

Town of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: X-02-02-18-162

Property Owner(s): Niven, Samuel Earl, Sr. and Niven, June C.

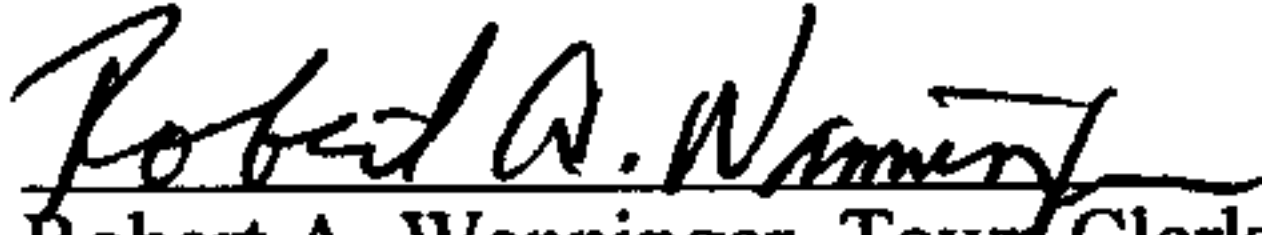
Property: 15-2-04-000-050.002

I, Robert 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 Special meeting held on February 18, 2002 same appears in minutes of record of said meeting, and published by posting copies thereof on February 19, 2002 at the public places listed below, which copies remained posted for five business days (through February 25, 2002).

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

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

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


Robert A. Wanninger, Town Clerk

Inst # 2002-14961

04/01/2002 14961
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MSB 26.00

Town of Chelsea, Alabama
Annexation Ordinance No. X-02-02-18-162
Property Owner(s): Niven, Samuel Earl, Sr. and Niven, June C.

Property: 15-2-04-000-050.002

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 owner(s) of said property; and

Whereas, said petition contains (as Petition Exhibits A&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

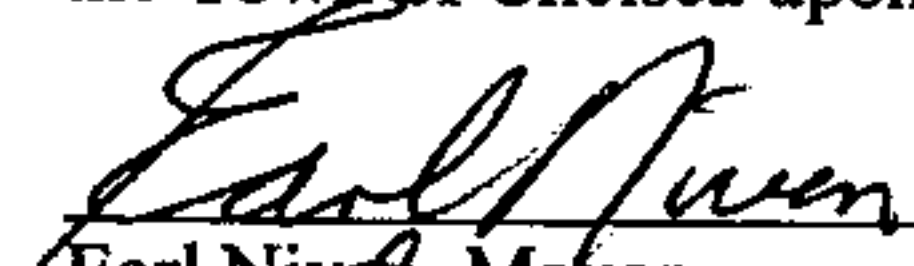
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned residential AR, which together is contiguous to the corporate limits of Chelsea;

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

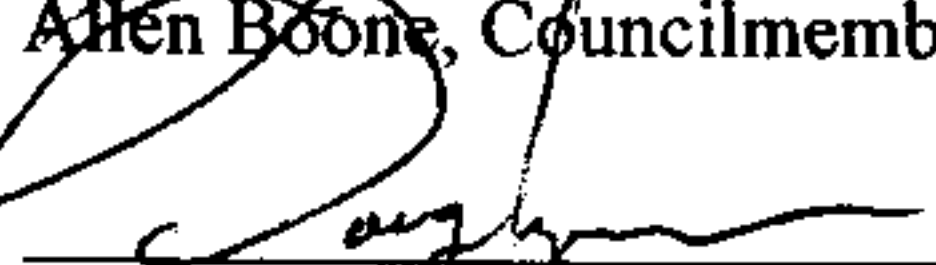
Whereas, even though said property is located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Pelham overlap, the said property is less-than-equidistant from the respective corporate limits of Chelsea and Pelham (i.e. it is closer to the corporate limits of Chelsea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

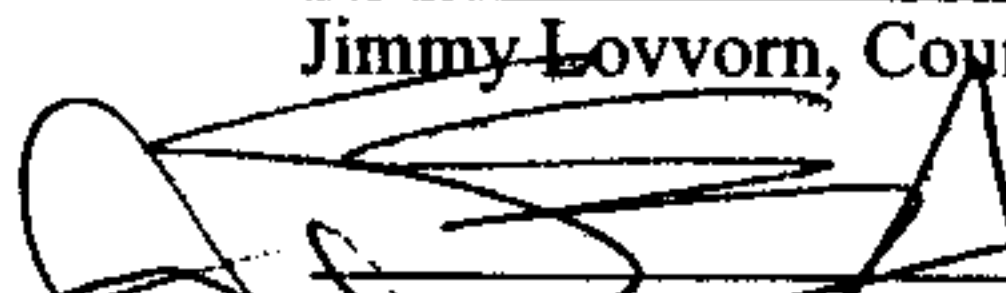
Therefore, be it ordained that the town council of the Town of Chelsea assents to the said annexation: and

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 Town of Chelsea upon the date of publication of this ordinance as required by law.


