



20201207000559230 1/9 \$46.00
Shelby Cnty Judge of Probate, AL
12/07/2020 03:23:00 PM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: **X-2020-10-20-842**

Property Owner(s): **John & Whitney Hodge**

Property: **Parcel ID #15 6 23 0 000 007.001**

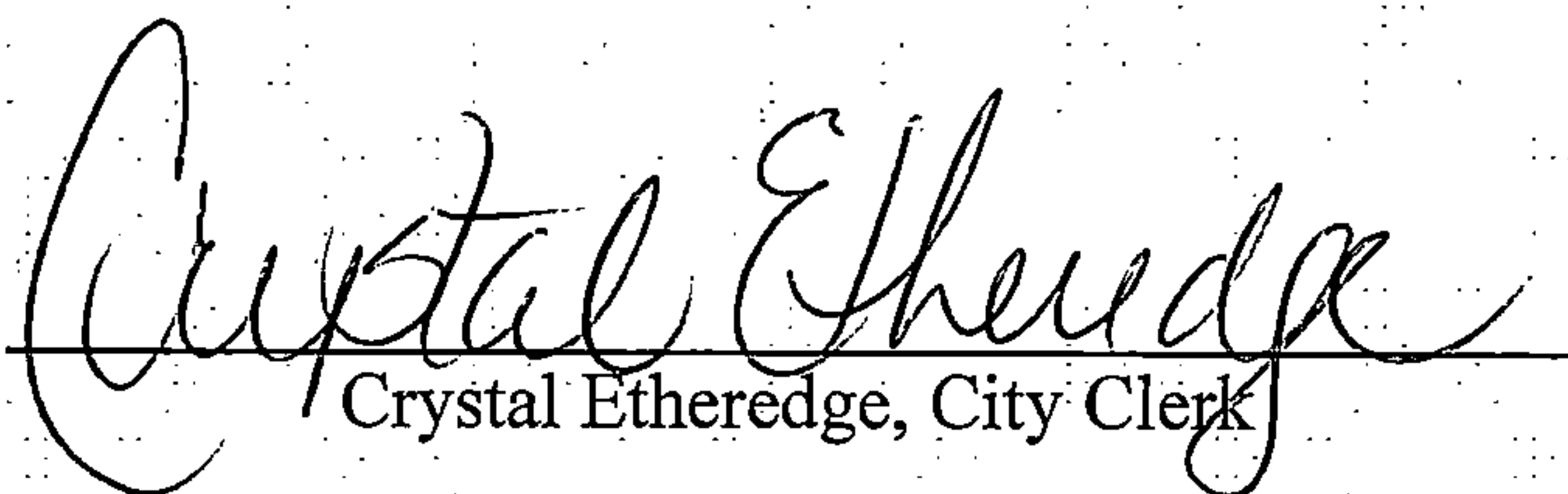
I, Crystal Etheredge, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on October 20, 2020 and as same appears in minutes of record of said meeting, and published by posting copies thereof on October 21, 2020, at the public places listed below, which copies remained posted for five business days (through October 28, 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

