

Town of Chelsea

**P.O. Box 111
Chelsea, Alabama**

**CERTIFICATION
OF
ANNEXATION ORDINANCE**

Ordinance Number: X-99-05-04-100

Property Owner(s): *FRIEDMAN, FRED H.S & BRENDA FARMET PARTNERSHIP, LTD*

Property: parcel numbers: 09-7-35-0-006-002
15-1-01-0-000-007
15-1-01-0-000-008
15-1-01-0-000-009
15-1-02-0-000-001
15-1-02-0-000-003
15-1-02-0-000-004
15-1-02-0-000-004.002
15-1-02-0-000-004.004
15-1-02-0-000-004.005

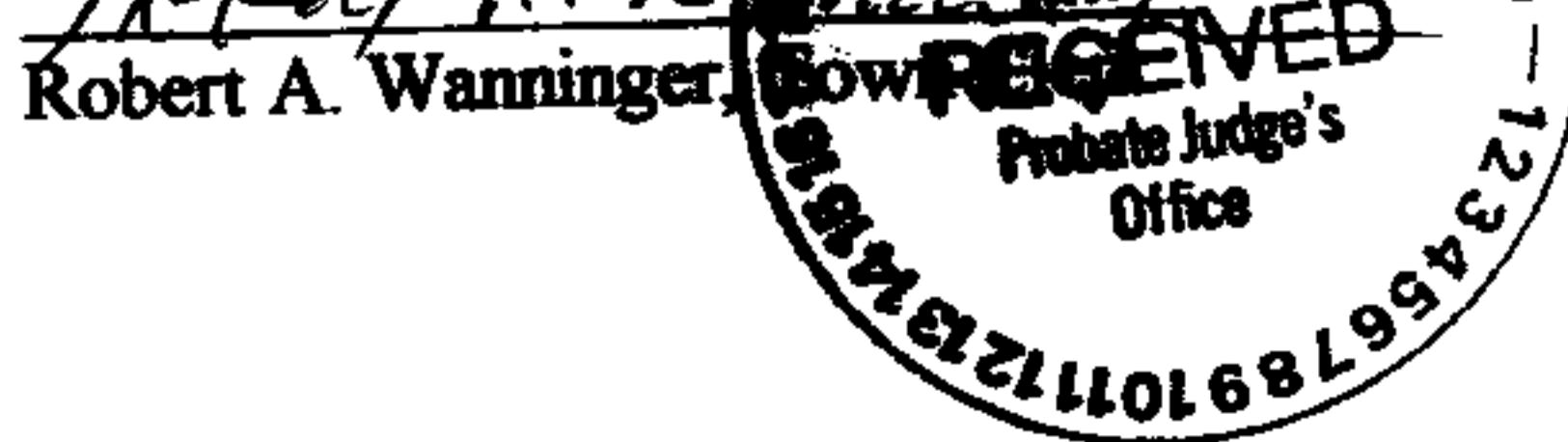
I, Robert A. Wanninger, Town Clerk of the Town of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the Town Council of Chelsea, at the regular meeting held on May 4, 1999, as same appears in minutes of record of said meeting, and published by posting copies thereof on May 7, 1999 at the public places listed below, which copies remained posted for five business days (through May 13, 1999).

Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043

First National Bank of Shelby County, Chelsea Branch, Highway 280, Chelsea, Alabama 35043

U.S. Post Office, Highway 280, Chelsea, Alabama 35043

Robert A. Wanninger, Town Clerk



Inst. # 1999-21566

05/24/1999-21566
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHELBY COUNTY JUDGE 33.50
01 SNS

TOWN OF CHELSEA, ALABAMA
ANNEXATION ORDINANCE NO. X-99-05-04-100

PROPERTY OWNER(S): Friedman, Fred H.3 and Brenda Family Partnership, LTD

PROPERTY: Parcel #09-7-35-0-006-002
Parcel #15-1-01-0-000-007
Parcel #15-1-01-0-000-008
Parcel #15-1-01-0-000-009
Parcel #15-1-02-0-000-001
Parcel #15-1-02-0-000-003
Parcel #15-1-02-0-000-004
Parcel #15-1-02-0-000-004.002
Parcel #15-1-02-0-000-004-004
Parcel #15-1-02-0-000-004-005

Pursuant to the provisions of Section 11-42-21 of the code of Alabama (1975).

