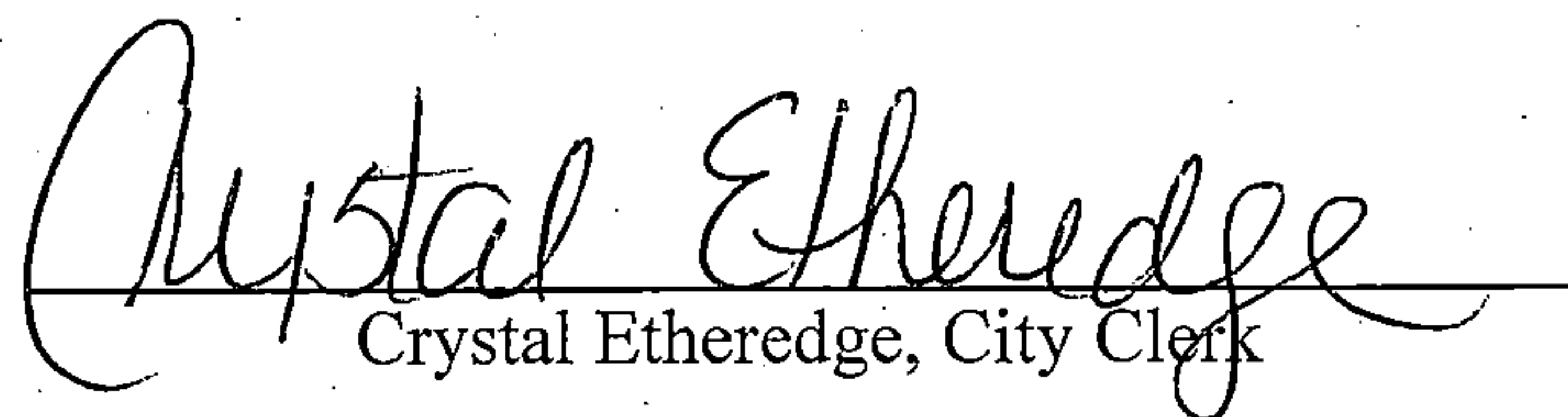
Ordinance Number: **X-2020-04-07-819**

Property Owner(s): **Scott & Kim Thompson**

Property: **Parcel ID #09 5 15 0 001 040.000**

I, Crystal Etheredge, 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 7, 2020 and as same appears in minutes of record of said meeting, and published by posting copies thereof on April 8, 2020, at the public places listed below, which copies remained posted for five business days (through April 15th, 2020).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Chelsea Public Library, Highway 280, Chelsea, Alabama 35043
Chelsea Senior Lodge, 706 County Rd 36, Chelsea, Alabama 35043
City of Chelsea Website - www.cityofchelsea.com


Crystal Etheredge, City Clerk



20200424000160510 2/8 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT

City of Chelsea, Alabama

Ordinance Number: **X-2020-04-07-819**

Property Owner(s): **Scott & Kim Thompson**

Property: **Parcel ID #09 5 15 0 001 040.000**

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 (PRD – Planned Residential District) 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

