

Town of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: X-02-03-05-165

Property Owner(s): Landers, Sharon Kay

Property: 01-8-9-30-0-001-004

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 regular meeting held on March 5, 2002 same appears in minutes of record of said meeting, and published by posting copies thereof on March 5, 2002 at the public places listed below, which copies remained posted for five business days (through March 12, 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 # 2002-14964

04/01/2002-14964
10:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

008 KSD 32.00

Town of Chelsea, Alabama
Annexation Ordinance No. X-02-03-05-165

Property Owner(s): Landers, Sharon Kay

Property: 01-8-9-30-0-001-044

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

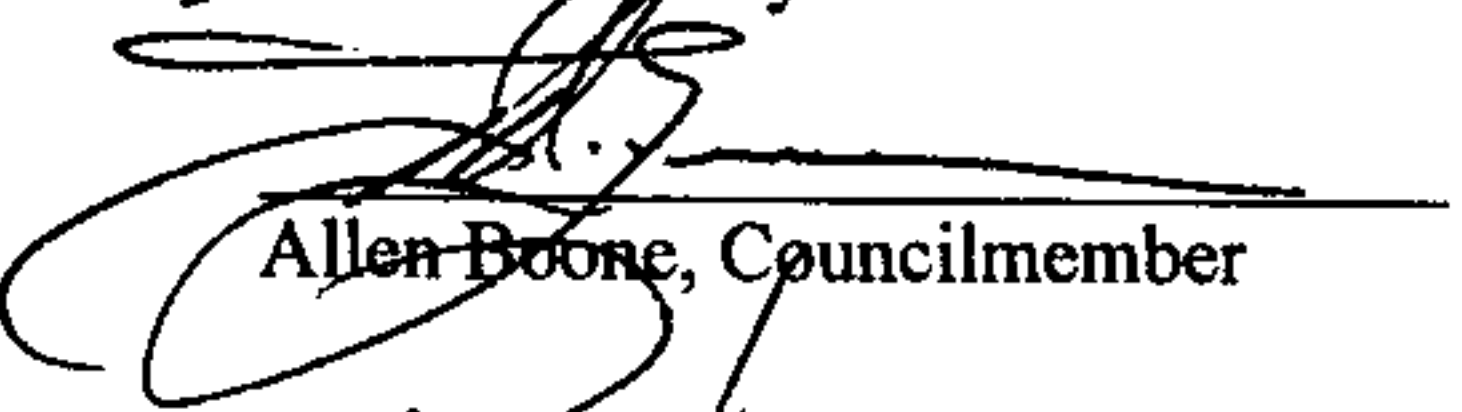
Whereas, even though said property is located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Westover overlap, the said property is less-than-equidistant from the respective corporate limits of Chelsea and Westover (i.e. it is closer to the corporate limits of Chelsea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

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

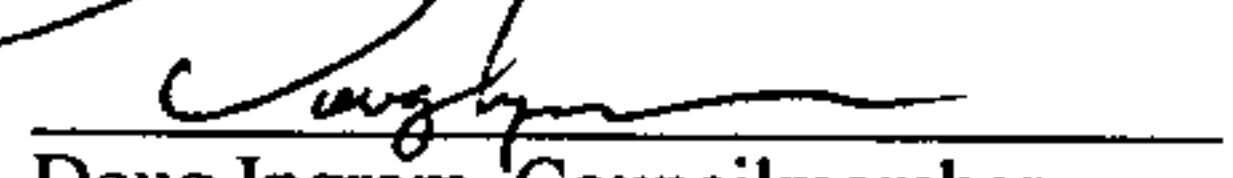
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the Town of Chelsea upon the date of publication of this ordinance as required by law.