Whereas, the attached written petition requesting that the above-noted property be annexed to the Town of Chelsea has been filed with the Chelsea town clerk; and

Whereas, said petition has been signed by the owners of said property; and

Whereas, said petition contains (as Exhibits B & C) an accurate description of said property together with a map of said property (Exhibit D) 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; and

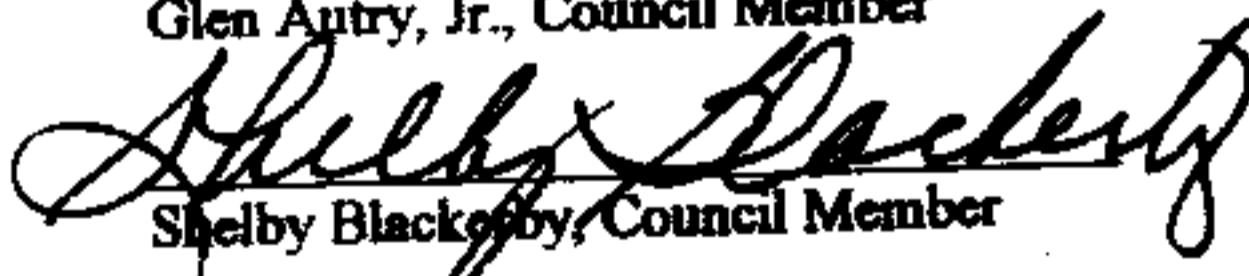
Whereas, said territory does not lie within the corporate limits of any other municipality; and

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

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


Earl Niven, Mayor


Glen Autry, Jr., Council Member


Shelby Blackaby, Council Member

Passed and approved 4 day of MAY, 1999.

Bob Combs, Council Member

Earlene Isbell, Council Member

John Ritchie, Council Member


Robert A. Wanninger, Town Clerk



Town Clerk
Town of Chelsea
PO 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 is either 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, so hereby petition the Town of Chelsea to annex said property into the corporate limits of the municipality.