City of Chelsea Website - www.cityofchelsea.com


Crystal Etheredge, City Clerk

City of Chelsea, Alabama

Ordinance Number: **X-2020-10-20-842**

Property Owner(s): **John & Whitney Hodge**

Property: **Parcel ID #15 6 23 0 000 007.001**

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

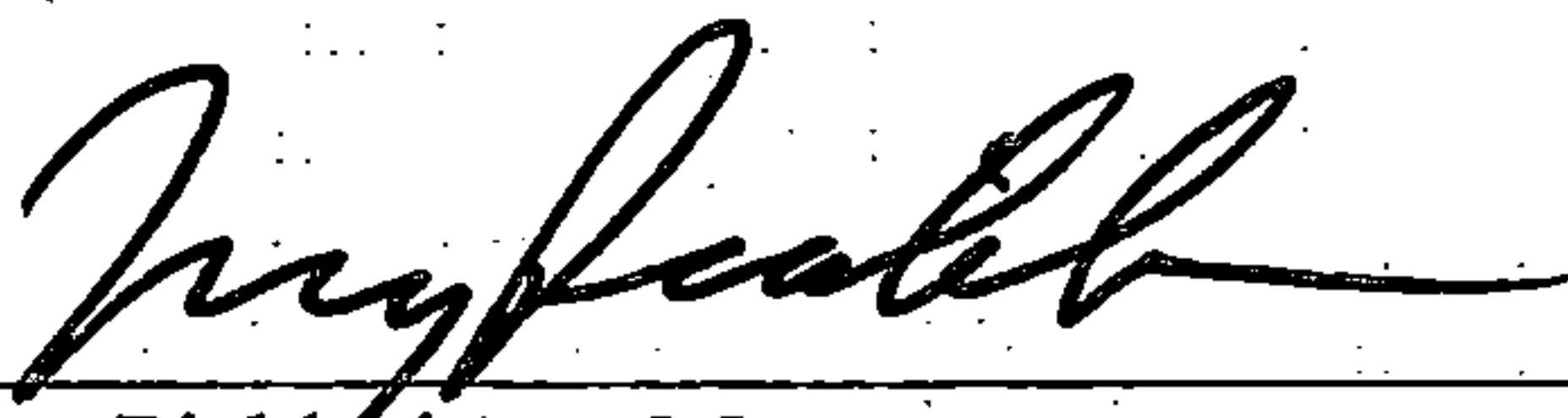
Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

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 together is contiguous to the corporate limits of Chelsea;

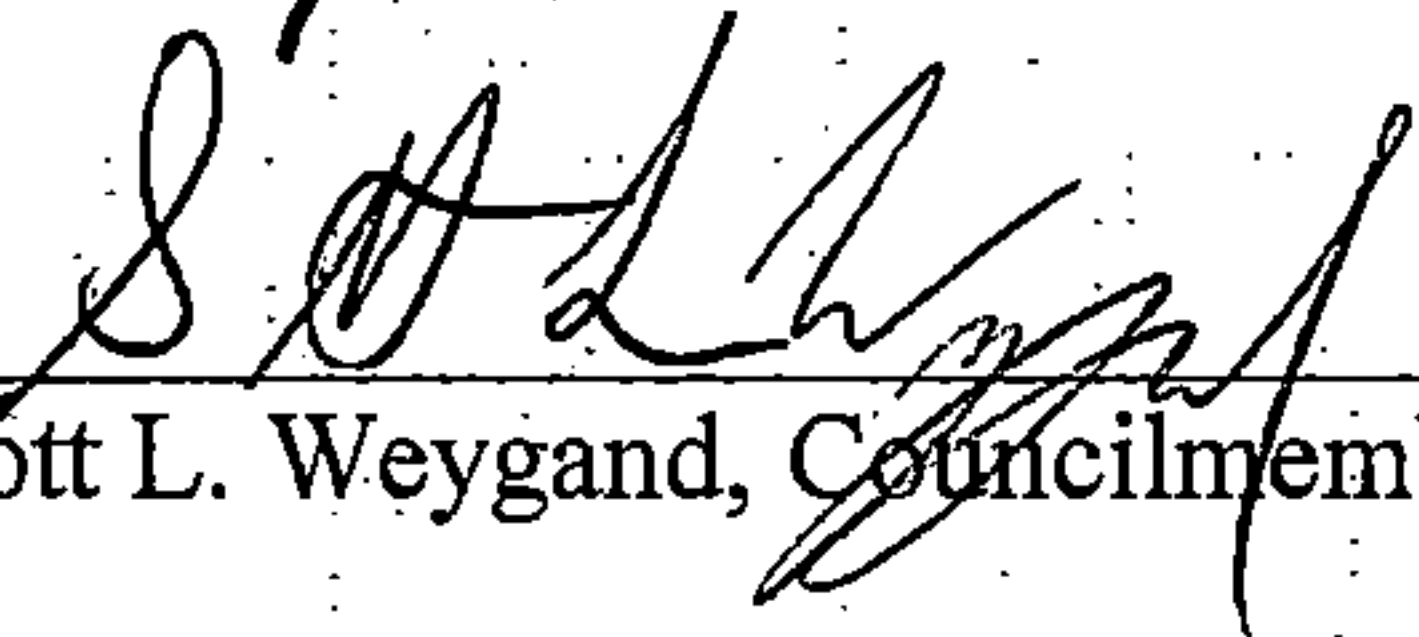
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

