

Town of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

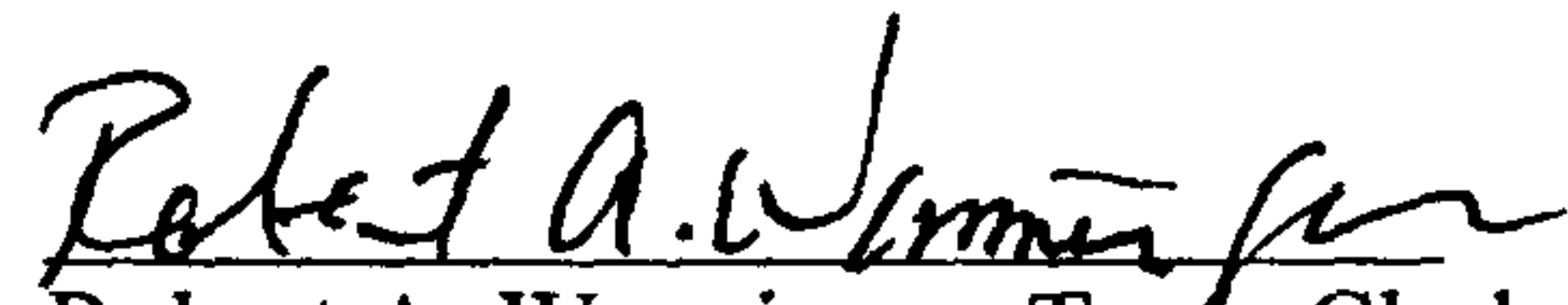
Ordinance Number: X-02-04-09-184

Property Owner(s): Ferguson, W.J. and Freddie, Ferguson, Ricky and Kim,
Ferguson, Janice K.

Property: 58-15-3-05-0-000-010.003, 58-15-3-05-0-000-010.000,
58-15-3-05-0-000-010.002, 58-15-3-05-0-000-010.001

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 April 9, 2002 same appears in minutes of record of said meeting, and published by posting copies thereof on April 10, 2002 at the public places listed below, which copies remained posted for five business days (through April 16, 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

Town of Chelsea, Alabama
Annexation Ordinance No. X-02-04-09-184

Property Owner(s): Ferguson, W.J. and Freddie, Ferguson, Ricky and Kim, Ferguson, Janice K.
Property: See Petition Exhibit "A"

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 properties 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 properties; and

Whereas, said petition contains (as Petition Exhibits A&B) an accurate description of said properties together with a map of said properties (Exhibit C) showing the relationship of said properties to the corporate limits of Chelsea; and

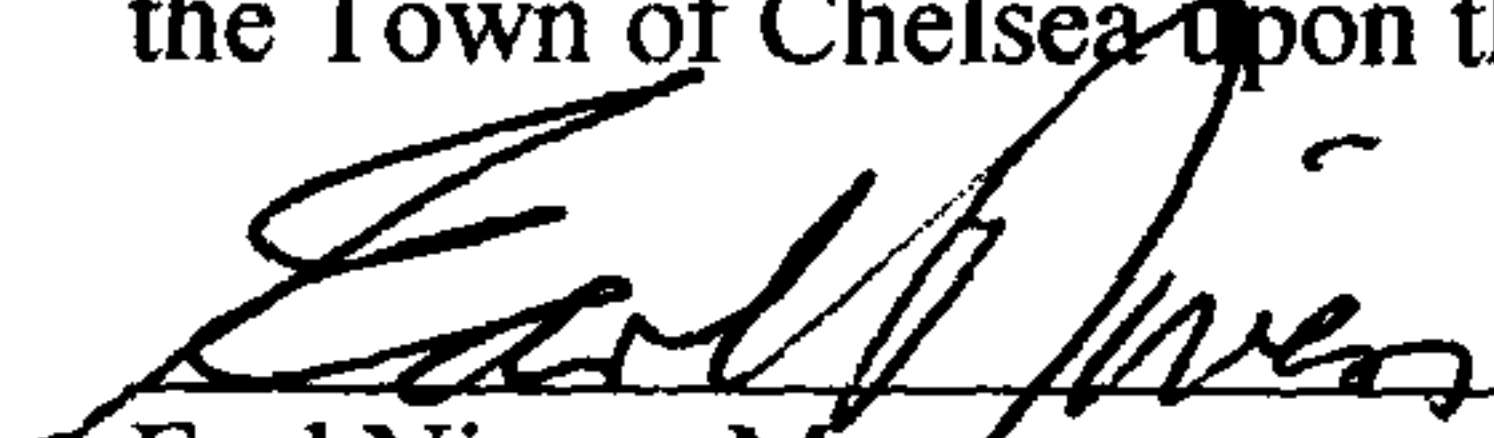
Whereas, said properties are contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which are zoned AR, which together is contiguous to the corporate limits of Chelsea;