Scott L. Weygand, Councilmember

Tiffany Bittner, Councilmember

Cody Sumners, Councilmember

Chris Grace, Councilmember

Casey Morris, Councilmember

Petition Exhibit B

Property Owner(s): Scott & Kim Thompson

Property: Parcel ID #09 5 15 0 001 040.000

Property Description

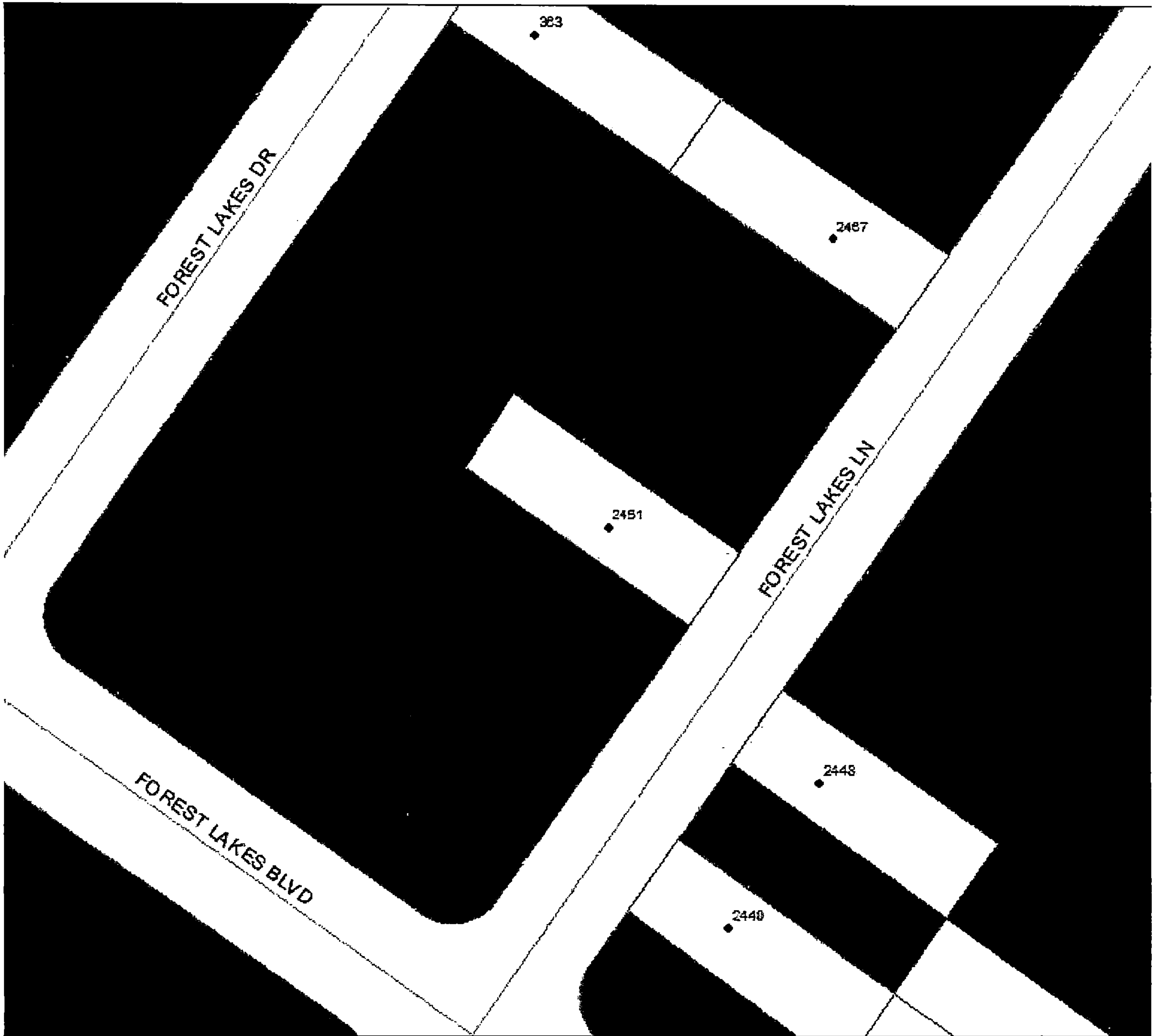
The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Instrument #20181005000356250, and is filed with the Shelby County Probate Judge.

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.



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Shelby Cnty Judge of Probate, AL
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**THOMPSON ANNEXATION
2447 FOREST LAKES LANE**



20200424000160510 4/8 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT

PETITION FOR ANNEXATION
CITY OF CHELSEA, ALABAMA

The undersigned owner(s) of the property described below, which is described in the attached "Exhibit A" and is contiguous to the corporate limits of Chelsea, Alabama, do hereby petition the town of Chelsea to annex said property into the corporate limits of the municipality.

Name of Land Owner(s): Scott + Kim Thompson

Property Address: 2447 Forest Lakes Lane

Home Address City/State/Zip Code: 1205 Sutton Circle, BHM AL 35242

Telephone Number(s) 205-401-1132

Parcel ID Number 09 5 15 0 001 040-000
(As listed on property tax notice)

Number of registered voters residing at this Parcel 2

SIGNATURE OF PROPERTY OWNER(S)

(All owners listed on the deed must sign)

Scott Thompson

03-25-20
Date

Kim Thompson

03-25-20
Date

Date



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Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT

PLEASE RETURN COMPLETED PETITION TO THE CITY CLERK AT
CHELSEA CITY HALL, OR MAIL TO:
Crystal Etheredge, City Clerk • P.O. BOX 111 • CHELSEA, AL 35043
Phone 205-678-8455, Ext. #3

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Charles P. Stokes, Jr. An Unmarried Man