Therefore, be it **ordained** that the City Council of the City of Chelsea assents to the said annexation: and

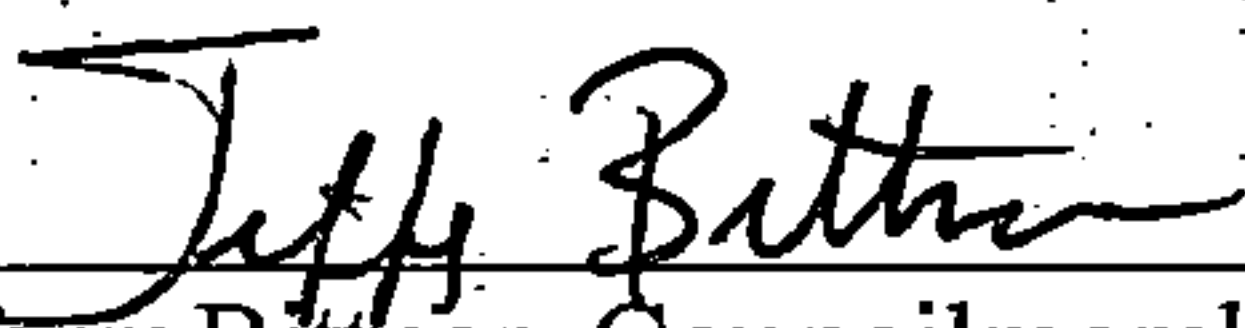
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.



