

**TOWN OF CHELSEA**

P.O. BOX 111  
CHELSEA, ALABAMA 35043

**CERTIFICATION  
OF  
ANNEXATION ORDINANCE**

Inst # 1997-01979  
01/21/1997-01979  
08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
010 MCD 31.00

Ordinance Number: X97-01-07-032

Property Owner(s): Yellowleaf Estates Incorporated  
Owned by William F. Spratlin, Donald M. Acton  
and Rodney McGinnis

Property: All consecutive parcels from Parcel No. 09-8-27-0-001-018-002 through Parcel No. 09-8-27-0-001-018-008 LESS AND EXCEPT Parcels No. 09-8-27-0-001-018-007 and a portion of one other parcel shown on the enclosed map (Exhibit A, page 5).

I, Robert A. Wanninger, Town Clerk of the Town of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the Town Council of Chelsea, at a regular meeting held on January 7, 1997, as same appears in minutes of record of said meeting, and published by posting copies thereof on January 8, 1997 at the public places listed below, which copies remained posted for five business days (through January 14, 1997).

Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043  
First National Bank of Shelby County, Chelsea Branch, Highway 280, Chelsea, Alabama 35043  
First Bank of Chelsea, Highway 280, Chelsea, Alabama 35043

  
Robert A. Wanninger, Town Clerk

**TOWN OF CHELSEA, ALABAMA**

**ANNEXATION ORDINANCE NO. X97-01-07-032**

PROPERTY OWNER(S): Yellowleaf Estates Incorporated  
Owned by William F. Spratlin, Donald M. Action  
and Rodney McGinnis

PROPERTY: All consecutive parcels from Parcel # 09-8-27-0-001-018-002 through  
Parcel # 09-8-27-0-001-018-008 LESS AND EXCEPT \* Parcel #09-8-27-0-001-018-007 and a  
portion of one other parcel shown on attached map (Exhibit A, page 5).

\*(Parcel not included for annexation are those already sold by Yellowleaf Estates Inc.)

Pursuant to the provisions of Section 11-42-21, of the Code of Alabama (1975), BE IT  
ORDAINED BY THE TOWN COUNCIL OF CHELSEA, ALABAMA, that Chelsea does hereby  
honor the request(s) for annexation filed by the owner(s) of the real property which is  
contiguous to the existing corporate limits of Chelsea, or which is a part of a group of properties  
submitted at the same time for annexation and which together are contiguous to the corporate  
limits of Chelsea, as described in the attached Petition of Annexation, Property Description,  
deed(s), and map(s) of said property. Since said property is located in an area where the police  
jurisdiction of Chelsea and the police jurisdiction of Pelham overlap, the boundary of the  
annexation of said property, or the boundary of the annexation of the said group of properties of  
which said property is a part, is a line that is equidistant between the corporate limits of Chelsea  
and the corporate limits of Pelham or is a line that is closer to the corporate limits of Chelsea  
than to the corporate limits of Pelham.

This ordinance shall go into effect upon the passage and publication as required by law.

  
Earl Niven, Mayor

  
Robert Combs, Council Member

  
Glen Autry, Jr., Council Member

  
Earlene Isbell, Council Member

  
Shelby Blackerby, Council Member

  
John Ritchie, Council Member

Passed and approved 7 day of January, 1996.

  
Robert A. Wanninger, Town Clerk

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

PETITION FOR ANNEXATION - Page 1 of 2

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 town 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 town of Chelsea to annex said property into the corporate limits of the municipality.

Done this 21<sup>st</sup> day of Dec., 1996.

Earl P. Pinner  
Witness

William L. Smith  
Owner

10 Sweet Gum Lane, Chelsea, AL  
Mailing Address

Property Address(if different)

678-9778  
Telephone no.

Earl P. Pinner  
Witness

Donald M. Allen  
Owner

2109 Longleaf Trail, Vestavia  
Mailing Address

Property Address(if different)

822-7973  
Telephone no.

(All owners listed on the deed must sign)

revised 11/96

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

## PETITION FOR ANNEXATION - Page 2 of 2

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 town 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 town of Chelsea to annex said property into the corporate limits of the municipality.

Done this 21<sup>st</sup> day of Dec., 1996.

Earl Finer  
Witness

Robney McDaniel  
Owner

120 Summer Circle, B'ham, AL  
Mailing Address

\_\_\_\_\_  
Property Address (if different)

991-5859  
Telephone no.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Property Address (if different)

\_\_\_\_\_  
Telephone no.