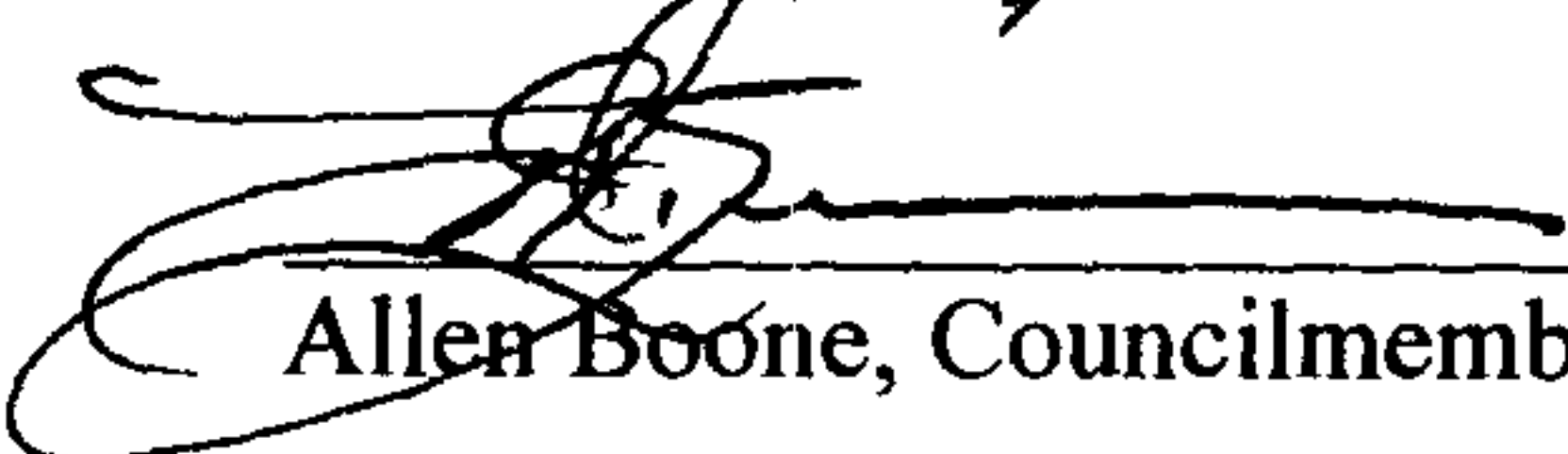
Whereas, said territory does not lie within the corporate limits of any other municipality

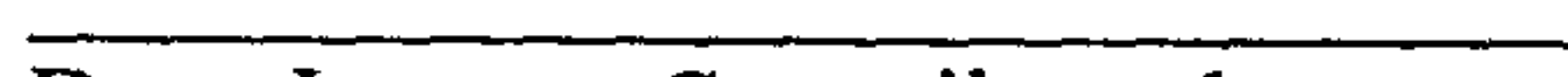
Whereas, even though said property is located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Pelham overlap, the said property is less-than-equidistant from the respective corporate limits of Chelsea and Pelham (i.e. it is closer to the corporate limits of Chelsea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