Tony Picklesimer, Mayor



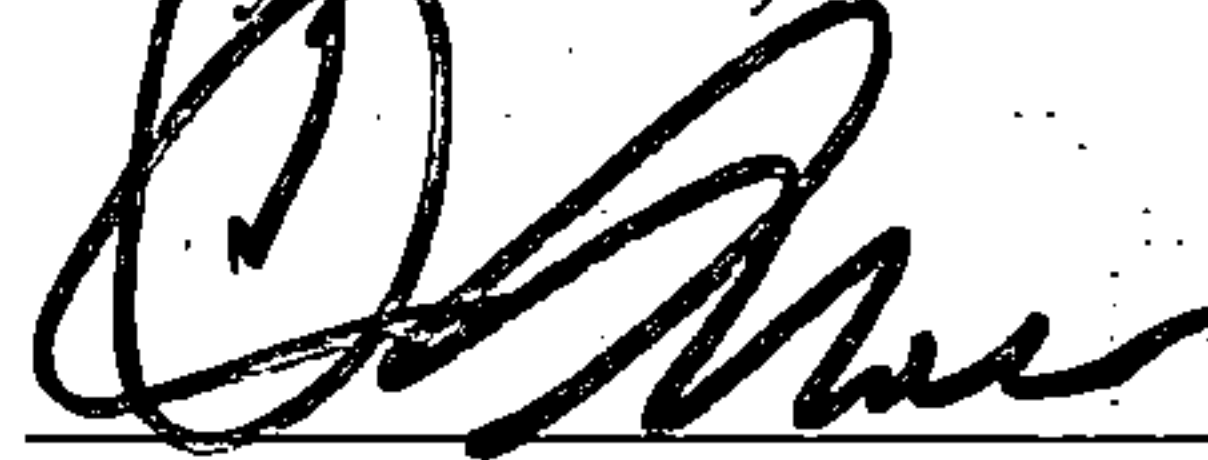
Scott L. Weygand, Councilmember



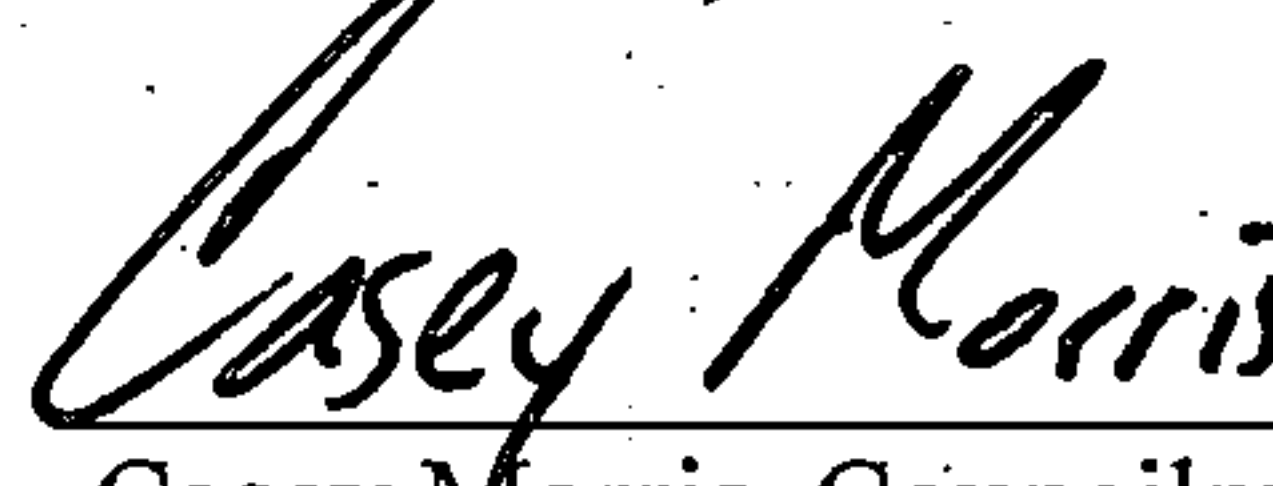
Tiffany Bittner, Councilmember



Cody Sumners, Councilmember



Chris Grace, Councilmember



Casey Morris, Councilmember



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Petition Exhibit B

Ordinance Number: **X-2020-10-20-842**

Property Owner(s): **John & Whitney Hodge**


Property: **Parcel ID #15 6 23 0 000 007.001**

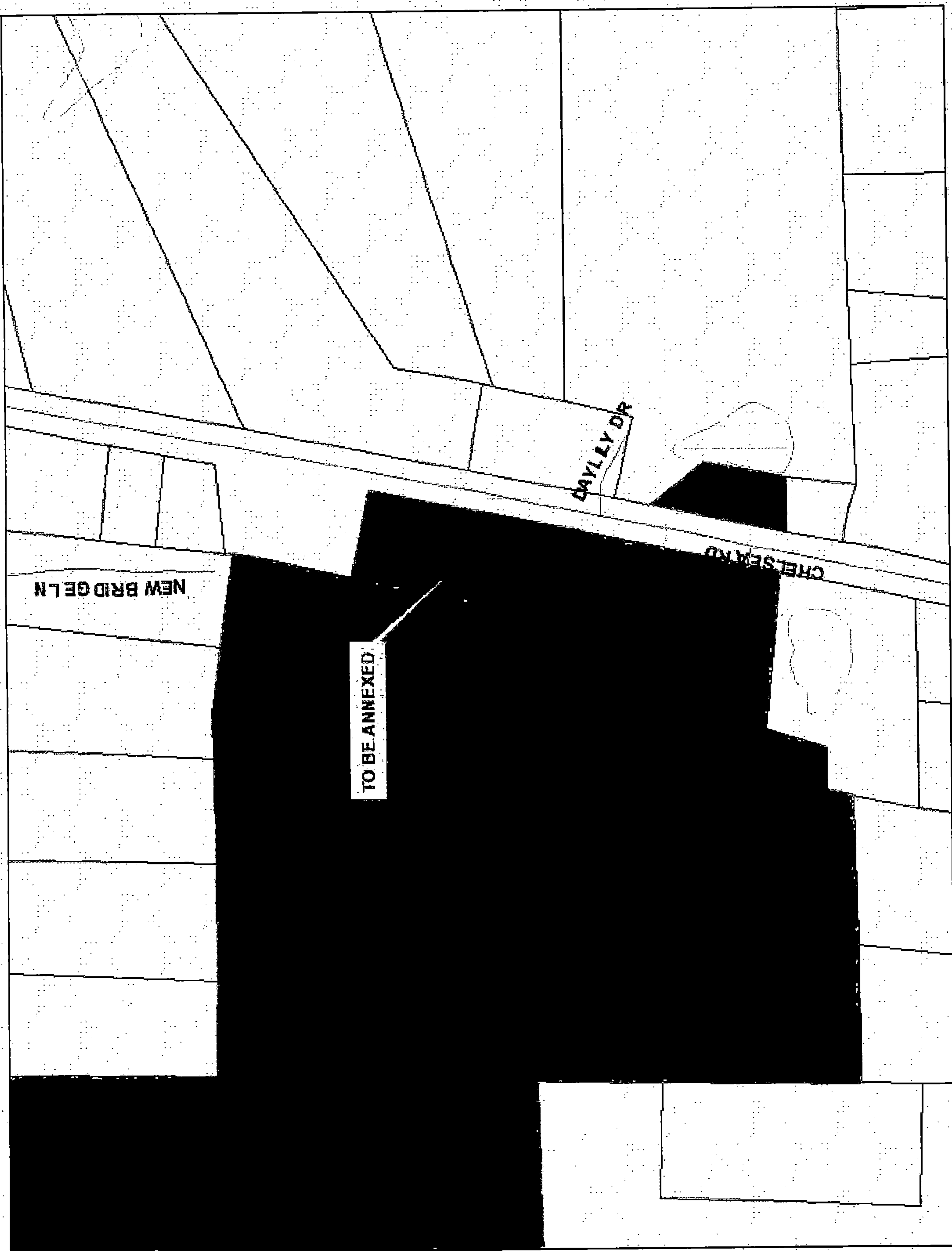
Property Description

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 #20200828000377720, 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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**HODGE ANNEXATION
LOT 1 WHITE OAK MANOR**

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**TAX ID
15-6-23**

**ORD #:
X-2020-10-20-842**

**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): John and Whitney Hodge

Property Address: Lot 1 White Oak Manor

Home Address City/State/Zip Code: P.O. Box 161 Greensboro AL 36744

Telephone Number(s) [REDACTED] / [REDACTED]

Parcel ID Number 156 23 0 000 007 001
(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)

Whitney Hodge

10-15-2020