Earl Niven, Mayor


Allen Boone, Councilmember


Doug Ingram, Councilmember


Jimmy Lovvorn, Councilmember


S. Earl Niven, Jr., Councilmember


John Ritchie, Councilmember

Passed and approved 5 day of MARCH 2002.


Robert A. Wanninger, Town Clerk

Petition Exhibit A

Property owner(s): Niven, Samuel Earl, Sr. and Niven June C.

Property: 15-2-04-000-050.002

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) Which was recorded with the Shelby County judge of probate as Instrument Number 1995-32317.

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.

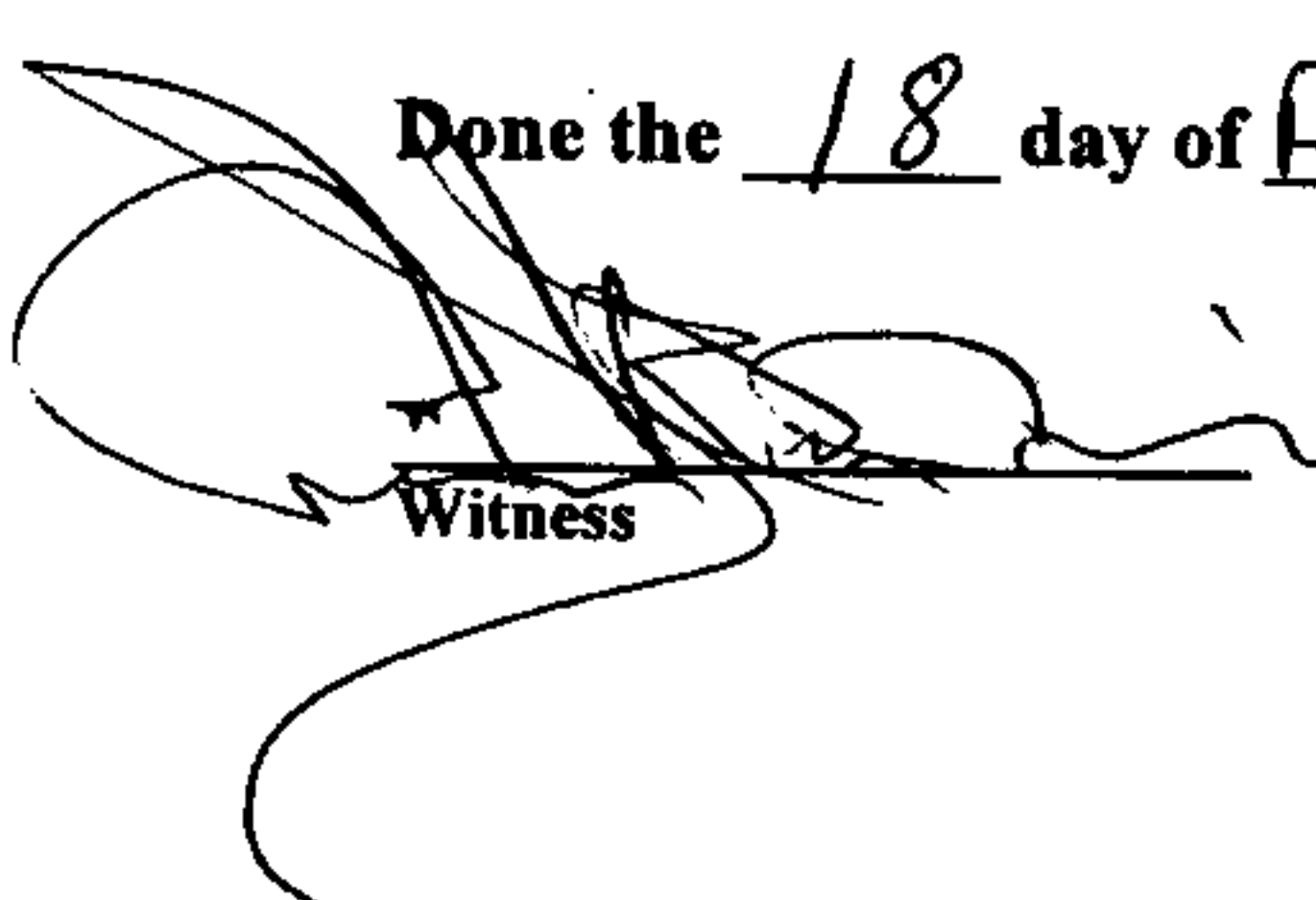
The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.