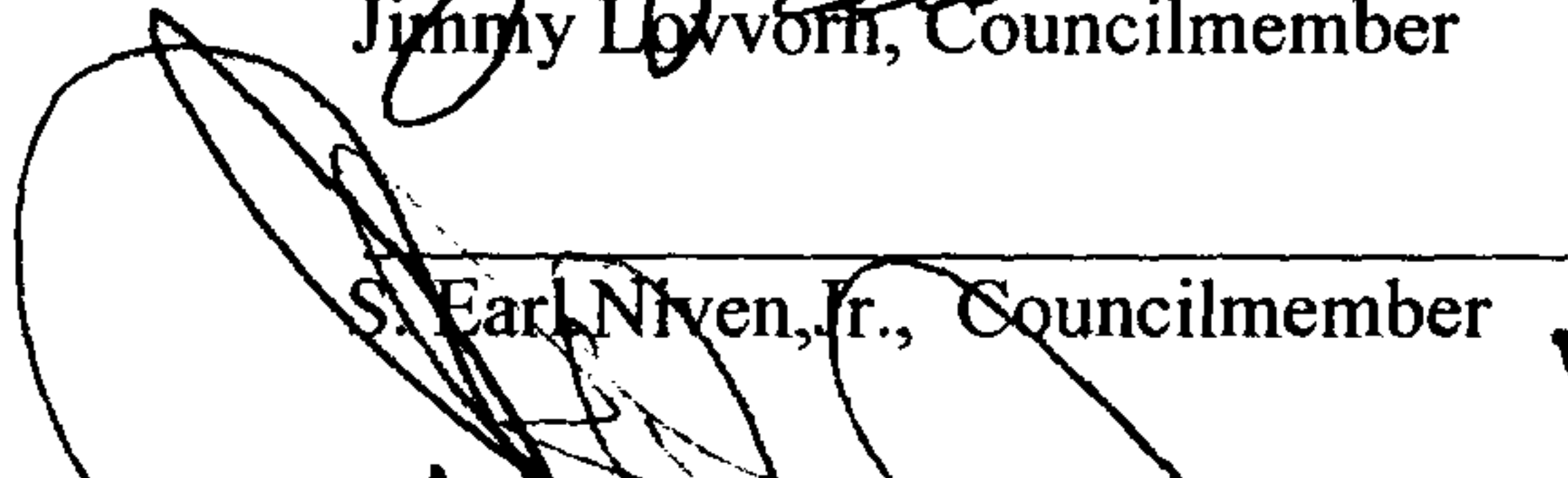
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the Town of Chelsea upon the date of publication of this ordinance as required by law.

