

20211103000532330 1/11 \$52.00  
Shelby Cnty Judge of Probate, AL  
11/03/2021 09:43:22 AM FILED/CERT

*Certification  
Of  
Annexation Ordinance*

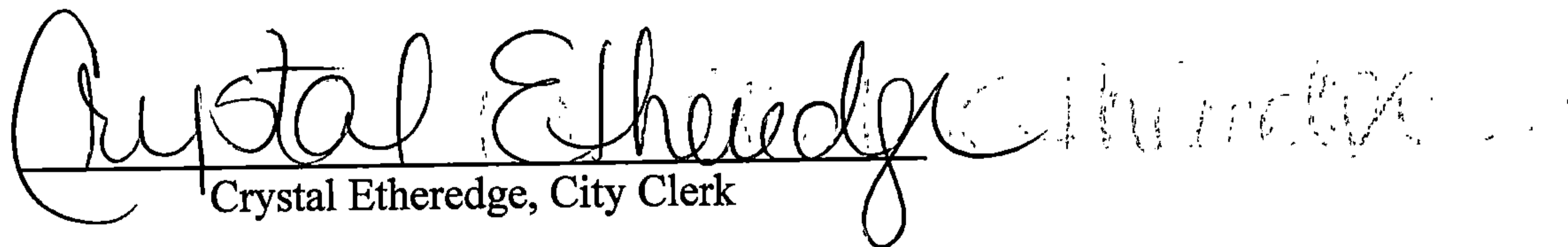
Ordinance Number: **X-2021-09-21-939**

Property Owner(s): **Janice Watkins**

Portion of Property: **Parcel ID #08 9 32 1 001 020.000**

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 a regular council meeting held on September 21, 2021 and as same appears in minutes of record of said meeting, and published by posting copies thereof on September 22, 2021, at the public places listed below, which copies remained posted for five business days (through September 29, 2021).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043  
U.S. Post Office, Highway 280, Chelsea, Alabama 35043  
Chelsea Community Center, 11101 Chelsea Road, Chelsea, Alabama 35043  
Chelsea Public Library, Highway 280, Chelsea, Alabama 35043  
City of Chelsea Website - [www.cityofchelsea.com](http://www.cityofchelsea.com)

  
Crystal Etheredge, City Clerk

## City of Chelsea, Alabama

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Ordinance Number: **X-2021-09-21-939**

Property Owner(s): **Janice Watkins**

Portion of Property: **Parcel ID #08 9 32 1 001 020.000**

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 together is contiguous to the corporate limits of Chelsea;