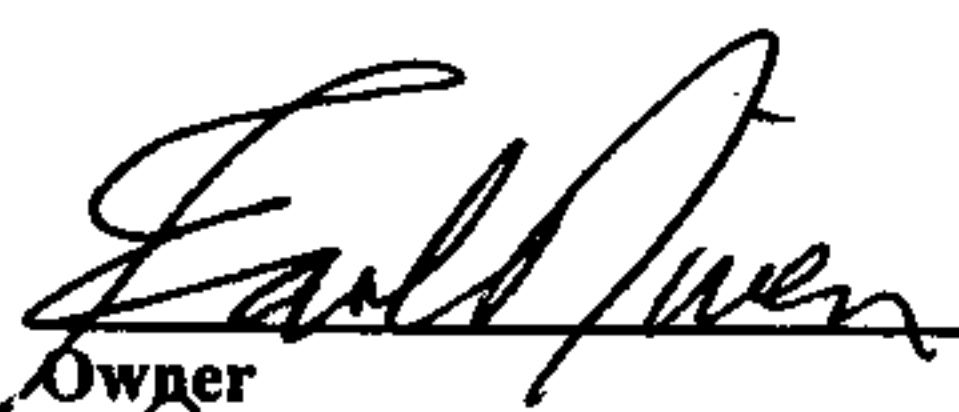
Town Clerk
Town of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