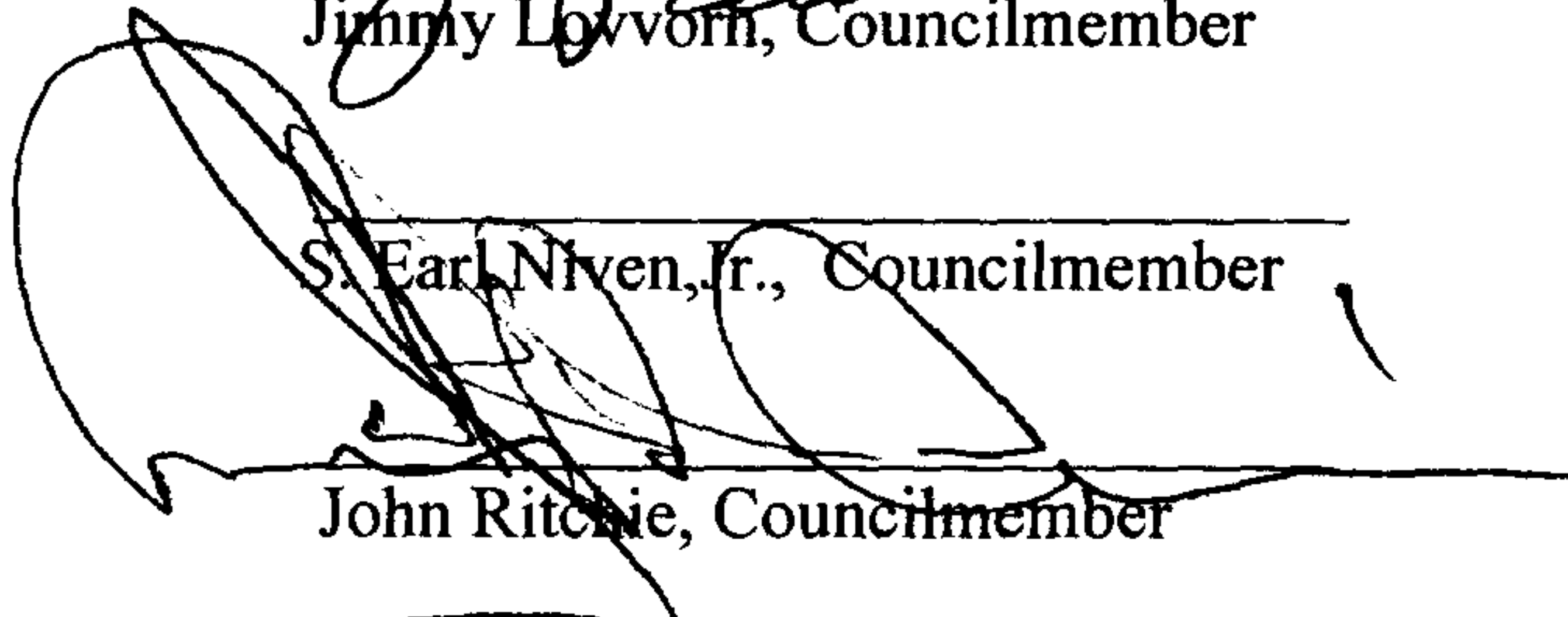

Earl Niven, Mayor


Allen Boone, Councilmember

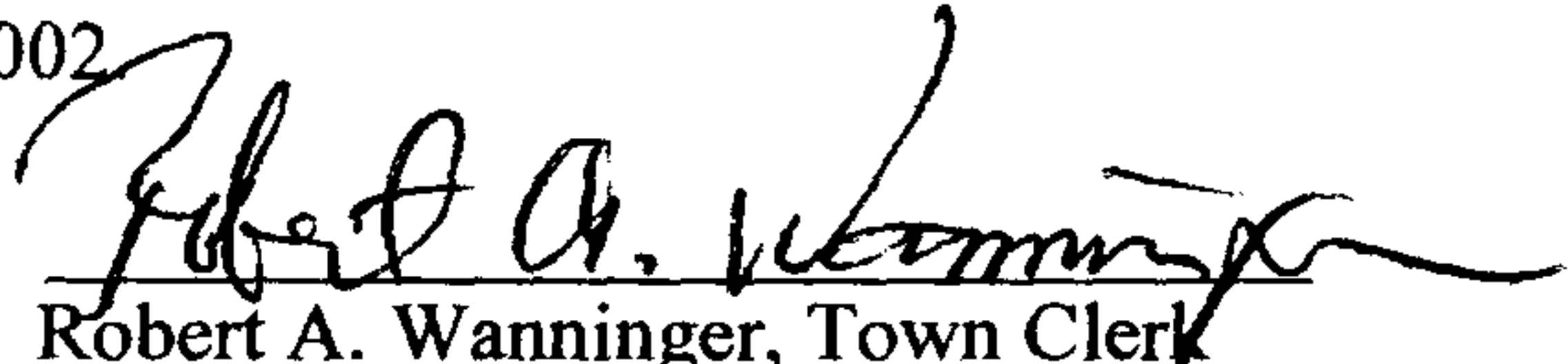

Doug Ingram, Councilmember


Jimmy Lowvorn, Councilmember


S. Earl Niven, Jr., Councilmember


John Ritchie, Councilmember

Passed and approved 9 day of APRIL, 2002


Robert A. Wanninger, Town Clerk

Petition Exhibit A

Property owner(s): Ferguson, W.J. and Freddie, Ferguson, Ricky and Kim,
Ferguson, Janice K.

Property: Ferguson, W.J. and Freddie	58-15-3-05-0-000-010.003
Ferguson, Ricky and Kim	58-15-3-05-0-000-010.000
	58-15-3-05-0-000-010.002
Ferguson, Janice K.	58-15-3-05-0-000-010.001

Property Description

The above-noted properties, for which annexation into Chelsea are requested in this petition, is described in the attached copies of the deeds (Petition Exhibit B) Which were recorded with the Shelby County judge of probate as Instrument Number

B1 Ferguson, W.J. and Freddie	1996-28099
B2 Ferguson, Ricky and Kim	1996-28098
	Book 357 Page 24
Ferguson, Janice K.	Book 201 Page 341
	Book 201 Page 342

Further, the said properties for which annexation into Chelsea is requested in this petition are shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said properties to the corporate limits of Chelsea.

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

B-1

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 16th day of Mar, 2002

Doris B Ward
Witness

A.J. Ferguson
Owner

260 Highway 36
Mailing Address

Property Address (if different)

678-6252
Telephone Number

Doris B Ward
Witness

Freddie K Ferguson
Owner

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)

10.003

This instrument was prepared by

Grantee's address:
W. J. Ferguson
160 County Road 36
Chelsea, AL 35043

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35061

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and affection and One and no/100 500.00 DOLLARS
(\$1.00 and love and affection)

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

Ricky L. Ferguson, married and Janice K. Ferguson, unmarried

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

W. J. Ferguson and Freddie Ferguson

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

Shelby County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Beginning at a point where the West boundary of said NE 1/4 of said SE 1/4 intersects the Northern boundary of the Chelsea-Simmsville Public Road, which said point is marked by an iron stob; thence run Northerly along the West boundary of said 1/4-1/4 section a distance of 300 feet; thence turn right and run Easterly a distance of 190 feet; thence turn right and run Southerly parallel with the West line of said 1/4-1/4 section a distance of 306 feet, more or less, to the Northern boundary of said Chelsea-Simmsville Public Road; thence Westerly along the Northern boundary of said Chelsea-Simmsville Public Road to the point of beginning.