Date

John Hodge

10-15-2020

Date

Date

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



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20200828000377720

08/28/2020 08:15:47 AM

**STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

DEEDS 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John Hodge, Jr. and
Whitney Hodge
1 Oak Haven Trail
Chelsea, AL 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Forty-Nine Thousand Four Hundred and 00/100 Dollars (\$149,400.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **CLAYTON 47 INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JOHN HODGE, JR. and WHITNEY HODGE**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 1, according to the Survey of Final Plat White Oak Manor Subdivision, as recorded in Map Book 47, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

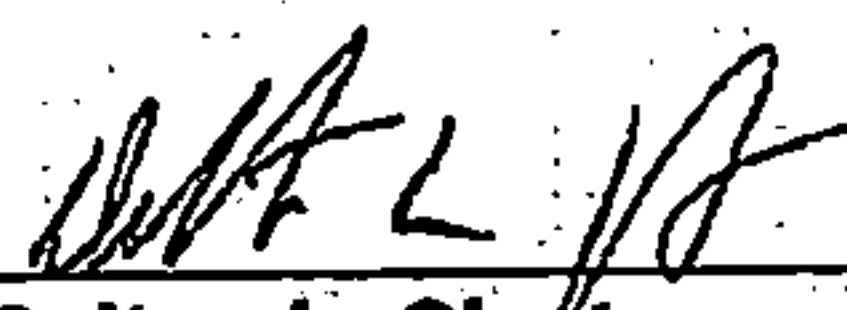
\$59,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to 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 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.

In Witness Whereof, the said Grantor, by **Delton L. Clayton**, its **Manager/Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 21st day of August, 2020.