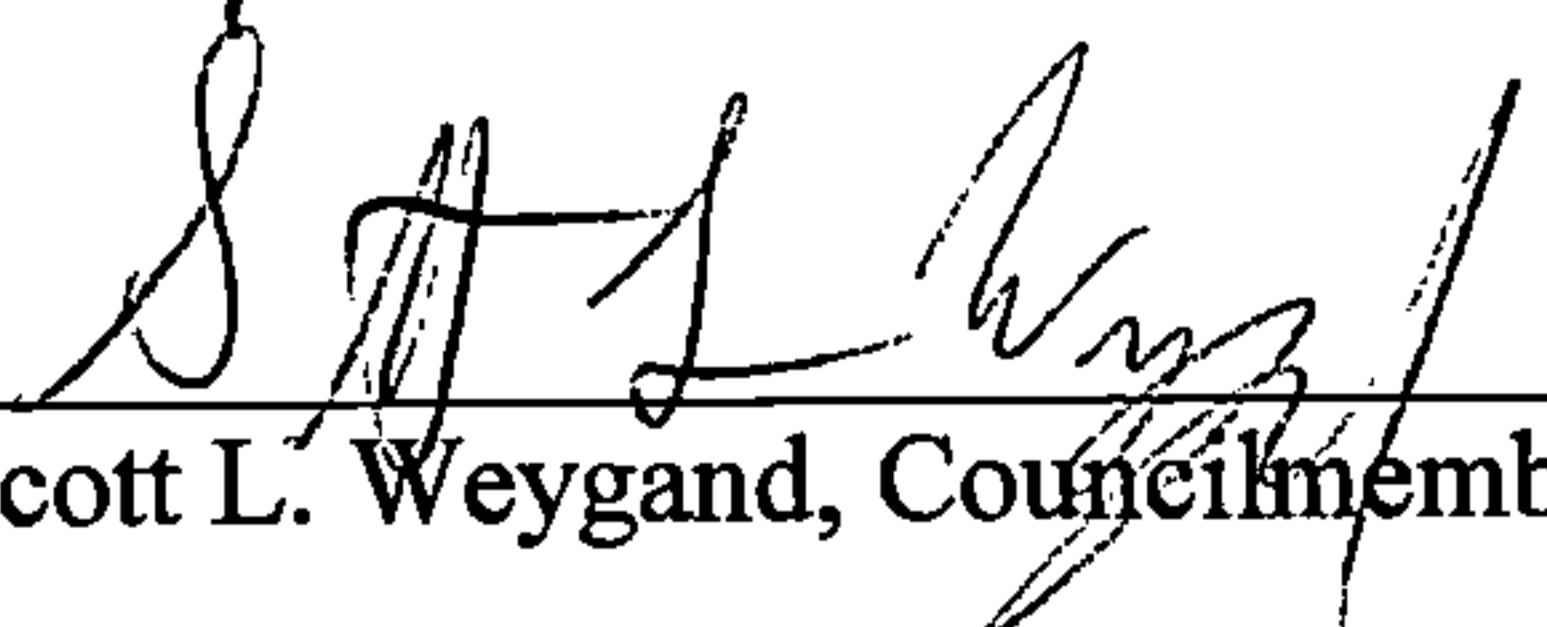
**Whereas**, said territory does not lie within the corporate limits or police jurisdiction of any other municipality; and

**Whereas**, even though said property is located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Westover overlap, the said property is less than equidistance from the respective corporate limits of Chelsea and Westover (i.e., it is closer to the corporate limits of Chelsea than to the corporate limits of Westover).


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

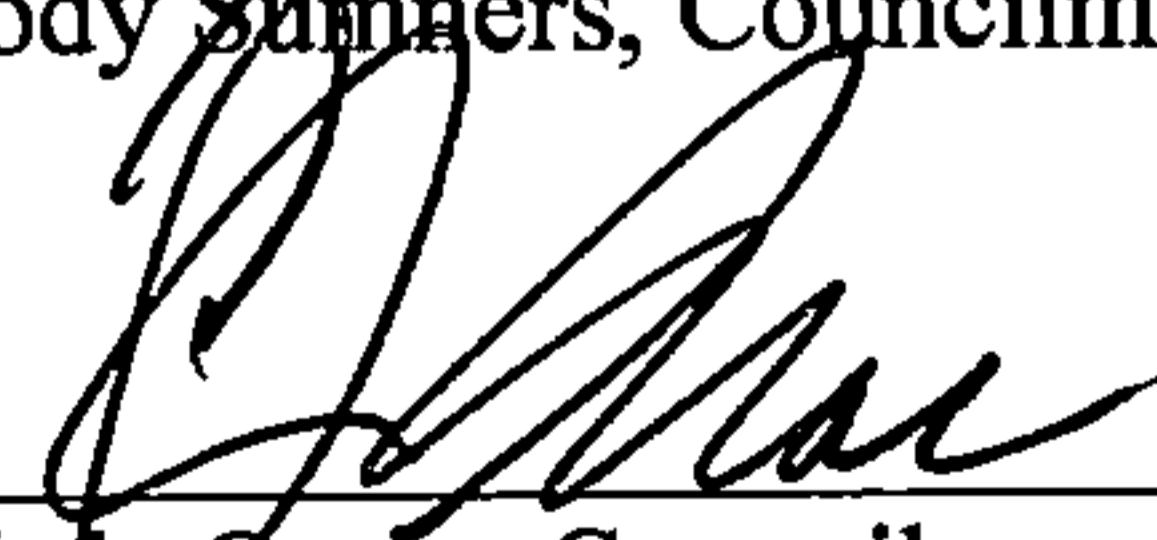
**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.