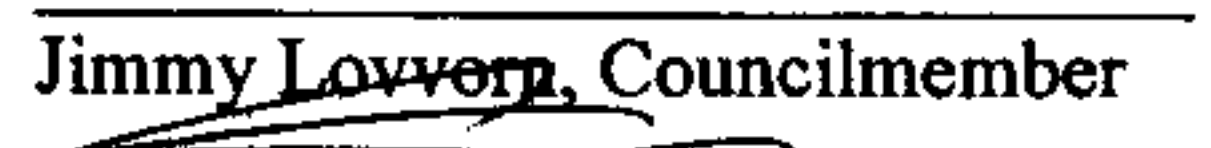
Earl Niven, Mayor



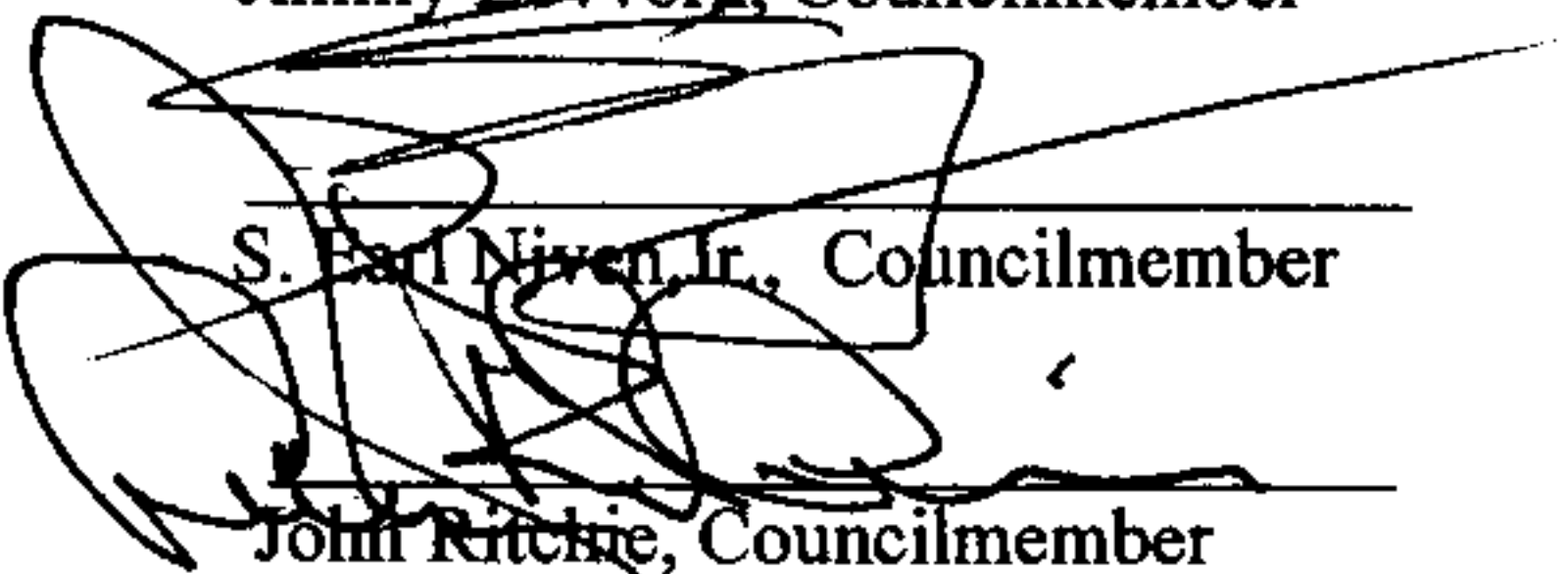
Allen Boone, Councilmember



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): Landers, Sharon Kay

Property: 01-8-9-30-0-001-044

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 2000-15647.

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.