CLAYTON 47 INVESTMENTS, LLC

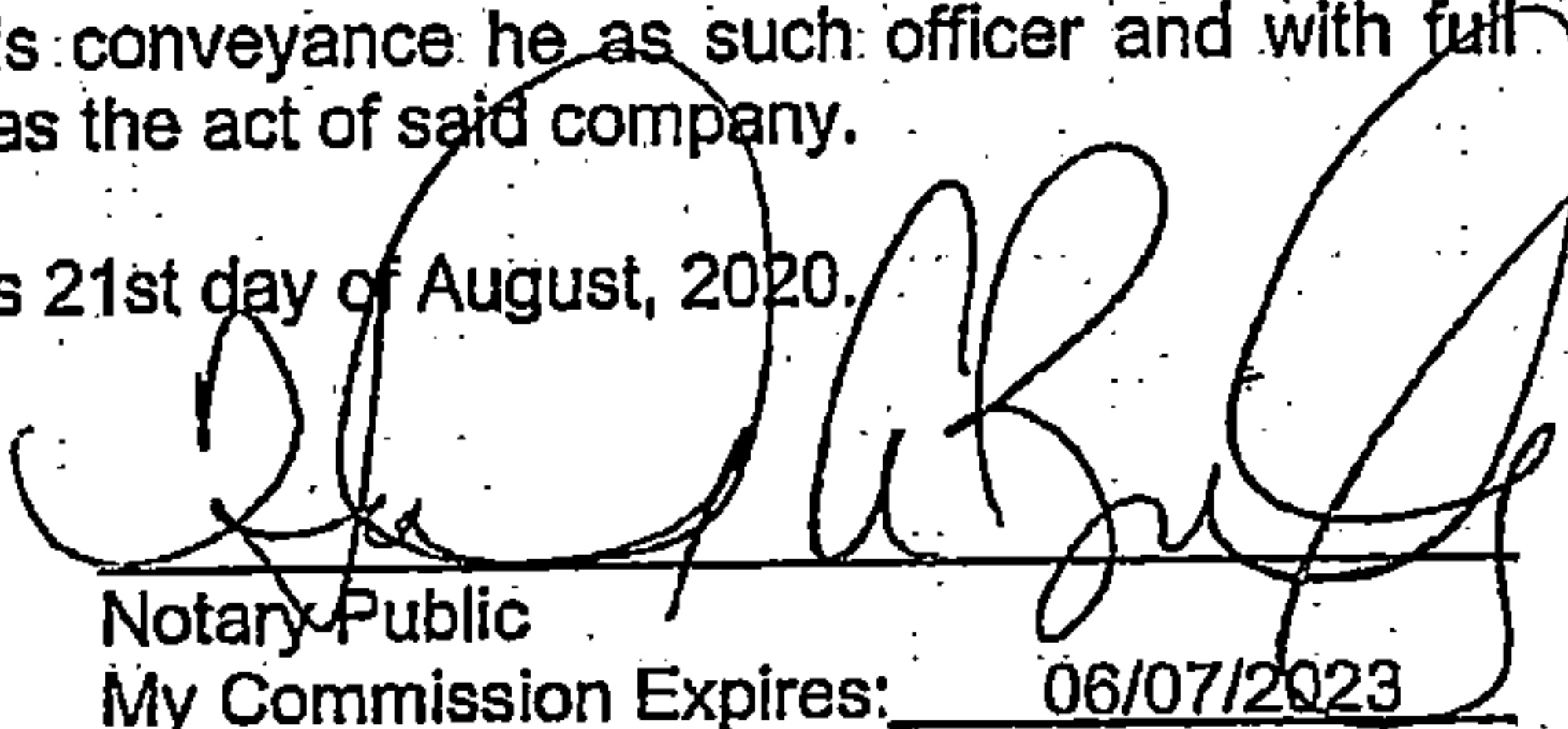
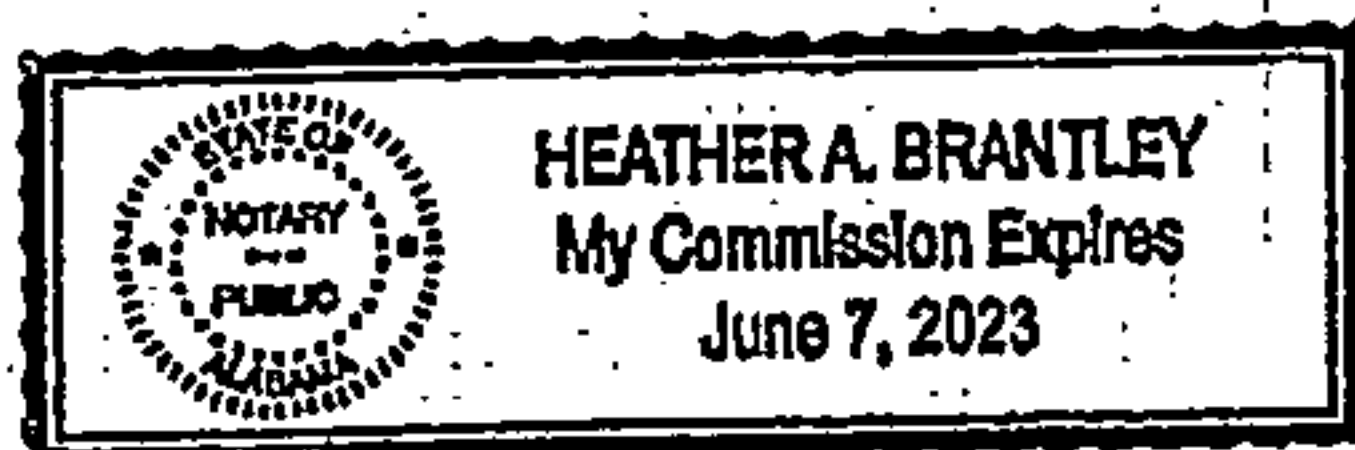