  
Tony Picklesimer, Mayor

  
Scott L. Weygand, Councilmember


  
Tiffany Bittner, Councilmember

  
Cody Sumners, Councilmember

  
Chris Grace, Councilmember

  
Casey Morris, Councilmember

**Petition Exhibit B**

  
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Ordinance Number: **X-2021-09-21-939**

Property Owner(s): **Janice Watkins**

Portion of Property: **Parcel ID #08 9 32 1 001 020.000**

**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 #20190606000197410, 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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COUNTRY MANOR

TO BE ANNEXED PT. I

PORTLAND

TAX ID: 08-9-32

ORD #:

X-2021-09-21-939

**WATKINS ANNEXATION  
210 COUNTRY MANOR DRIVE**

**PETITION FOR ANNEXATION  
CITY OF CHELSEA, ALABAMA**



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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): Janice C. Watkins

Property Address: 210 Country Manor Dr

Home Address City/State/Zip Code: Sterrett, AL. 35147

Telephone Number(s) 205 240 9041

Parcel ID Number 08 9 32 1 001 020.000  
(As listed on property tax notice)

Number of registered voters residing at this Parcel 1

**SIGNATURE OF PROPERTY OWNER(S)**  
(All owners listed on the deed must sign)

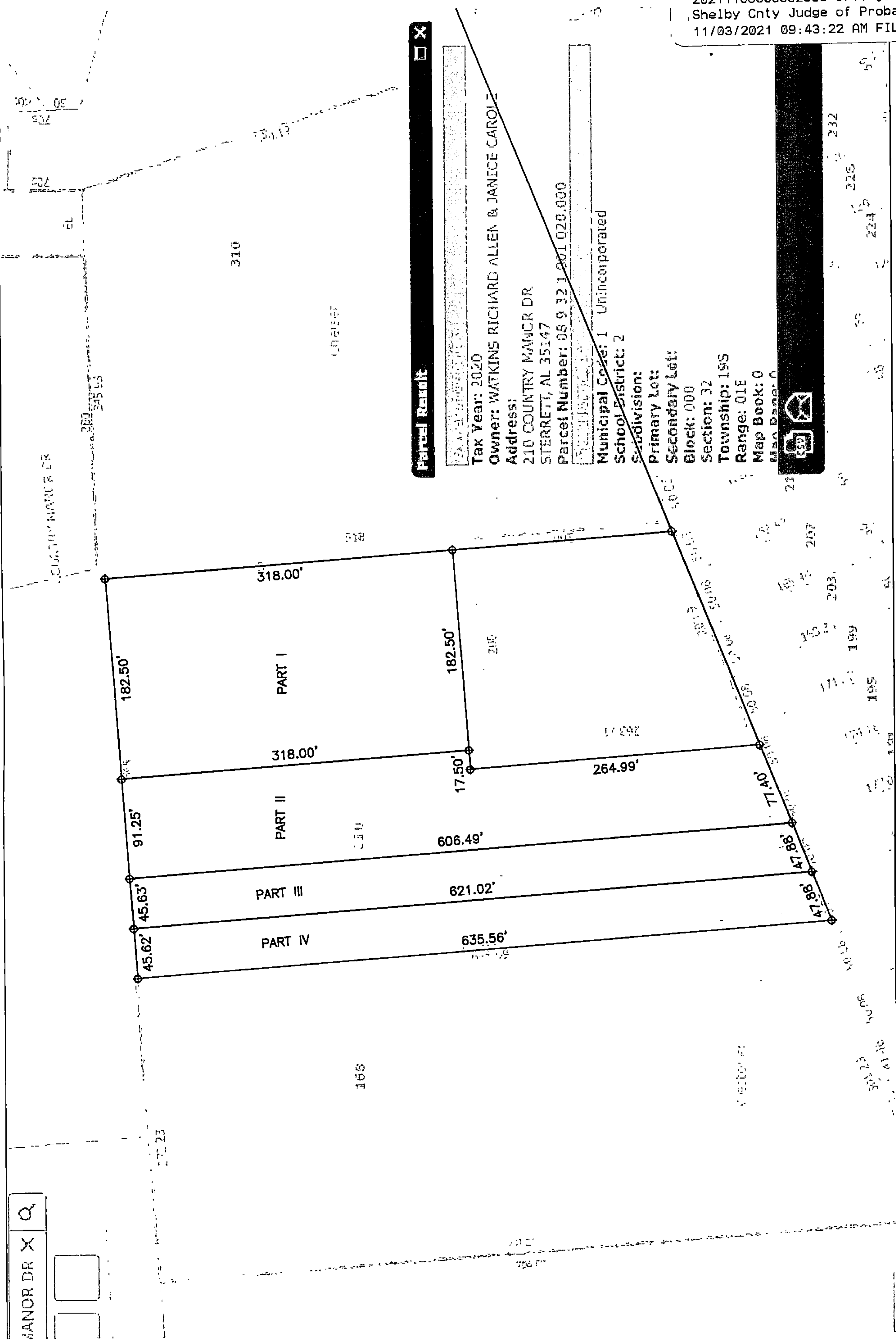
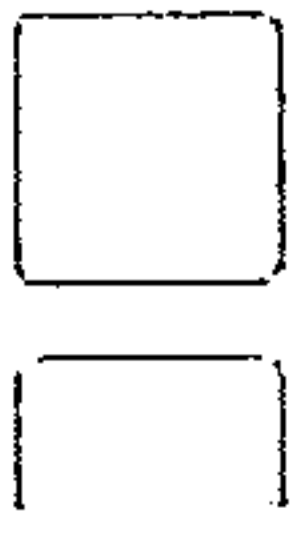
Janice C. Watkins 9/14/2021  
(Spouse Richard A. Watkins is deceased) Date