(All owners listed on the deed must sign)

revised 11/96

PROPERTY OWNER(S): Yellowleaf Estates incorporated  
Owned by William F. Spratlin, Donald M. Action  
and Rodney McGinnis

PROPERTY: All consecutive parcels from Parcel # 09-8-27-0-001-018-002 through Parcel # 09-8-27-0-001-018-008 LESS AND EXCEPT \* Parcel # 09-8-27-0-001-018-007, and a portion of one other parcel shown on attached map (Exhibit A, Page 5).

\* (Parcels not included for annexation are those already sold by Yellowleaf Estates Inc.)

### **DESCRIPTION OF PROPERTY FOR ANNEXATION INTO CHELSEA**

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Exhibit A, pages 2-4) from Instrument Number 1994-25552. The said property is shown in orange on the attached map(s) (Exhibit A, page 5). The four above-noted parcels and portions of three other parcels NOT INCLUDED for annexation in this petition are shown in pink on the same map.

The above-noted property, for which annexation into Chelsea is requested in this petition, is part of a group of properties submitted for annexation at the same meeting of the Chelsea town council. Those parcels in said group of properties approved for annexation prior to the consideration of the above-noted parcels in this petition are shown in blue on the attached map (Exhibit A, page 5).

Pursuant to Section 11-42-21, Code of Alabama (1975), the parcel(s) for which annexation into Chelsea is requested in this petition, and all of the group of properties of which said parcel(s) is a part which are submitted for annexation at the same time, are less-than-equidistant from the respective corporate limits of Chelsea and any other municipality (i.e., these parcel(s) of land are closer to the corporate limits of Chelsea than to the corporate limits of any other municipality).

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 290E  
Birmingham, Alabama 35223

Send Tax Notice to:  
Yellowleaf Estates, Inc.  
2232 Cahaba Valley Dr.  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more) **JAMES R. EFFERSON, SR.** and wife, **MAVIS A. EFFERSON**, in hand paid by Grantee herein, the receipt of which is hereby acknowledged, I or we, grant, bargain, sell and convey unto **YELLOWLEAF ESTATES, INC.**, its successors and assigns (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

The property referred to in this deed is described in Exhibit "A" attached hereto and incorporated and made part of this deed by reference.

The above property is conveyed subject to:

- (1) Ad Valorem taxes for the year 1994 which are a lien but are not due and payable October 1, 1994.
- (2) Existing easements, restrictions, set-back lines and limitations of record.

\$ **ALL** of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. **Inst # 25549**

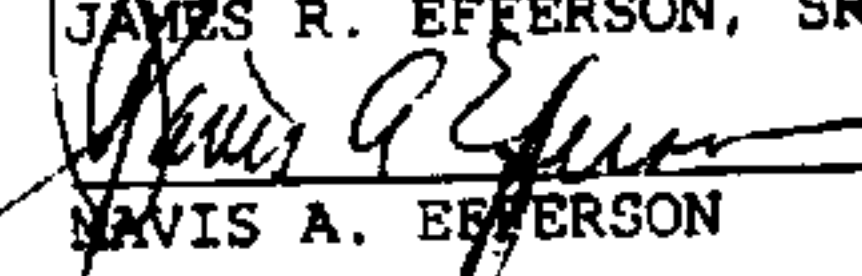
**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors and assigns, that 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, its successors and assigns forever.

**IN WITNESS WHEREOF**, we have hereunto set our hand(s) and seal(s), this 15th day of August, 1994.

GRANTORS:

  
JAMES R. EFFERSON, SR.

  
MAVIS A. EFFERSON

Inst # 1994-25552

08/16/1994-25552  
04:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 003 14.58