BY: **Delton L. Clayton**
ITS: **Manager/Member**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Delton L. Clayton**, whose name as **Manager/Member of Clayton 47 Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 21st day of August, 2020.



Notary Public
My Commission Expires: **06/07/2023**



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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Clayton 47 Investments, LLC	Grantee's Name	JOHN HODGE, JR.
Mailing Address	P.O. Box 602 Helena, AL 35080	Mailing Address	WHITNEY HODGE 1 Oak Haven Trail, Chelsea, AL 35043
Property Address	1 Oak Haven Trail Chelsea, AL 35043	Date of Sale	August 21, 2020
		Total Purchase Price \$	149,400.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 _____

Print B. CHRISTOPHER BATTLES

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2020 08:15:47 AM
\$174.50 CHERRY
20200828000377720

Allen S. Bayl



20201207000559230 7/9 \$46.00
Shelby Cnty Judge of Probate, AL
12/07/2020 03:23:00 PM FILED/CERT

20060531000255690 1/2 \$1769.00
Shelby Cnty Judge of Probate, AL
05/31/2006 09:54:49AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Clayton 47 Investments, LLC
PO Box 602
Helena, AL 35020

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **ONE MILLION SEVEN HUNDRED FIFTY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS (\$1,753,750.00)**, to the undersigned grantor, **BENTLEY, LLC**, a Alabama limited liability company, in hand paid by **CLAYTON 47 INVESTMENTS, LLC**, the receipt of which is hereby acknowledged, the said **BENTLEY, LLC**, does by these presents, grant, bargain, sell and convey unto the said **CLAYTON 47 INVESTMENTS, LLC** the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGA DESCRIPTION.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said Grantor, does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **BENTLEY, LLC** by its members, George Bentley, Member; Mark Bentley, Member; and Dwight Bentley, Member, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 25th day of May, 2006.

BENTLEY, LLC

BY: George Bentley
George Bentley, Its Member

BY: Mark Bentley
Mark Bentley, Its Member

BY: Dwight Bentley
Dwight Bentley, Its Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Bentley, Member, Mark Bentley, Member, Dwight Bentley, Member of Bentley, LLC are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 25th day of May, 2006.

Notary Public
Notary Public

My Commission Expires: 10-6-08

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EXHIBIT "A"