Inst # 1996-28099

08/27/1996-28099
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.00

The above-described property is not the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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/we have hereunto set my/our hands(s) and seal(s), this 26th
day of August, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Ricky L. Ferguson (Seal)
Janice K. Ferguson (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ricky L. Ferguson, married and Janice K. Ferguson, unmarried
(s) is/are _____ is/are _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he/she/they _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of August, A. D., 19 96

Form 31-A

Cathy P. Swamy
Notary Public

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 1st day of April, 2002

Doris Ward
Witness

X Ruby Ferguson
Owner

60 Ferguson Drive
Mailing Address

Chelsea Al 35043
Property Address (if different)

678-9371
Telephone Number

Doris Ward
Witness

X Kim Ferguson
Owner

60 Ferguson Drive
Mailing Address

Chelsea, Al 35043
Property Address

678-9371
Telephone number

(All owners listed on the deed must sign)

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

Grantee's address:

Ricky L. Ferguson
50 Ferguson Drive
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and affection and One and no/100 \$500.00 DOLLARS
(One and no/100 and love and affection)

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

Ricky L. Ferguson, married and Janice K. Ferguson, unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky L. Ferguson and Kim Ferguson

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

Shelby _____ County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Commencing at a point where the West boundary of said NE 1/4 of said SE 1/4 intersects the Northern boundary of the Chelsea-Simmsville Public Road, which said point is marked by an iron stob; thence run Northerly along the West boundary of said 1/4-1/4 section a distance of 300 feet to the point of beginning; thence continue along last described course a distance of 75 yards to an iron stob; thence Easterly and parallel with the South boundary of said 1/4-1/4 section a distance of 130 yards to an iron stob; thence Southerly and parallel with said West boundary of said 1/4-1/4 section a distance of 175 yards, more or less, to the Northern boundary of said Chelsea-Simmsville Public Road; thence Westerly along the Northern boundary of said Chelsea-Simmsville Public Road to the Southeast corner of the parcel of land conveyed this date by Grantors to W. J. Ferguson and Freddie Ferguson; thence turn right and run Northerly parallel to the West line of said 1/4-1/4 section a distance of 306 feet, more or less, to the Northeast corner of the W. J. and Freddie Ferguson parcel; thence left and run Westerly a distance of 190 feet, more or less, to the point of beginning.

Inst # 1996-28098

08/27/1996-28098
01:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
901 MCD 9.00

The above-described property is not the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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/we _____ have hereunto set my/our _____ hands(s) and seal(s), this 26th
day of August, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Ricky L. Ferguson (Seal)
Ricky L. Ferguson
Janice K. Ferguson (Seal)
Janice K. Ferguson (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ricky L. Ferguson, married and Janice K. Ferguson, unmarried whose name (s) is/are _____ signed to the foregoing conveyance, and who is/are _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, A. D., 1996

Form 51-A

Carol A. Luevano
Notary Public

This instrument was prepared by

220
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- DOLLARS

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

W.J. Ferguson and wife, Freddie Ferguson

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

✓ Ricky L. Ferguson and Kim M. Ferguson

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

Shelby

County, Alabama to-wit:

A parcel of land containing 3.15 acres, more or less, located in the SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said SE $\frac{1}{4}$; thence looking South along the East line of said Section 5 turn right 90 degrees 19 minutes 13 seconds and run along an accepted property line a distance of 1026.37 feet; thence continue last course ~~82 distance~~ 82 distance ~~82 distance~~ 82 distance 336.33 feet; thence turn left 89 degrees 17 minutes 23 seconds along an accepted property line a distance of 365.91 feet; thence turn left 90 degrees 42 minutes 37 seconds a distance of 371.16 feet to the centerline of a chert drive; thence turn left 87 degrees 47 minutes 12 seconds along said centerline a distance of 278.68 feet; thence turn left 02 degrees 54 minutes 20 seconds along said centerline a distance of 87.42 feet to the point of beginning. The Easterly 15 feet of the above described property is reserved for an easement for the purpose of ingress, egress and utilities.