Done this 31st day of May, 1999

Evelyn De Bonis
Witness

Ted H. Friedman
Owner
2121 1st Ave North
B'ham, AL 35203
Mailing address

323-1624

Telephone Number

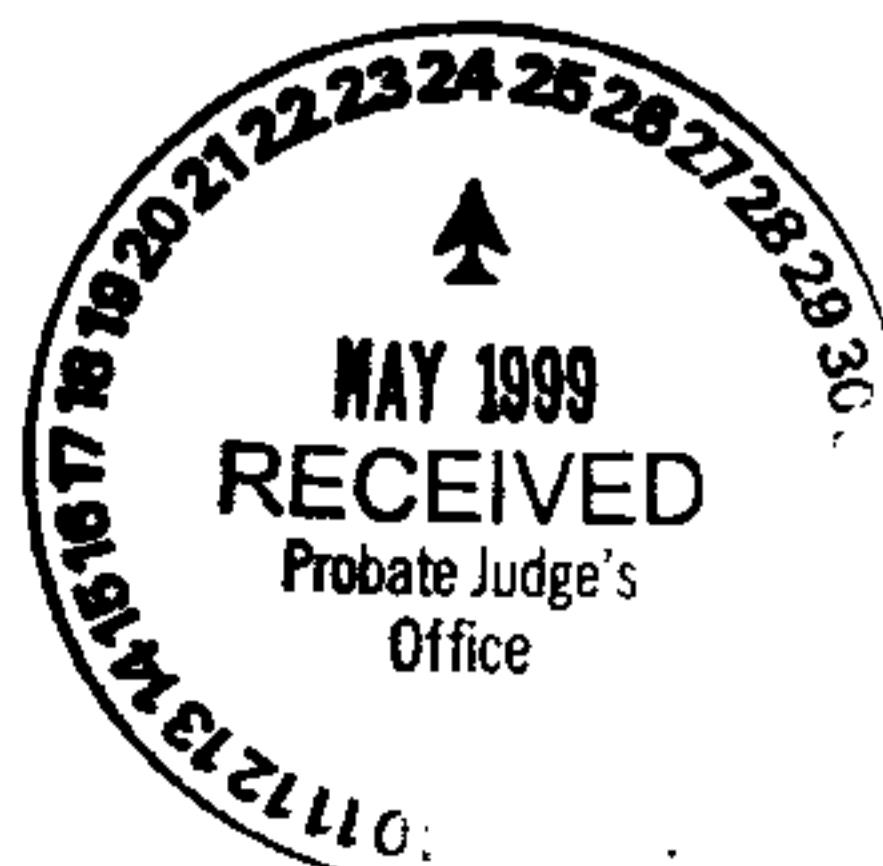
E. De Bonis
Witness

Frank C. Friedman
Owner
2121 1st Ave North
B'ham, AL 35203
Mailing address

323-1624

Telephone Number

(All owners listed on the deed must sign)



PROPERTY OWNERS: FRIEDMAN, FRED AND BRENDA FAMILY
PARTNERSHIP, LTD

PROPERTY DESCRIPTION

The above noted property, for which annexation into the Town of Chelsea is requested in this petition, is the property recorded in the office of the Judge of Probate, Shelby County and described in the attached instrument number 1996-42576 exhibit "B" and the metes and bounds prepared by Michael T Atchison, Attorney at Law, 110 North Main Street, Columbiana, Al 35051. Exhibit "C".

Further, the said property for which annexation into the Town of Chelsea is requested in this petition is shown on the attached map (Exhibit "D"). Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea, Al. The above parcels form a clear trail of contiguous properties.

The said property for which annexation into Chelsea is requested in this petition does not lie within the corporate limits of any other municipality; however, the said property is located in an area where the police jurisdiction of the Town of Chelsea and the City of Pelham overlap. The said property is less than equidistant from the respected corporate limits of Chelsea and Pelham (i.e., said property is closer to the corporate limits of Chelsea than to the corporate limits of Pelham) pursuant to Section 11-42-21, code of Alabama (1975.)

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY: Louis Fleisher, Attorney
200 Office Park Dr, Suite 201
Birmingham, Alabama 35223

Send Tax Notice to:

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

\$ 695,000

"KNOW ALL MEN BY THESE PRESENTS: That in consideration of One
Dollar and other valuable considerations in hand paid by the
grantee herein, the receipt whereof is acknowledged, we, FRED H.
FRIEDMAN and wife, BRENDA FRIEDMAN (herein referred to as
"grantors") grant, bargain, sell and convey unto FRED AND BRENDA
FRIEDMAN FAMILY PARTNERSHIP, LTD., an Alabama Limited Partnership
(herein referred to as "grantee"), the following described real
estate, situated in SHELBY County, Alabama, to wit:

The real property described in Exhibit "A" attached
hereto and made a part hereof.

It is intended to convey by this deed, and this deed
does hereby grant, bargain, sell and convey, all real
property or interests in real property owned by Fred H.
Friedman on the date of this deed in Sections 1 and 2,
Township 20 South, Range 1 West, and in Section 35,
Township 19 South, Range 1 West, in Shelby County,
Alabama, EXCEPT the following approximately 37 acres in
said Section 2:

W 10 acres of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, W 10 acres of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and
E $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$; except that portion of said property
which lies North of Quinn Cemetery Road.

TO HAVE AND TO HOLD to said grantee, its successors and
assigns forever.

And we do for ourselves and for our heirs, executors, and
administrators, covenant with the grantee, and the grantee's
successors and assigns, that we are lawfully seized in fee simple
of said premises; that they are free from all encumbrances,
unless otherwise noted above; that we have a good right to sell
and convey the same as aforesaid; that we will and our heirs,
executors and administrators shall warrant and defend the same to
the grantee and the grantee's successors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 30th day of December, 1996.

Fred H. Friedman (Seal)
FRED H. FRIEDMAN

Brenda Friedman (Seal)
BRENDA FRIEDMAN

12/30/1996-42576
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 REC 711.00

1996-42576
* * * * *
Ins: * * * * *

EXHIBIT A

to the Deed from Fred H. Friedman and wife, Brenda Friedman,
to Fred and Brenda Friedman Family Partnership, Ltd.

Said deed conveys the following real property located
in SHELBY COUNTY, ALABAMA:

IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST:

NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$;

NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$;

NE $\frac{1}{4}$ of SE $\frac{1}{4}$;

N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$;

W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$;

The East 30 acres of SE $\frac{1}{4}$ of NE $\frac{1}{4}$;

The East 420.69 feet of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, containing 12.9
acres, more or less.