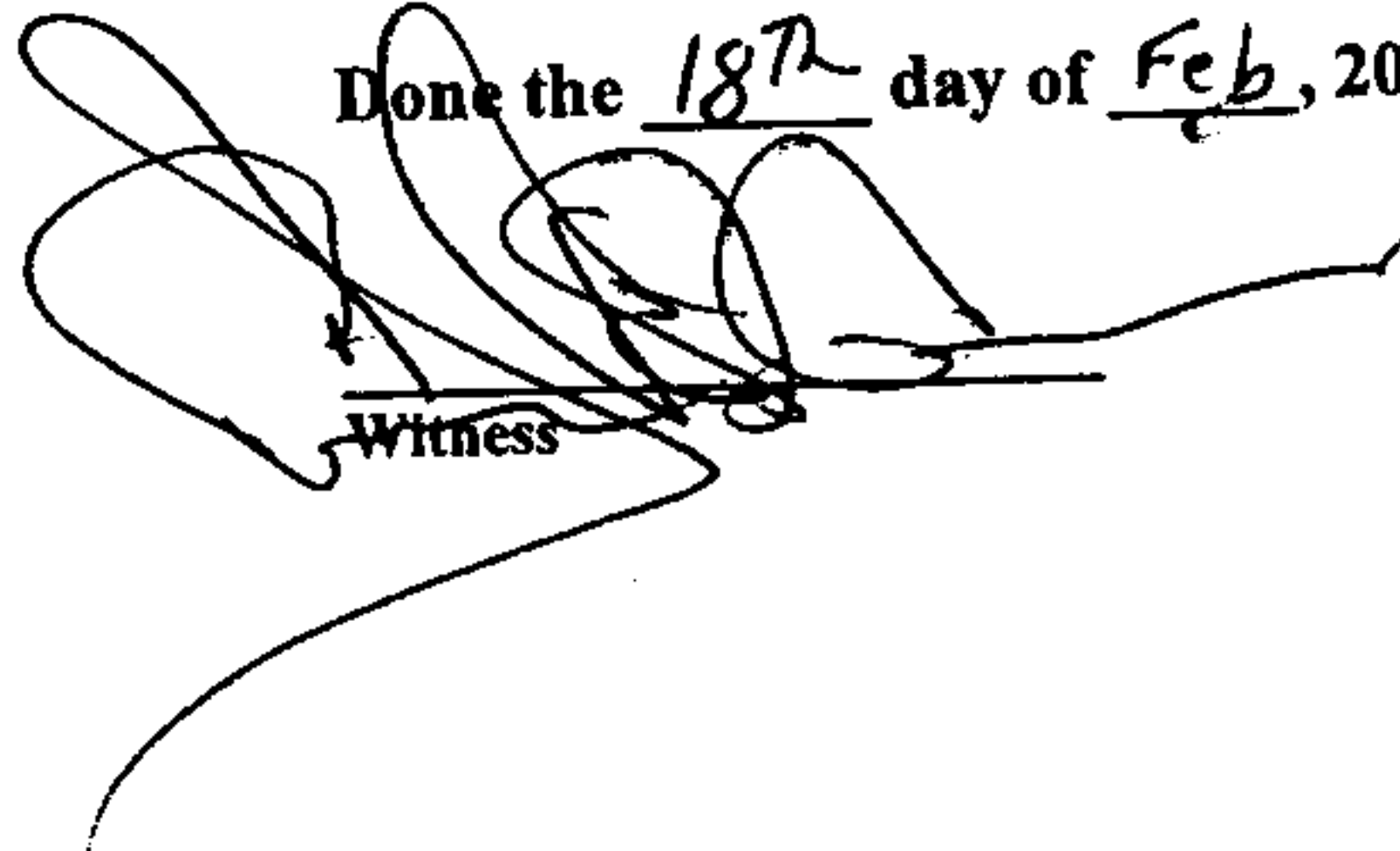
The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.

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 18th day of Feb, 2002.


Witness

Sharon Kay Landers
Owner

165 Hwy 453 Sterrett, AL
Mailing Address 35147

Property Address (if different)

Telephone Number

Witness

Owner

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)

This instrument was prepared by

John L. Hartman, III

(Name)

P.O. Box 846, B'ham, AL 35201-0846

(Address)

Send Tax Notice To:

Sharon K. Landers

(Name)

165 Highway 453, Chelsea, AL 35043

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Eight Thousand and Five Hundred and No/100----- Dollars
 (\$78,500.00)

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

George F. Davis and wife, Evelyn M. Davis

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

Sharon K. Landers, an unmarried woman

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
 SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Inst # 2000-15447

05/11/2000-15447
 10:50 AM CERTIFIED
 WELLS FARGO BANK
 44.38

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 8th day of May, 2000

(Seal)

George F. Davis

(Seal)

(Seal)

Evelyn M. Davis

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, John L. Hartman, III, a Notary Public in and for said County in said State, hereby certify that
George F. Davis and wife, Evelyn M. Davis, 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, they
execute the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of May 2000

Notary Public John L. Hartman, III

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

Exhibit "A"

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 04 degrees 16 minutes 27 seconds West a distance of 159.00 feet; thence North 74 degrees 45 minutes 27 seconds West a distance of 73.00 feet; thence South 04 degrees 16 minutes 27 seconds East a distance of 450.00 feet to the point of beginning; thence South 73 degrees 00 minutes 00 seconds East, a distance of 230.62 feet; thence South 04 degrees 50 minutes 09 seconds East a distance of 299.18 feet; thence North 79 degrees 52 minutes 43 seconds West a distance of 114.40 feet; thence North 41 degrees 37 minutes 29 seconds West a distance of 137.45 feet; thence North 75 degrees 17 minutes 05 seconds West a distance of 25.00 feet; thence North 04 degrees 16 minutes 27 seconds West a distance of 237.00 feet to the point of beginning.

LESS AND EXCEPT any part within the right of way of a public road.

Inst # 2000-15647

03/11/2000-15647
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SH 41.30

MSR 0008
SHELBY COUNTY JUDGE OF PROBATE
04/01/2002
32.00
EXHIBIT C
1964-14364

INSTRUMENT # 2002-14364

PROPERTY TO BE ANNEXED

ANNEXATION PENDING

CHELSEA TOWN LIMITS

TAKEN FROM TAX MAP # 58-08-09

165