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

GRANTOR'S AND GRANTEE'S ADDRESS:

Route 1, Box 112

Chelsea, Alabama 35043

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this _____

day of June, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

W.J. Ferguson
W.J. Ferguson (Seal)

Freddie H. Ferguson
Freddie Ferguson (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned authority _____

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

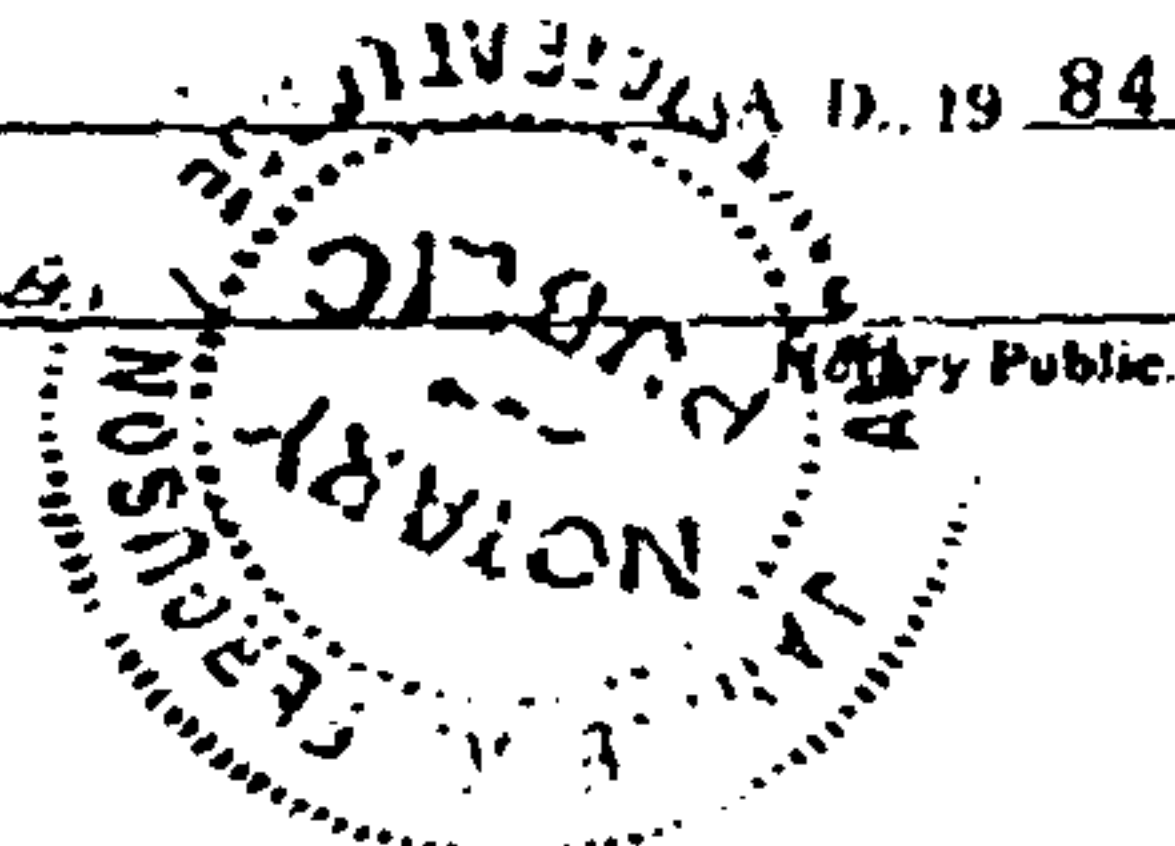
hereby certify that W.J. Ferguson and wife, Freddie Ferguson

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of June, 19 84.