\_\_\_\_\_  
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**

MANOR DR X



Parcel Report

Tax Year: 2020  
Owner: WATKINS RICHARD ALLEN & JANICE CAROL  
Address:  
210 COUNTRY MANOR DR  
STERRETT, AL 35147  
Parcel Number: 08 9 32 1 001 020.000

Municipal Code: 1 Unincorporated  
School District: 2  
Subdivision:  
Primary Lot:  
Secondary Lot:  
Block: 000  
Section: 32  
Township: 19S  
Range: 01E  
Map Book: 0  
Map Date: 0



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ANNEX – 210 Country Manor Drive  
PART I

Commence at the NE Corner of the NE  $\frac{1}{4}$  of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run South along the East line (S 90 deg 0'0" – Assumed Bering) to the point of intersection with the centerline of a pipeline easement; Thence (right 68 degrees 00 Minutes- deed) - S 68°00'00" W for a distance of 962.19 feet; thence N 04°19'43" W for a distance of 201.27 feet to the Point of Beginning; thence N 04°19'43" W for a distance of 318.00 feet; thence S 85°40'17" W for a distance of 182.50 feet; thence S 04°19'43" E for a distance of 318.00 feet; thence N 85°40'17" E for a distance of 182.50 feet to the point of beginning;

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20190606000197410 1/2 \$171.00  
Shelby Cnty Judge of Probate, AL  
06/06/2019 01:08:32 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
RICHARD ALLEN & JANICE CAROLE WATKINS  
210 COUNTRY MANOR DRIVE  
STERRETT, ALABAMA 35147

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

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, RICHARD ALLEN WATKINS, a married man [herein referred to as Grantor, whether one or more], do grant, bargain, sell and convey unto RICHARD ALLEN WATKINS and wife, JANICE CAROLE WATKINS [herein referred to as Grantees], as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

**Commence at the NE corner of the NE ¼ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run South along the East line of said ¼ - section 626.27 feet to a point of intersection with the centerline of a pipeline easement; thence right 68 degrees 00 minutes and run Southwesterly along said centerline 1172.10 feet to point of beginning; thence continue along last described course 173.17 feet; thence right 107 degrees 40 minutes 17 seconds and run northerly 635.56 feet; thence right 90 degrees 00 minutes and run easterly 365.00 feet; thence right 90 degrees 00 minutes and run Southerly 318 feet; thence right 90 degrees 00 minutes and run westerly 200 feet; thence left 90 degrees 00 minutes and run southerly 263.71 feet to point of beginning.**

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantor or his spouse. Richard Allen Watkins is the surviving Grantee in that certain deed recorded in Instrument Number 20150127000027560 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee, Lois Watkins Epps a/k/a Lois Watkins, having died on or about March 30, 2019.