That portion of the E $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$
lying North of Quinn Cemetery Road;

That portion of the West 10 acres of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying
North of Quinn Cemetery Road except such portion of said
West 10 acres heretofore conveyed to Randy Coleman and Wanda
Coleman north of the private road located in said West 10
acres.

Any portion lying south of the north line of Quinn Cemetery
Road of a strip of land adjacent to the E. D. Hudson Tract
(described in Deed Volume 131, Page 123, in the Probate
Office of Shelby County, Alabama) the west line of said
strip being the east line of said E. D. Hudson Tract, the
north line of said strip being 86.19 feet along the North
line of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 2, and the South line of
said strip being 85.56 feet along the South line of NE $\frac{1}{4}$ of
NE $\frac{1}{4}$ of said Section 2.

IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST:

NW diagonal $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$;

SW $\frac{1}{4}$ of NW $\frac{1}{4}$;

NW $\frac{1}{4}$ of SW $\frac{1}{4}$

Page 2 of Exhibit A to the Deed
to Fred and Brenda Friedman Family Partnership, Ltd.

IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST;

The S $\frac{1}{4}$ of the SE $\frac{1}{4}$.

PARTIALLY IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST,
AND PARTIALLY IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST;

A parcel of land lying partially in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, and partially in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, being more particularly described as follows:

Beginning at the SE corner of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ section, also being the NE corner of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ section; run thence south along the east line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ section, a distance of 530 feet to a point in the center line of the Shelby County gravel road; thence northwesterly along the center line of said gravel road a distance of 520 feet more or less; thence north and parallel with the east lines of the two aforementioned $\frac{1}{4}$ - $\frac{1}{4}$ sections a distance of 380 feet; thence east and parallel with the common line between the two said $\frac{1}{4}$ - $\frac{1}{4}$ sections a distance of 450 feet to the intersection with the east line of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ section; thence south along the east line of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ section a distance of 110 feet to the point of beginning.

Inst # 1996-42576

12/30/1996-42576
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SHELBY COUNTY JUDGE OF PROBATE
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Fred H. & Brenda Friedman deed
to Fred and Brenda Friedman
Family Partnership, Ltd.
Page 2

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRED H. FRIEDMAN, and wife, BRENDA FRIEDMAN, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of
December, 1996.

Beverly Colvard
Notary Public

CHELSEA ANNEXATION

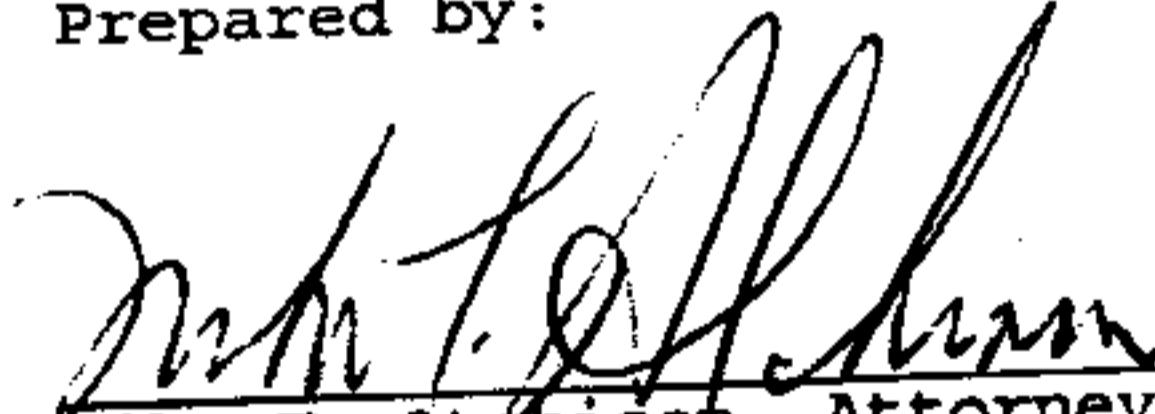
The South Half of the SE 1/4 of Section 35, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the SE corner of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run North along the East line of the SE 1/4 of the SE 1/4 of said Section 35, a distance of 1320 feet, more or less, to the NE corner of the SE 1/4 of the SE 1/4 of said Section 35; thence run in a Westerly direction along the North line of the SE 1/4 of the SE 1/4 of said Section 35, a distance of 2640 feet, more or less, SW 1/4 of the SE 1/4 of said Section 35, a distance of 1320 feet, more or less, to the SW corner of the SW 1/4 of the SE 1/4 of said Section 35; thence run South along the West line of the SW 1/4 of the SE 1/4 of said Section 35, a distance of 1320 feet, more or less, to the SW corner of the SW 1/4 of the SE 1/4 of said Section 35; thence run East along the South line of the SW 1/4 of the SE 1/4 of said Section 35, a distance of 2640 feet, more or less, to the point of beginning.