Form 31-A

Ricky Ferguson
Rt. 1 Box 112
Chelsea, Ala



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 March 2002

[Signature]
Witness

[Signature]
Owner
51 Ferguson Drive
Mailing Address

Property Address (if different)

678-6416
Telephone Number

Witness

Owner

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-3000

SEND TAX NOTICE TO:

Janice K. Ferguson
51 Ferguson Drive
Chelsea, AL 35043

(Name) Drayton N. James, Attorney at Law
(Address) 817 Frank Nelson Building, Birmingham, AL 35203

\$1412.00

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, JANICE FERGUSON CRANMER and husband, TERRY L. CRANMER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JANICE KAREN FERGUSON

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land containing 2.69 acres in the SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said Section 5, thence run south along the ease section line 2651.41 feet, thence turn right 90 degrees 19 minutes 13 seconds and run west 701.35 feet to the point of beginning; thence continue last course 325.02 feet to the centerline of a chert road, thence turn left 90 degrees 41 minutes 32 seconds and run south along said centerline 87.42 feet, thence turn right 02 degrees 54 minutes 20 seconds and continue south along said centerline 278.68 feet, thence turn left 92 degrees 12 minutes 48 seconds and run east 318.84 feet, thence turn left 87 degrees 30 minutes 52 seconds and run north 366.23 feet to the point of beginning.

also;

A 30 foot easement for the purpose of ingress, egress and utilities, between the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and Shelby County Highway #36 (Chelsea-Simsville Public Road), 15 feet on each side of the following described centerline: Commence at a point where the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 5 intersects the North line of said Highway #36; Then run Easterly, along said Highway a distance of 390 feet to the SE corner of that certain parcel described in Deed Book 160, Page 35, as recorded in the office of the Judge of Probate, Shelby County, Alabama, and the point of beginning;

(continued on Page 2)

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 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 hands(s) and seal(s), this

day of August, 1988.

201 MAR 341

(Seal)

(Seal)

(Seal)

Janice Ferguson Cranmer
JANICE FERGUSON CRANMER (Seal)
Terry L. Cranmer
TERRY L. CRANMER (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, Janice Ferguson Cranmer, a Notary Public in and for said County, in said State, hereby certify that Janice Ferguson Cranmer signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 10th day of August, 1988, being informed of the contents of the conveyance she executed the same voluntarily on the 10th day of August, 1988.

Given under my hand and official seal this 10th day of August, A. D. 1988

NOTARY

William R. Justice
Notary Public

(continuation of legal description)

Thence run North along the East Line of said Parcel a distance of 510 feet, more or less, to a point that is 15 feet South of the NE corner of said parcel;

Thence run West a distance of 15 feet;

Thence run North a distance of 381 feet more or less, to the South line of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5.

This deed is in accordance with the terms of that Final Judgment of Divorce rendered between Grantors by the Circuit Court of the Tenth Judicial Circuit of Alabama, Case No.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry L. Cranmer 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 1988.

Jennifer Kimbrough
NOTARY PUBLIC

BOOK 201 PAGE 342

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 AUG 25 PM 4:01

James A. Henderson Jr.
JUDGE OF PROBATE

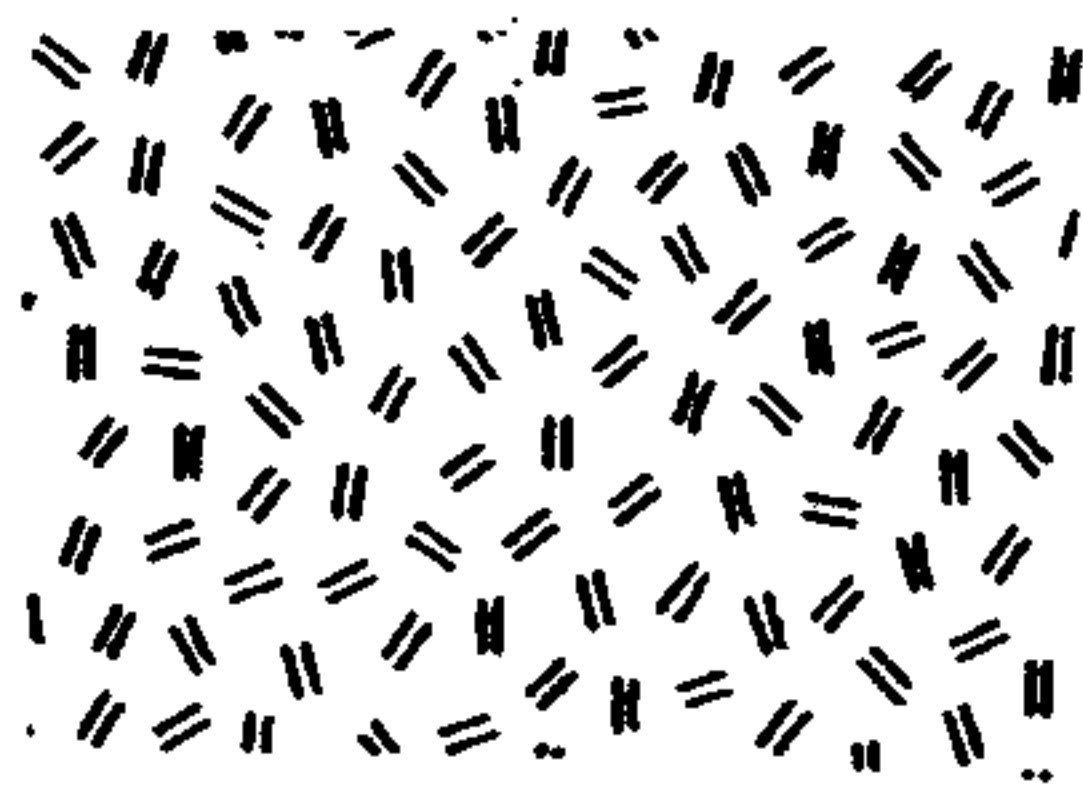
1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>