**TO HAVE AND TO HOLD** to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that same is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their

Shelby County, AL 06/06/2019  
State of Alabama  
Deed Tax: \$153.00

heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of June, 2019.

  
RICHARD ALLEN WATKINS

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, RICHARD ALLEN WATKINS, 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 5<sup>th</sup> day of June, 2019.



NOTARY PUBLIC  
My Commission Expires:



Grantor's Name: Richard Allen Watkins

Grantee's name: Richard Allen Watkins  
Janice Carole Watkins

Mailing Address: 210 Country Manor Drive  
Sterrett, AL 35147

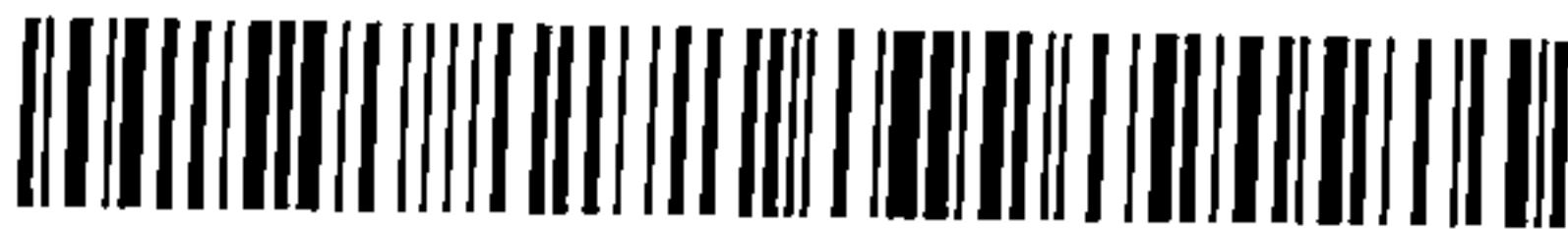
210 Country Manor Drive  
Sterrett, AL 35147

Property Address: 210 Country Manor Drive  
Sterrett, AL 35147

Date of Sale:  
Total Purchase Price  
or  
Actual Value  
or  
Assessor's Market Value: \$305,860.00

\_\_\_ Bill of Sale  
\_\_\_ Sales Contract  
\_\_\_ Closing Statements

\_\_\_ Appraisal  
x Other: Tax Assessor 152,930.00



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# ALABAMA Center for Health Statistics