Also, the following described property located in Sections 1 and 2, Township 20 South, Range 1 West, Shelby County, more particularly described as follows: Commence at the Northeast corner of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of the NE 1/4 of the NE 1/4 of said Section a distance of 420.69 feet to a point; thence run South parallel to the East line of said NE 1/4 of the NE 1/4 of said Section 1, a distance of 1320 feet, more or less to a point on the South line of said NE 1/4 of said Section; thence run Westerly along the South line of said NE 1/4 of said Section a distance of 570 feet, more or less, to a point that is 330 feet East of the SW corner of the NE 1/4 of the NE 1/4 of said Section 1; thence run South 330 East of and parallel to the West line of the SE 1/4 of the NE 1/4 of said Section 1 for 1320 feet, more or less, to a point on the South line of the SE 1/4 of the NE 1/4 of said Section 1; thence run West along the South line of the SE 1/4 of the NE 1/4 of said Section 1 a distance of 330 feet to the SW corner of the SE 1/4 of the NE 1/4 of said Section 1; thence point is also the SE corner of the SW 1/4 of the NE 1/4 of said Section 1; thence continue in a Westerly direction along the South line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 660 feet, more or less, to the SW corner of the NE 1/4 of said Section 1, which point is also the SW corner of the E 1/2 of the SW 1/4 of the NE 1/4 of said Section 1; thence run North along the West line of the E 1/2 of the SW 1/4 of the NE 1/4 of said Section 1 a distance of 1320 feet, more or less, to the NW corner of the E 1/2 of the SW 1/4 of the NE 1/4 of said Section 1, which point is also the SW corner of the E 1/2 of the NW 1/4 of the NE 1/4 of said Section 1; thence continue in a Northerly direction along the West line of the E 1/2 of the NW 1/4 of the NE 1/4 of said Section 1, to its intersection with the centerline of the right of way of the Quinn Cemetery Road; thence run in a Southeasterly direction along the centerline of Quinn Cemetery Road to a point 1032.59 feet West of the East line of the NE 1/4 of the NE 1/4 of said Section 1; thence run in a Northerly direction parallel to the East line of said NE 1/4 of the NE 1/4 of said Section 1, a distance of 793.46 feet to a point on a private road; thence turn an interior angle of 231 degrees 16 minutes 16 seconds and run to the left in a Northwesterly direction along the centerline of said private road a distance of 49.18 feet to a point; thence turn an interior angle of 194 degrees 24 mintues 30 seconds and run to the left and along the centerline of said private road a distance of 146.80 feet to a point; thence turn an interior angle of 133 degrees 00 minutes 15 seconds and run to the right in a Northwesterly direction and along the centerline of said private road a distance of 216.33 feet to a point; thence turn an interior angle of 146 degrees 01 minutes 05 seconds and run to the right in a Northeasterly direction along the centerline of said private road a distance of 124.64 feet to a point; thence turn an interior angle of 206 degrees 51 minutes 40 seconds and run to the left in a Northwesterly direction along the centerline of said private road a distance of 65.88 feet to a point; thence turn an interior angle of 210 degrees 58 minutes 30 seconds and run to the left in a Northwesterly direction and along the centerline of said private road a distance of 56.12 feet to a point on the North line of said NW 1/4 of the NE 1/4 of said Section; thence run in a Westerly