188-113-344

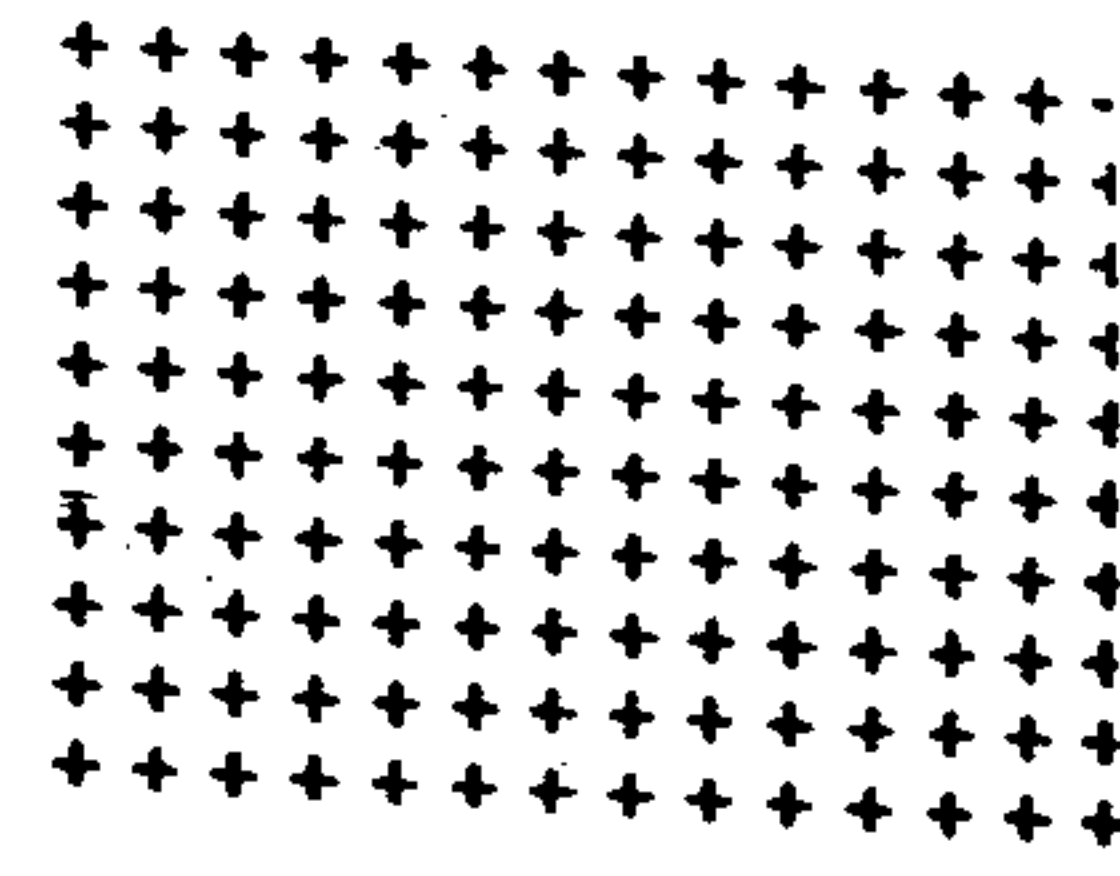
NOTARY
PUBLIC

EXHIBIT C

AREA TO BE
ANNEXED



CHELSEA
CORPORATE
LIMITS



TAKEN FROM
SHELBY COUNTY
MAP 58-15-03

