

TOWN OF CHELSEA
P.O. BOX 111
CHELSEA, ALABAMA 35043

**CERTIFICATION
OF
ANNEXATION ORDINANCE**

Inst # 1997-01980

01/21/1997-01980
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
012 MCD 36.00

Ordinance Number: X97-01-07-033

Property Owner(s): Efferson, James R. Sr. & Mavis A.

Property: Parcel No. 09-8-27-0-001-018-000, Parcel No. 09-8-27-0-001-018-001
Parcel No. 09-8-28-0-001-026-001, Parcel No. 09-8-28-0-001-026-002.

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. X97-01-07-033

PROPERTY OWNER(S): Efferson, James R. Sr. & Mavis A.

PROPERTY: Parcel # 09-8-27-0-001-018-000, Parcel # 09-8-27-0-001-018-001
Parcel # 09-8-28-0-001-026-001, Parcel # 09-8-28-0-001-026-002

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

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 21st day of Dec., 1996.

Charles F. Lewis
Witness

J.R. EFFERSON
Owner
8455 Hwy 11, CHELSEA
Mailing Address
LEWIS ROAD
Property Address(if different)
678 6501
Telephone no.

Charles F. Lewis
Witness

Nancy Efferson
Owner
8455 Hwy 11, CHELSEA, AL 35043
Mailing Address
LEWIS RD. - CHELSEA, AL.
Property Address(if different)
205-678-6501
Telephone no.

(All owners listed on the deed must sign)

revised 11/96

PROPERTY OWNER(S): Efferson, James R. Sr. & Mavis A.

PROPERTY: Parcel # 09-8-27-0-001-018-000, Parcel # 09-8-27-0-001-018-001,
Parcel # 09-8-28-0-001-026-001, and Parcel # 09-8-28-0-001-026-002

DESCRIPTION OF PROPERTY FOR ANNEXATION INTO CHELSEA

The description of the above-noted property, for which annexation into Chelsea is requested in this petition, is included in the attached copies of four deeds. The first of these deed copies (Exhibit A, page 2) from Instrument Number 1995-37016, describes Parcel # 09-8-28-0-001-026-001. The next deed copy (Exhibit A, page 3) from Real Book 165, page 706, describes a tract of land that consists of Parcel 09-8-27-0-001-018-001 and land sold by the Effersons to Yellowleaf Estates, Inc., said land being the following:

- (a) all consecutive parcels from Parcel # 09-8-27-0-001-018-002 through Parcel # 09-8-27-0-001-018-008;
- (b) a portion of parcels # 09-8-27-0-001-010-014, # 09-8-27-0-001-010-017 and # 09-8-27-0-001-010-018; and
- (c) a portion of Pin Oak Drive.

The third deed copy (Exhibit A, pages 4-6) from Instrument Number 1994-25552 deletes from this tract the above-described property sold by the Effersons to Yellowleaf Estates, Inc. The final deed copy (Exhibit A, page 7) from Deed Book 331, page 387, describes a tract of land that consists of both Parcel # 09-8-27-0-001-018-000 and Parcel # 09-8-28-0-001-026-001.

All of the property submitted for annexation in this petition is shown in orange as Parcels # 18, # 18.001, # 26.001 and # 26.001 on the attached map (Exhibit A, page 8).

These said four parcels of land are 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 parcel(s) in this petition are shown in blue on the attached map(s) (Exhibit A, page 8).