Commence at a 4" x 4" concrete monument in place accepted as the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed North 00°23'53" East along the West boundary of said 1/4 - 1/4 section and along the East boundary of Twelve Oaks Subdivision, Amended Map as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 15 at page 16 for a distance of 1318.55 feet to a 3/8" rebar in place in rock pile being the Northwest corner of said 1/4 - 1/4 section; thence proceed North 00°11'59" East along the West boundary of the Northwest 1/4 of the Northeast 1/4 and along the East boundary of said subdivision for a distance of 558.88 feet (set 1/2" rebar) to a point on the South bank of Yellow Leaf Creek, said point being South 00°11'59" West of and 22.18 feet from the center of said creek; thence proceed North 00°11'59" East along the West boundary of said Northwest 1/4 of the Northeast 1/4 for a distance of 22.18 feet to the centerline of said creek; thence proceed Northerly, Easterly and Southerly along the meandering centerline of said creek for a chord bearing and distance of North 70°21'35" East, 1373.14 feet to the center of said creek and its point of intersection with the East boundary of said Northwest 1/4 of the Northeast 1/4; thence proceed South 00°23'25" East along the East boundary of said 1/4 - 1/4 section for a distance of 15.05 feet to a point on the South bank of said creek; thence proceed South 00°23'25" East along the East boundary of said 1/4 - 1/4 section for a distance of 995.46 feet (set 1/2" rebar), said point being the Northwest corner of the Southeast 1/4 of the Northeast 1/4; thence proceed North 88°29'19" East along the North boundary of said 1/4 - 1/4 section for a distance of 1352.26 feet to a lighter knot being the Northeast corner of said 1/4 - 1/4 section; thence proceed South 01°09'21" West along a fence and along the East boundary of said 1/4 - 1/4 section for a distance of 657.17 feet to a 2" iron at fence post being the Southwest corner of the Hartsfield Family Estate Survey as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 14 at page 50B; thence proceed South 85°09'57" East along the South boundary of said subdivision and along a fence for a distance of 53.59 feet to a 3/4" rebar at fence; thence proceed South 87°39'32" East along the South boundary of said subdivision and along a fence for a distance of 170.96 feet to a 1/2" rebar at fence; thence proceed North 88°39'08" East along the South boundary of said subdivision and along a fence for a distance of 232.31 feet to a 5/8" rebar at fence; thence proceed North 88°46'57" East along the South boundary of said subdivision and along a fence for a distance of 216.31 feet to a 1/2" rebar at fence; thence proceed South 84°31'07" East along the South boundary of said subdivision and along a fence for a distance of 374.89 feet; thence proceed South 00°00'31" West for a distance of 289.68 feet; thence proceed South 78°27'02" East for a distance of 178.71 feet to a point on the Westerly right of way of Shelby County Highway No. 47; thence proceed South 11°48'41" West along the Westerly right of way of said highway for a distance of 844.07 feet to a 3/4" open top pipe in place; thence proceed North 85°12'25" West along a fence for a distance of 520.76 feet to a 1" open top pipe at a fence intersection; thence proceed South 16°21'34" West along a fence for a distance of 135.37 feet to a fence post; thence proceed South 87°04'01" West along a fence for a distance of 87.36 feet to a 1" open top pipe in place; thence proceed South 08°41'53" West along a fence for a distance of 65.13 feet to a 2" open top pipe in place; thence proceed South 89°11'32" West along a fence for a distance of 601.85 feet to a fence post; thence proceed North 00°09'10" East for a distance of 859.42 feet to a 4" x 4" concrete monument in place, said point being the Northeast corner of the Bosshart Resurvey Parcel "L" Tract as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13 at page 60; thence proceed South 88°36'13" West along the North boundary of said subdivision and along a fence for a distance of 660.30 feet to a 5/8" capped rebar in place being the Northwest corner of Lot No. 3 of said subdivision;

thence proceed South 89°33'47" West along the North boundary of said subdivision and along a fence for a distance of 660.38 feet to a 5/8" capped rebar in place being the Northwest corner of Lot No. 2 of said subdivision; thence proceed South 89°32'11" West along the North boundary of said subdivision and along a fence for a distance of 990.47 feet to the Northwest corner of Lot No. 1 of said subdivision; thence proceed South 89°37'51" West along the North boundary of Lot 1-F of the A D Jordon Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 32 at page 15 and along a fence for a distance of 330.04 feet to the point of beginning.

The above described land is located in the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 20 South, Range 1 West, and the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama.

Less and except any part of subject property lying within a road right of way.

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Shelby Cnty Judge of Probate, AL
05/31/2006 09:54:49AM FILED/CERT

Shelby County, AL 05/31/2006
State of Alabama
Deed Tax: \$1764.00

202012070000559230 9/9 \$46.00
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