ALABAMA  
CERTIFICATE OF DEATH STATE FILE NO. 101

2021-25972

1. DECEASED LEGAL NAME (First, Middle, Last) (Type last name all capitals) <b>Richard Allen WATKINS</b>		2. LAST NAME PRIOR TO FIRST MARRIAGE <b>Watkins</b>		3. COUNTY OF DEATH <b>Jefferson</b>	
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE <b>Birmingham 35209</b>		5. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		6. PLACE OF DEATH (Facility Name) - Hospital or Other Institution - (If not in either, give street and number) <b>Brookwood Medical Center</b>	
7. IF HOSPITAL (Specify Inpatient, ER, Outpatient, or DOA) <b>ER</b>		8. SEX <input type="checkbox"/> Female <input checked="" type="checkbox"/> Male		9. SOCIAL SECURITY NUMBER <b>419-72-4786</b>	
10. BIRTHPLACE (State or Foreign Country) <b>Alabama</b>		11. AGE - Last Birthday (Years) <b>70</b>		12. DATE OF BIRTH (Month, Day, Year) <b>January 18, 1951</b>	
13. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) <b>Married</b>		14. EVER IN US ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		15. SURVIVING SPOUSE (NAME PRIOR TO FIRST MARRIAGE) <b>Janice Carole Gumbie</b>	
16. DECEASED RESIDENCE STATE <b>Alabama</b>		17. COUNTY <b>Jefferson</b>		18. CITY, TOWN, OR LOCATION AND ZIP CODE <b>Birmingham 35243</b>	
19. STREET ADDRESS (Apt. Lot, Unit - if applicable) <b>2944 Old Rocky Ridge Road</b>		20. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		21. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) <b>Richard Ashley Watkins</b>	
22. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) <b>Lois Pilkington</b>		23. INFORMANT NAME AND RELATIONSHIP TO DECEASED <b>Janice Carole Watkins - Wife</b>		24. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, County, Zip Code, Apt. Lot) <b>2944 Old Rocky Ridge Rd, Birmingham, Jefferson, AL 35243</b>	
25. DATE OF DISPOSITION (Month, Day, Year) <b>May 26, 2021</b>		26. METHOD OF DISPOSITION: <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Hospital Disposal <input type="checkbox"/> Medical Donation <input type="checkbox"/> Other (Specify):		27. CEMETERY OR CREMATORY (Name) <b>Magnolia Cremations</b>	
28. LOCATION (City or Town, State) <b>Montgomery, Alabama</b>		29. FUNERAL HOME (Name and Address) <b>Bolton Funeral Home, 207 Hwy 47 South, Columbiana, Alabama 35051</b>		30. FUNERAL HOME (License Number) <b>1010</b>	
31. FUNERAL DIRECTOR - SIGNATURE <i>Christopher R. Griffith</i>		32. DATE SIGNED BY FUNERAL DIRECTOR (Month, Day, Year) <b>May 28, 2021</b>		33. FUNERAL DIRECTOR (License Number) <b>6373</b>	
34. Certifying Physician <input type="checkbox"/> Certifying Registered Nurse Practitioner <input type="checkbox"/> Certifying Nurse Midwife <input type="checkbox"/> Medical Examiner <input type="checkbox"/> Coroner <input type="checkbox"/> "On the basis of my knowledge, death occurred at the time and date, and due to the cause(s) and manner stated." Signature: <i>B. J. [illegible]</i>		35. DATE SIGNED (Month, Day, Year) <b>05/21/2021</b>		36. DATE OF DEATH (Month, Day, Year) <b>05/21/2021</b>	
37. TIME OF DEATH <b>0143</b>		38. DATE PRONOUNCED DEAD (Month, Day, Year)		39. TIME PRONOUNCED DEAD	
40. NAME, ADDRESS, CITY, STATE, AND ZIP CODE OF PERSON CERTIFYING CAUSE OF DEATH (Item 44) <b>Brian Tierney, 2013 Blwood Mnd Cir, Dr. Bham, AL 35209</b>		41. LICENSE NUMBER <b>AL25827</b>		42. REGISTRAR - Signature <i>Nicole H. Rushing</i>	
43. FOR REGISTRAR ONLY - DATE FILED (Month, Day, Year) <b>JUN 02 2021</b>		44. PART I. CAUSE OF DEATH - Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line. IMMEDIATE CAUSE (Final disease or condition resulting in death) <b>a. Ruptured Abdominal Aortic Aneurysm</b> Due to (or as a consequence of): b. Due to (or as a consequence of): c. Due to (or as a consequence of): d. UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST		45. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I. 46. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Undetermined	
47. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown		48. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Unknown if pregnant within the past year		49. DATE OF INJURY (Month, Day, Year)	
50. TIME OF INJURY		51. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area)		52. INJURY AT WORK? <input type="checkbox"/> Yes <input type="checkbox"/> No	
53. LOCATION OF INJURY (Street or R.F.D. No., City or Town, County, State)		54. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify):		55. DESCRIBE HOW INJURY OCCURRED:	
56. AUTOPSY/TOXICOLOGY PERFORMED? Autopsy <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Toxicology <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		57. WERE FINDINGS CONSIDERED? Autopsy <input type="checkbox"/> Yes <input type="checkbox"/> No Toxicology <input type="checkbox"/> Yes <input type="checkbox"/> No		58. THIS IS A LEGAL RECORD AND MUST BE FILED WITHIN FIVE (5) DAYS AFTER DEATH	