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 the 18 day of Feb, 2002

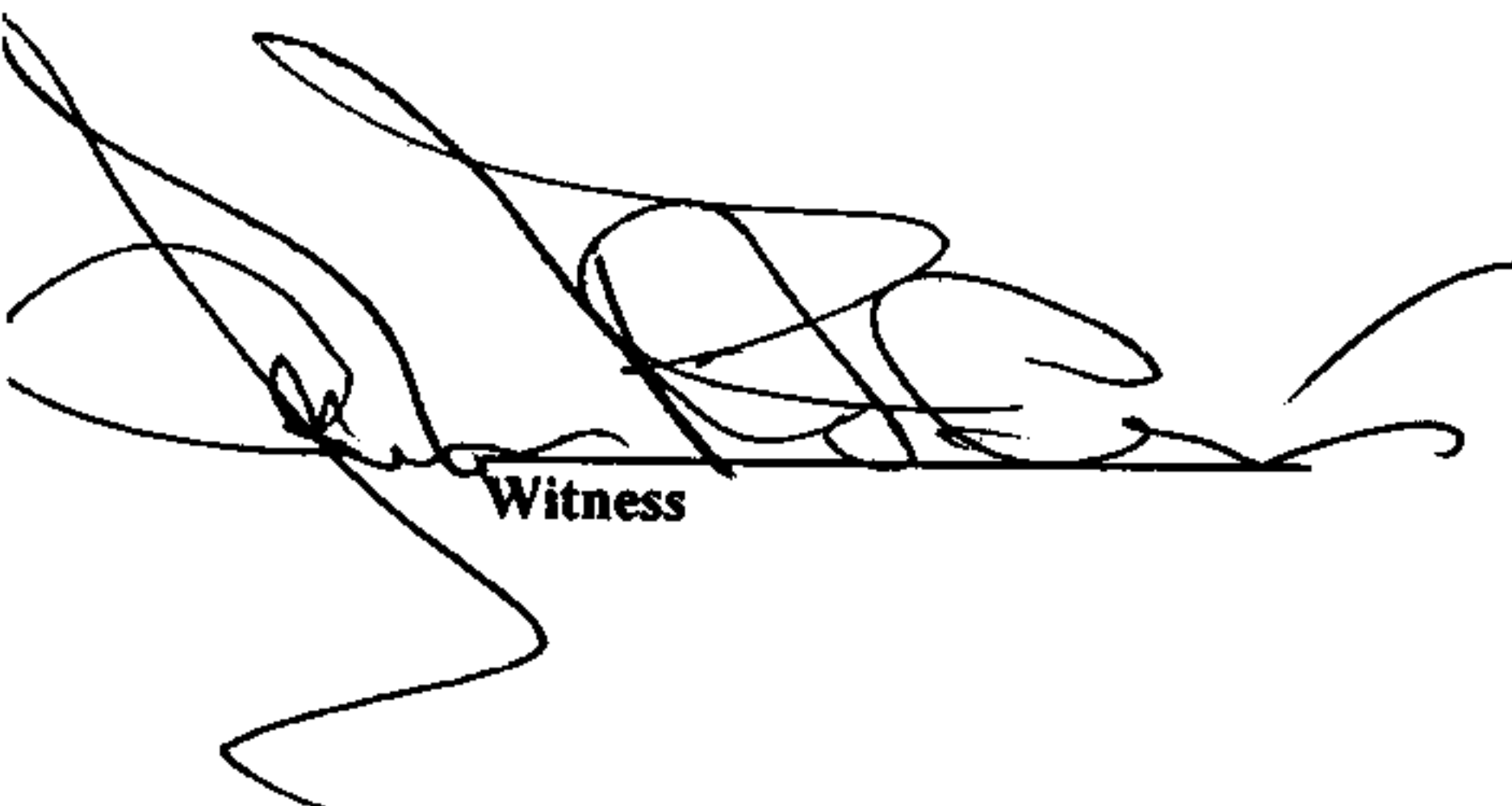

Witness

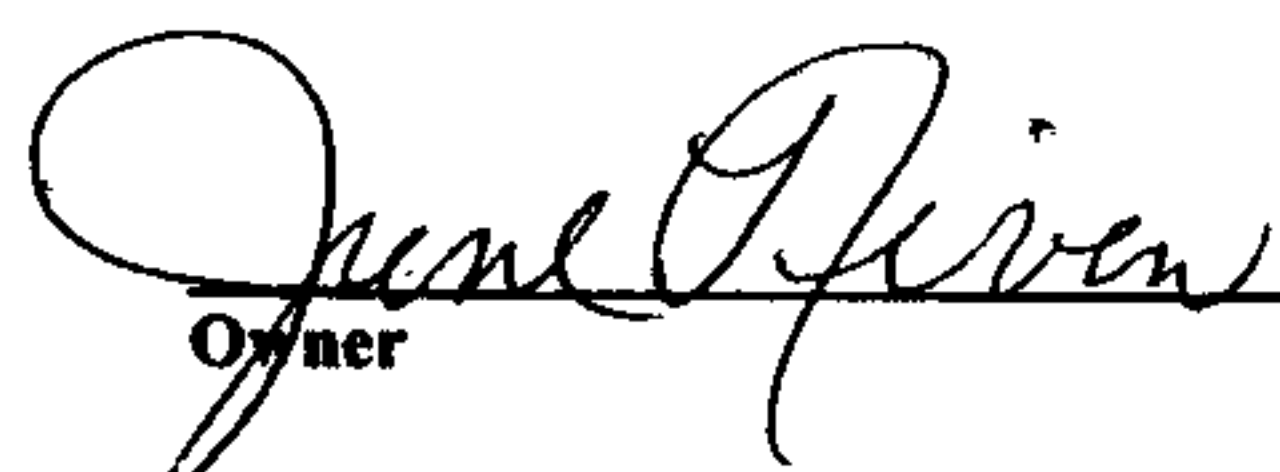

Owner

Box 75 Chelsea, AL 35043
Mailing Address

Property Address (if different)

205 678 6637
Telephone Number


Witness

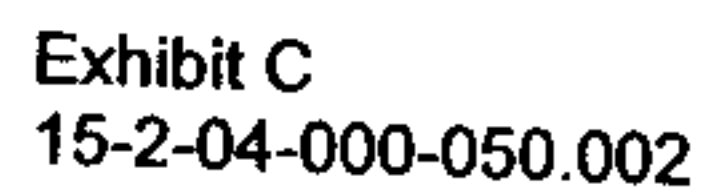

Owner

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)



SEND TAX NOTICE TO:

(Name)

Earl Niven

(Address)

P.O. Box 75
Chelsea, AL 35043

This instrument was prepared by

(Name) S Earl Niven

(Address) Chelsea, AL 35043

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frances W. Thurman.

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

Samuel Earl Niven, Sr. and June C. Niven

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the SE corner of the SE1/4 of the SE1/4 of Section 4, Township 20 South, Range 1 West and run thence North along the East line of said 1/4 1/4 Section a distance of 420 feet; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 420 feet; thence run South, parallel with the East line of said 1/4 1/4 Section, a distance of 420 feet; thence run East, along the South line of said 1/4 1/4 Section, a distance of 420 feet to the point of beginning, subject to easements and rights of way record, and subject to easement of existing road connecting Shelby County 335 with property to the West of the above described parcel known as the "John Wilson property".

Also, conveyed hereby is an easement to provide ingress and egress to and from the above described property, over and along said existing roadway extending from the above described property to Shelby County Highway 335.

Inst # 1995-32317

11/08/1995-32317
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 26.50

TO HAVE AND TO HOLD Unto 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 hereby 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.

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, I have hereunto set my hand(s) and seal(s), this 28

day of October, 19 95.

WITNESS:

Paul A. Thurman (Seal)

Frances W. Thurman (Seal)
Frances W. Thurman (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Frances W. Thurman

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 28 day of October, A.D., 19 95

Paul B. Lulian
10-28-95

Notary Public

7-8-96

Inst # 1995-32317

Inst # 2002-14961

04/01/2002-14961

10:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

26.00

006 MSB