direction along the North line of said NW 1/4 of the NE 1/4 of said Section 1 to the NW corner thereof; thence run in a Southerly direction along the West line of said NW 1/4 of the NE 1/4 of said Section 1, 1320 feet, more or less, to the SW corner of said NW 1/4 of the NE 1/4 of said Section 1; thence continue in a Southerly direction along the West line of the SW 1/4 of the NE 1/4 of said Section 1, 1320 feet, more or less, to the SW corner thereof; thence continue in a Southerly direction along the West line of the N 1/2 of the NW 1/4 of the SE 1/4 a distance of 660 feet, more or less, to the SW corner of the said N 1/2 of the NW 1/4 of the SE 1/4 of said Section 1; thence run East along the South line of the N 1/2 of the NW 1/4 of the SE 1/4 of said Section 1, a distance of 1320 feet, more or less, to the SE corner thereof, said point also being the NW corner of the S 1/2 of the SE 1/4 of the SE 1/4 of said Section 1; thence run in a Southerly direction along the West line of said S 1/2 of the SE 1/4 of the SE 1/4 a distance of 660 feet to the SW corner of the SE 1/4 of the SE 1/4 of said Section 1; thence continue in a Southerly direction along the West line of the N 1/2 of the SE 1/4 a distance of 660 feet, more or less, to the SW corner of said N 1/2 of the SE 1/4 of the SE 1/4; thence run in an Easterly direction along the South line of said N 1/2 of the SE 1/4 of the SE 1/4 of said Section 1, a distance of 1320 feet, more or less, to the SE corner of said N 1/2 of the SE 1/4 of the SE 1/4 of said Section 1, said point also being the NW corner of the S 1/2 of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West; thence run South along the West line of the S 1/2 of the SW 1/4 of the SW 1/4 of said Section 2, a distance of 660 feet, more or less, to the SW corner of the SW 1/4 of the SW 1/4 of said Section 2; thence run in a Northeasterly direction along the Southeast line of the NW 1/2 of the SW 1/4 of the SW 1/4 of said Section 2 to the NE corner of said SW 1/4 of the SW 1/4 of said Section 2, which point is also the SE corner of the NW 1/4 of the SW 1/4 of said Section 2; thence run Northerly along the East line of the NW 1/4 of the SW 1/4 of said Section 2 a distance of 1320 feet, more or less, to the NE corner thereof, which point is also the SE corner of the SW 1/4 of the NW 1/4 of said Section 2; thence run North along the East line of the SW 1/4 of the NW 1/4 of said Section 2 a distance of 1320 feet, more or less, to the NE corner thereof; said Section 2 a distance of 1320 feet, more or less, to the NW corner of the SW 1/4 of the NW 1/4 of said Section 1, which point is also the SE corner of the NE 1/4 of the NE 1/4 of said Section 1, Township 20 South, Range 1 West; thence run North along the East line of the NE 1/4 of the NE 1/4 of said Section 1, Township 20 South, Range 1 East line of the NE 1/4 of the NE 1/4 of said Section 1, Township 20 South, Range 1 West, to the NE corner of said NE 1/4 of the NE 1/4 of said Section 1, said point being the point of beginning.

Prepared by:



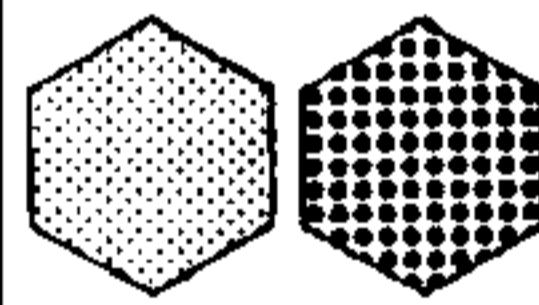
Mike T. Atchison, Attorney

MAP FOR ANNEXATION OF PARCELS #09-7-35-0-006-002,
 #15-1-01-0-000-007, #15-1-01-0-000-008, #15-1-01-0-000-009,
 #15-1-02-0-000-001, #15-1-02-0-000-003, #15-1-02-0-000-004,
 #15-1-02-0-000-004-002, #15-1-02-0-000-004-004, AND
 #15-1-02-0-000-004-005

OWNED BY FRED AND BRENDA FRIEDMAN FAMILY PARTNERSHIP, LTD.

Parts of Maps #58-09-07-35, #58-15-01 and #58-15-01-02

Territory Proposed for Annexation into Chelsea



SHADING SYMBOLS