KNOW ALL MEN BY THESE PRESENTS: That Charles P. Stokes, Jr. An Unmarried Man did, on to-wit, the March 7, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, which mortgage is recorded in Instrument # at 20140314000070930 on March 14, 2014, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank, NA as reflected by instrument recorded in Instrument #, 20180502000149350 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank, NA did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of AUGUST 1, 2018 AUGUST 8 2018 AUGUST 15, 2018; and

WHEREAS, on the September 5, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Wells Fargo Bank, NA acting by and through Susie Nailen did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), in the amount of One Hundred Nine Thousand Six Hundred Sixty-Four Dollars and Eighty-Eight Cents (\$109,664.88), which sum the said Wells Fargo Bank, NA offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Nine Thousand Six Hundred Sixty-Four Dollars and Eighty-Eight Cents (\$109,664.88), cash, the said Charles P. Stokes, Jr. An Unmarried Man, acting pursuant to the authority granted under the said mortgage to Wells Fargo Bank, NA, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 559, AS RECORDED TO THE MAP AND SURVEY OF FOREST LAKES, 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGES 25 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.



20200424000160510 6/8 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT

Shelby County, AL 10/05/2018
State of Alabama
Deed Tax: \$110.00

20181005000200250 1/2 \$109.00
Shelby Cnty Judge of Probate, AL
10/05/2018 11:45:42 AM FILED/CERT

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the September 5, 2018.

Charles P. Stokes, Jr. An Unmarried Man
Mortgagor

By: Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: [Signature]
Name: William P. Harris
Title: Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP 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, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this October 1, 2018.

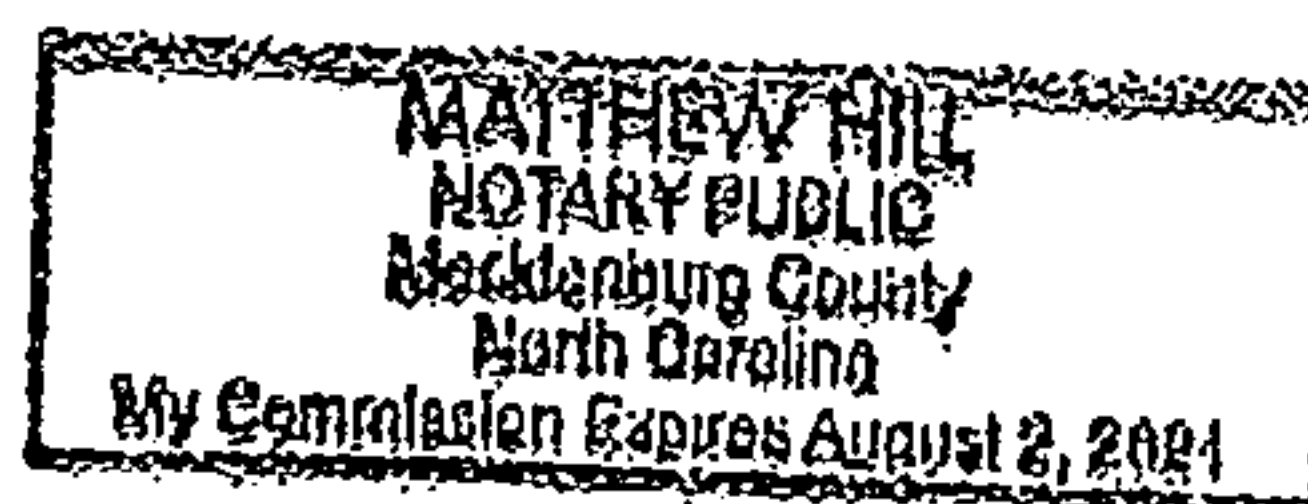
[Signature]
NOTARY PUBLIC



20200424000160510 7/8 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015962



[Signature]
20101000000356265 2/8 \$134.00
Shelby Cnty Judge of Probate, AL
10/05/2010 11:46:42 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Wells Fargo Bank
Mailing Address CARE OF: SHAPIRO and JAGT
10130 Perimeter Pkwy Suite 400
Charlotte, NC 28216

Grantee's Name Scott Thompson
Mailing Address 120 Sutton Circle
BHM, AL 35242

Property Address 2447 Forest Lakes Ln
STERKETT AL
35147

Date of Sale 9/5/18
Total Purchase Price \$ 109,166.4

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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

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 10/5/18

Unattested

(verified by)

Print

Sign

Scott Thompson
Scott Thompson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20181005000356250 375 \$124.00
Shelby Cnty Judge of Probate, AL
10/05/2018 11:45:42 AM FILED/CERT

20200424000160510 8/8 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2020 10:43:52 AM FILED/CERT