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 form furnished by: **Cohoba Title, Inc.**

Exhibit A
Page 2 of 9
✓

This instrument was prepared by:

(Name) _____
(Address) _____

WARRANTY DEED \$ 500⁰⁰

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James R. Efferson, Jr. & Tajuana Efferson
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James R. Efferson, Sr. & Mavis A. Efferson
(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

A parcel of land containing 5.4 acres, more or less, located in the SE1/4
of the SE1/4 of section 28, Township 19 south, Range 1 west, Shelby County,
Alabama, described as follows:

Commence at the SE corner of said Section 28;

Thence run West along the South line of said Section 28 a distance of
494.99 feet to the point of beginning;

Thence continue last a distance of 716.53 feet;

Thence run N 00° 12' 00" W a distance of 245.04 feet to a point in Yellow
LEAF Creek;

Thence run Easterly along said Creek the following approximate bearings
and distances;

S 27° 15' 39" E a distance of 108.47 feet;

N 86° 07' 52" E a distance of 102.90 feet;

N 62° 41' 33" E a distance of 284.28 feet;

N 35° 31' 47" E a distance of 365.29 feet;

N 54° 10' 27" E a distance of 112.06 feet;

S 87° 34' 25" E a distance of 9.30 feet;

Thence run South a distance of 648.46 feet to the point of beginning.

There is reserved a 30 feet easement for the purpose of ingress, egress
utilities along the south line of the above described parcel.

Inst # 1995-37016

12/28/1995-37016
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise stated 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 grantee, his, her or their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th
day of December, 1995

WITNESS:

James R. Efferson, Jr. (Seal)

Tajuana Efferson (Seal)

Sherry L. Leamon (Seal)

James R. Efferson, Jr. (Seal)

Tajuana Efferson (Seal)

Sherry L. Leamon (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, Sherry L. Leamon
in said State, hereby certify that James R. Efferson, Jr and Tajuana Efferson

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of December, 1995

My Commission Expires: 10-4-99

Sherry L. Leamon
Notary Public

Parcel
28-26.001

This instrument was prepared by
(Name) Thomas R. Roper, Attorney at Law
(Address) P. O. 427 - Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
T. H. Harper and Jane Harper
(herein referred to as grantors) do grant, bargain, sell and convey unto
James R. Efferson, Sr. & Mavis A. Efferson
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in SHELBY County, Alabama to-wit:

HARPERS' PARCEL

A parcel of land containing 10.8 acres, more or less, located in the SW 1/4
of the SW 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County,
Alabama, described as follows:
Thence run N 88 Degrees 20' 13" E along the South line of said Section 27 a
distance of 1325.53 feet to a point in Yellow Leaf Creek;
Thence run Northerly along said Creek the following approximate bearings
and distances;
N 42 Degrees 27' 52" W a distance of 209.30 feet;
N 46 " 37' 00" W a distance of 220.50 feet;
N 46 " 16' 16" W a distance of 92.20 feet;
N 53 " 31' 44" W a distance of 137.92 feet;
N 44 " 19' 55" W a distance of 77.05 feet;
N 40 " 57' 41" W a distance of 137.77 feet;
Thence run S 54 Degrees 35' 21" W a distance of 860.40 feet;
Thence run S a distance of 150.00 feet to the point of beginning.
Also the use of a 30 foot easement for the purpose of ingress, egress and
utilities extending West from the SW corner of the above described parcel a
distance of 1211.52 feet along the North side of the South line of the SE 1/4
of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County,
Alabama.

TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs 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, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12
day of August, 1985.

WITNESS:
Marsha A. Graham (Seal)
T. H. Harper (Seal)
Jane Harper (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -4 AM 8:44

STATE OF ALABAMA }
SHELBY COUNTY }
Marsha A. Graham, Notary Public in and for said County, in said State.
hereby certify that T. H. Harper and Jane Harper
whose name s 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 that they executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 12th day of August, A. D. 1985
Marsha A. Graham
Notary Public

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 2908
Birmingham, Alabama 35223

Send Tax Notice to:
Yellowleaf Estates, Inc.
2232 Cahaba Valley Dr.
Birmingham, AL 35243

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. EPPERSON, SR. and wife, MAVIS A. EPPERSON, 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 GRANTEE, 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 GRANTEE, 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. EPPERSON, SR.