JUN 02 2021

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-282-932-1

June 2, 2021

*Nicole H. Rushing*  
Nicole Henderson Rushing  
State Registrar of Vital Statistics



20211103000532330 11/11 \$52.00  
Shelby Cnty Judge of Probate, AL  
11/03/2021 09:43:22 AM FILED/CERT

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**LETTERS TESTAMENTARY**

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**IN THE MATTER OF THE ESTATE OF:**

**IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMA**

**RICHARD ALLEN WATKINS**  
Deceased

**CASE NO. 21BHM01656**

**LETTERS TESTAMENTARY**

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to **JANICE CAROLE WATKINS** Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

**WITNESS** my hand this date, **6th day of JULY, 2021**

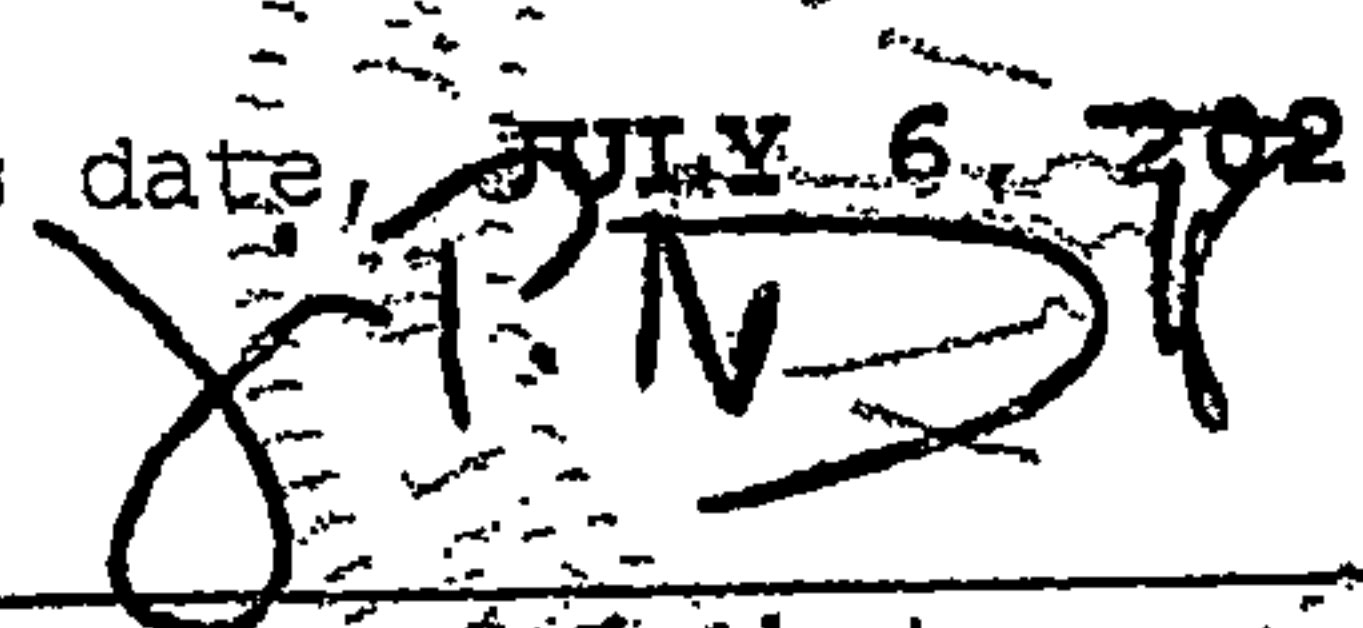
(SEAL)

**JAMES P. NAFTEL**  
**Judge of Probate**

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I, JAMES P. NAFTEL, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

**WITNESS** my hand and seal of said Court this date, **JULY 6, 2021.**

  
**Judge of Probate**

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