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1994-25552

## Parcel I

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument locally accepted to be the Southeast corner of said Section 27, thence run South 89 deg. 02 min. 41 sec. West along the South line of said Section 27 for a distance of 5,302.18 feet to a 2 inch open top iron locally accepted to be the Southwest corner of said Section 27; thence run North 89 deg. 02 min. 41 sec. East along the South line of said Section 27 for a distance of 121.63 feet to the point of beginning; thence turn an angle to the left of 34 deg. 10 min. 47 sec. and run North 54 deg. 51 min. 54 sec. East for a distance of 525.35 feet to a point; thence turn an angle to the right of 17 deg. 47 min. 36 sec. and run North 72 deg. 39 min. 30 sec. East for a distance of 100.55 feet to a point; thence turn an angle to the right of 7 deg. 26 min. 55 sec. and run North 80 deg. 06 min. 25 sec. East for a distance of 142.80 feet to a point; thence turn an angle to the right of 26 deg. 01 min. 37 sec. and run South 73 deg. 51 min. 58 sec. East for a distance of 74.09 feet to a point; thence turn

an angle to the right of 9 deg. 17 min. 22 sec. and run South 64 deg. 34 min. 36 sec. East for a distance of 74.09 feet to a point; thence turn an angle to the right of 27 deg. 51 min. 29 sec. and run South 36 deg. 43 min. 07 sec. East for a distance of 37.20 feet to a point; thence turn an angle to the right of 17 deg. 25 min. 42 sec. and run South 19 deg. 17 min. 25 sec. East for a distance of 92.04 feet to a point; thence turn an angle to the right of 87 deg. 51 min. 13 sec. and run South 68 deg. 33 min. 48 sec. West for a distance of 109.46 feet to a point; thence turn an angle to the right of 29 deg. 41 min. 28 sec. and run North 81 deg. 44 min. 44 sec. West for a distance of 56.23 feet to a point on a curve to the right having a radial bearing in of North 77 deg. 02 min. 19 sec. West a central angle of 119 deg. 51 min. 08 sec. and a radius of 66.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 138.06 feet to a point on a reverse curve to the left having a radial bearing in of South 42 deg. 48 min. 49 sec. West and a central angle of 77 deg. 56 min. 55 sec. and a radius of 25.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 34.01 feet to a point; thence run tangent to last stated curve South 54 deg. 51 min. 54 sec. West for a distance of 127.86 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run South 35 deg. 08 min. 06 sec. East for a distance of 52.16 feet to a point on the South line of said Section 27; thence turn an angle to the right of 124 deg. 10 min. 47 sec. and run South 89 deg. 02 min. 41 sec. West for a distance of 484.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-25552

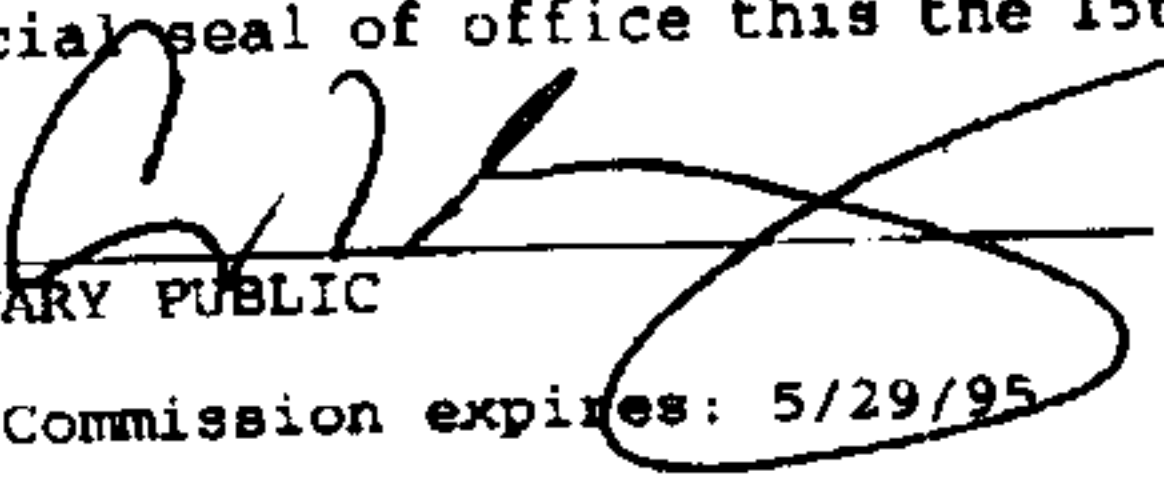
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08/16/1994-25552  
04:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 14.50

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that JAMES R. EFFERSON and wife, MAVIS A. EFFERSON, whose names 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 above and foregoing conveyance, they, as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