MAVIS A. EPPERSON

Inst # 1994-25552

08/16/1994-25552
04:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JCS MCS 14.30

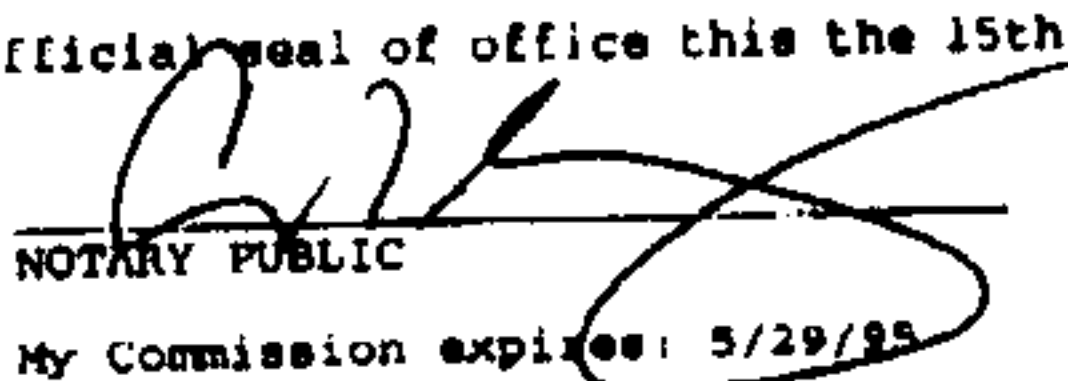
CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1994-25552

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

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 • 1994-25552-25549

08/16/1994-25552
04:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WCD 14.00

✓

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

COUNTY

Know All Men By These Presents.

That in consideration of \$1.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
T. H. Harper & Jane Harper, James R. Efferson, Jr. & Tajuana Efferson

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. R. Efferson, Sr. & Mavis A. Efferson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in
County, Alabama to-wit:

Rusty's Parcel

A parcel of land containing 16.2 acres, more or less, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28 and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, all in Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:
Begin at the SE corner of said Section 28;

Thence run West along the South line of said Section 28 a distance of 494.99 feet;

Thence run North a distance of 648.46 feet to a point in Yellow Leaf Creek;

Thence run Easterly along said Creek the following approximate bearings and distances;

- S 87° 34' 25" E a distance of 293.03 feet;
- N 80° 22' 47" E a distance of 101.70 feet;
- N 35° 01' 50" E a distance of 143.16 feet;
- N 31° 43' 30" E a distance of 184.88 feet;
- N 63° 07' 51" E a distance of 203.90 feet;
- N 74° 26' 23" E a distance of 208.21 feet;
- S 56° 17' 57" E a distance of 70.71 feet;
- S 13° 46' 40" E a distance of 150.73 feet;
- S 13° 59' 32" E a distance of 104.77 feet;
- S 40° 57' 41" E a distance of 185.00 feet;

Thence run S 54° 35' 21" W a distance of 860.40 feet;

Thence run South a distance of 150.00 feet to the point of beginning.

There is reserved a 30 foot easement for the purpose of ingress, egress and utilities along the South line of the above described parcel.

Also the use of a 30 foot easement for the purpose of ingress, egress and utilities extending West from the SW corner of the above described parcel a distance of 716.53 feet along the North side of the South line of the SE $\frac{1}{4}$ of said sec

TO HAVE AND TO HOLD, to the said GRANTEES 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 of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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

IN WITNESS WHEREOF,

have hereunto set

hand and seal

this

day of

WITNESS:

[Handwritten signatures]

[Handwritten notes and stamps]

[Handwritten signatures]

State of Alabama
COUNTY

General Acknowledgement

I, *[Signature]*,
hereby certify that *[Signature]*
whose name *[Signature]* signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

a Notary Public in and for said County, in said State,

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this *[Signature]* day of *[Signature]*