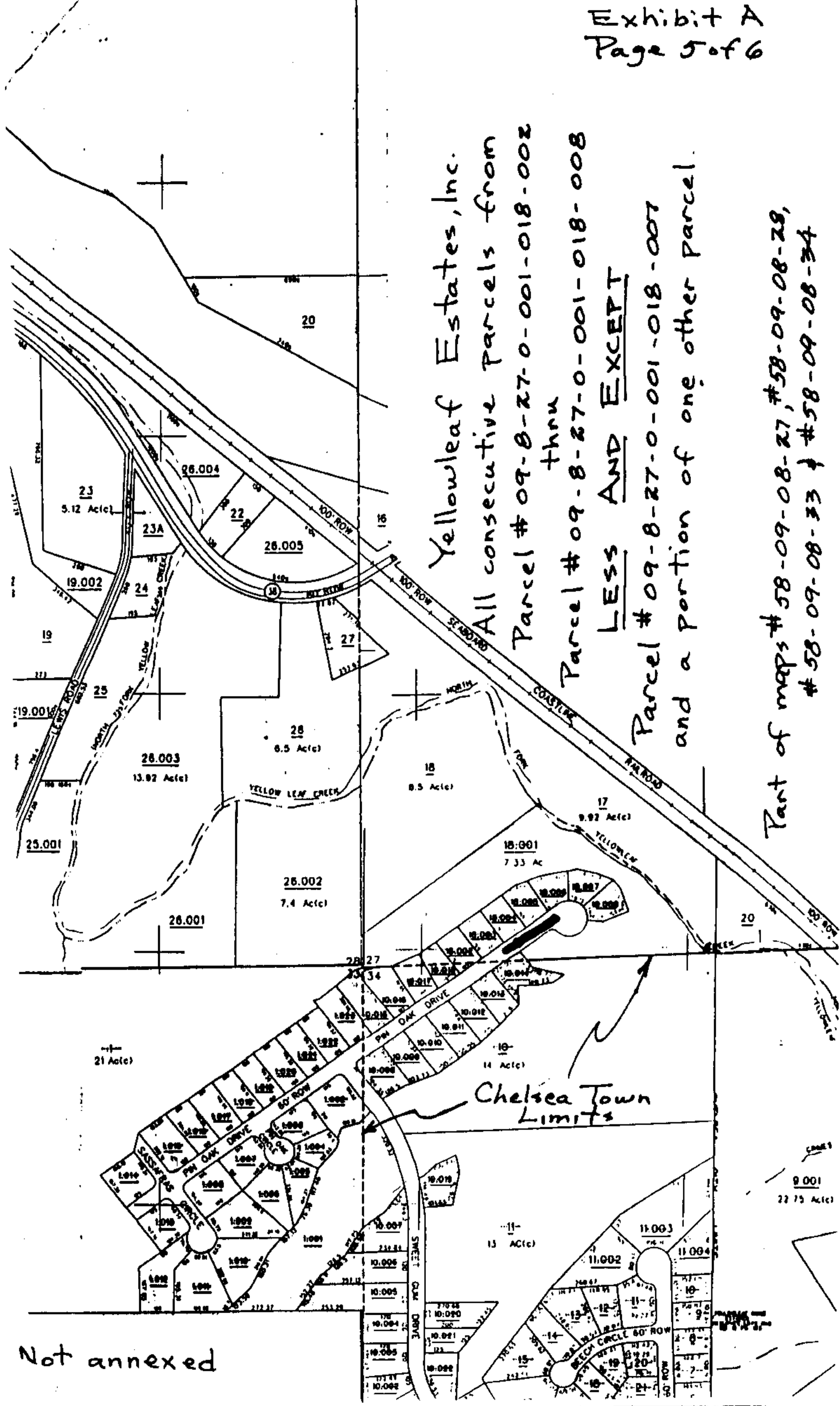
Given under my hand and official seal of office this the 15th day of August, 1994

  
NOTARY PUBLIC

My Commission expires: 5/29/95

Yellowleaf Estates, Inc.  
All consecutive parcels from  
Parcel # 09-8-27-0-001-018-002  
thru  
Parcel # 09-8-27-0-001-018-008  
LESS AND EXCEPT  
Parcel # 09-8-27-0-001-018-007  
and a portion of one other parcel.

Part of maps # 58-09-08-27, # 58-09-08-28,  
# 58-09-08-33 & # 58-09-08-34



Not annexed

01/21/1997-01979  
08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DIO MCB 31.00

Part of map 58-09-08-28