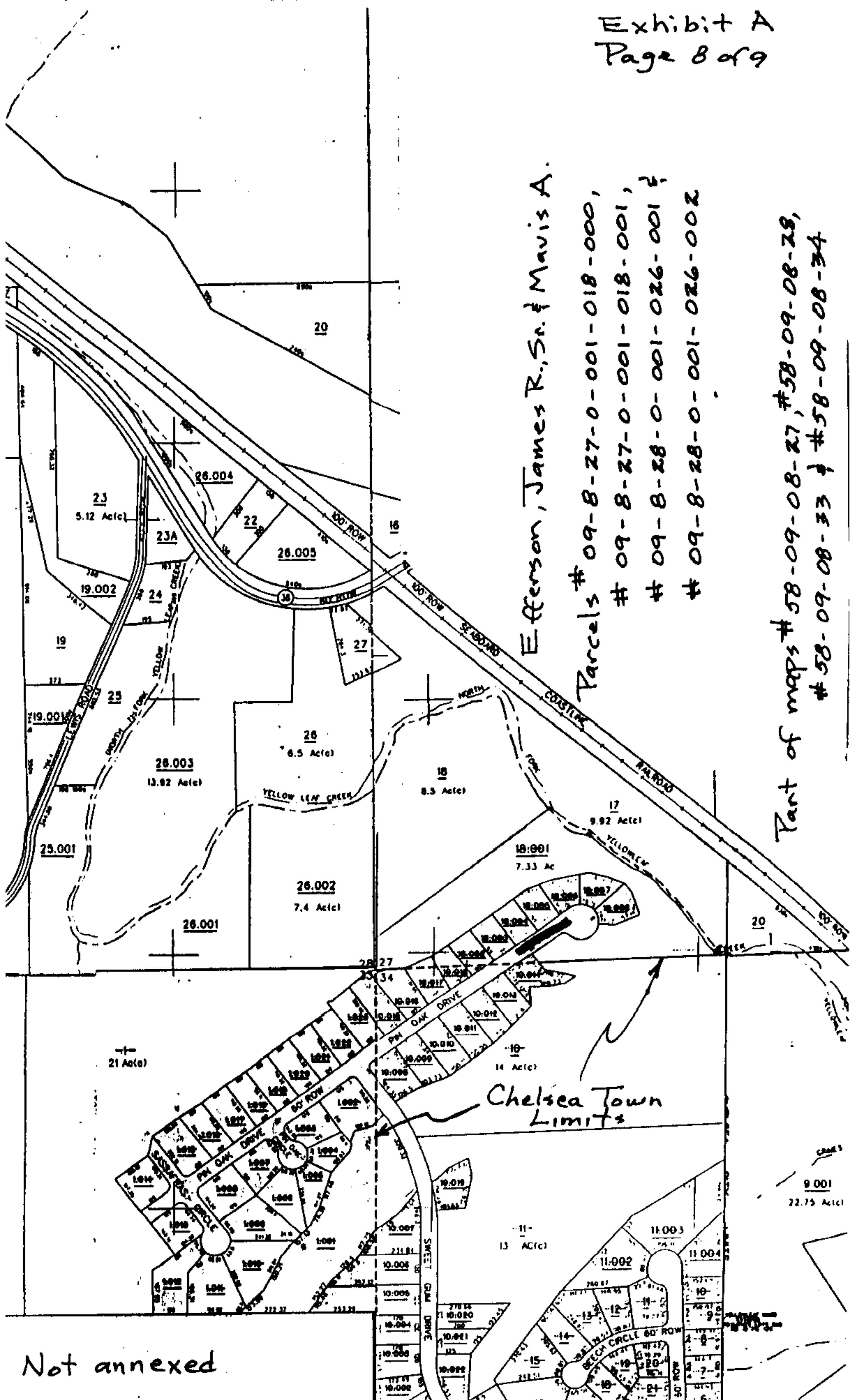
A. D., 19 *[Signature]*

Includes parcels 27-18
28-26.002.

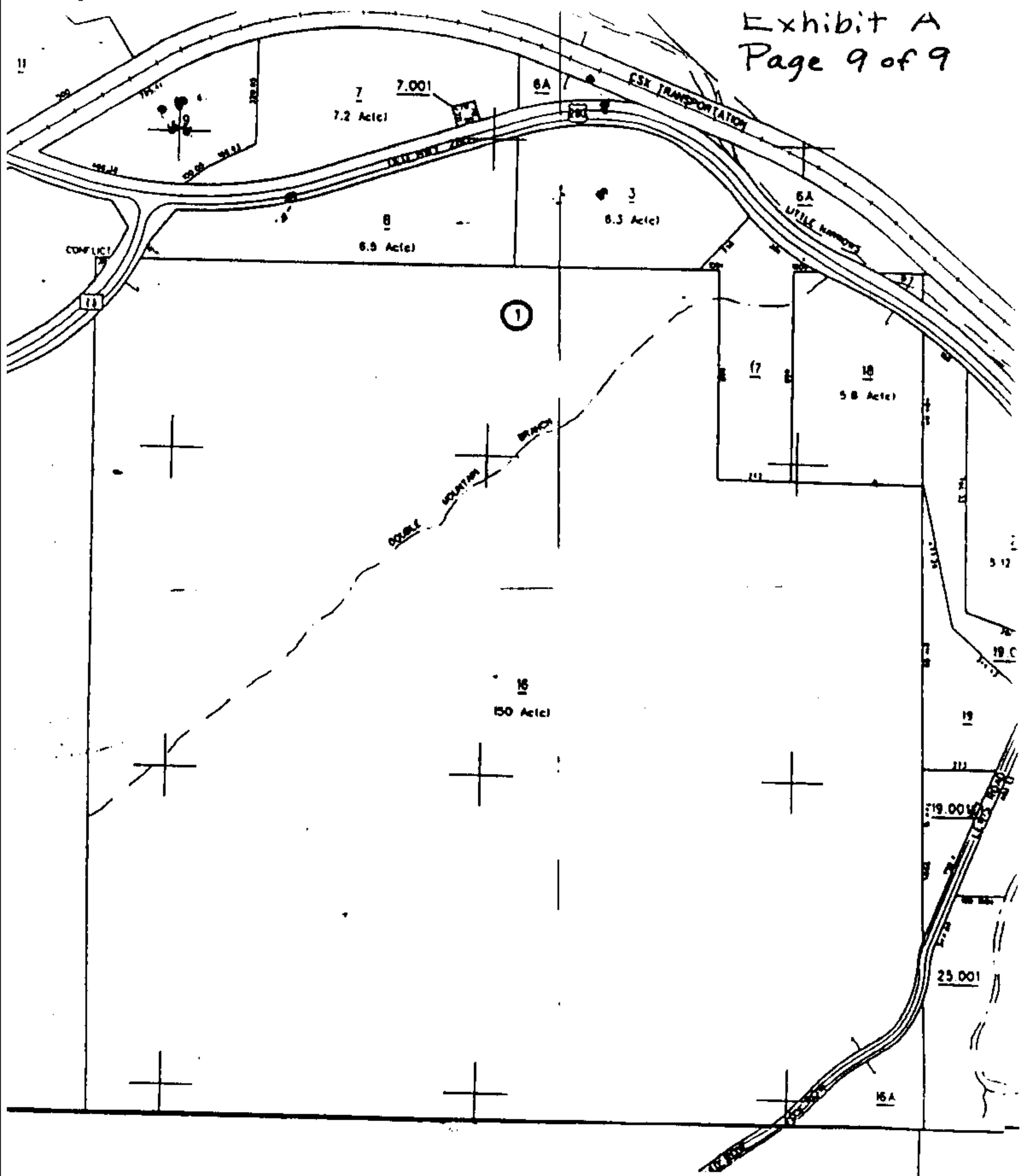
Efferson, James R., Sr. & Mavis A.

Parcels # 09-8-27-0-001-018-000,
 # 09-8-27-0-001-018-001,
 # 09-8-28-0-001-026-001 &
 # 09-8-28-0-001-026-002

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



Not annexed



Efferson, James R. Sr. & Mavis A.
Parcel # 09-8-28-0-001-026-001

Inst # 1997-01980

01/21/1997-01980
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
012 NCB 36.00

Part of map 58-09-08-28